

# Arrive.

MISSION VALLEY



**FLOCKE &  
AVOYER**  
Commercial Real Estate







# Arrive.

MISSION VALLEY

5175 LINDA VISTA RD & 5375 NAPA ST  
SAN DIEGO, CA 92110

- **EXCITING MIXED-USE PROJECT**

- ±8,815 SF of high exposure street front retail
- Over 400 on-site residents (165 luxury apartment units & 22 lofts)

- **ON-SITE TROLLEY STATION**

- Eastbound access to San Diego State
- Southbound access to Downtown San Diego
- ±1,500 daily passengers board or disembark at this station

- **PROXIMITY TO USD**

- University of San Diego is up the street with ±10,000 students and faculty members

## TRAFFIC COUNTS

**Morena Boulevard: 27,374 CPD**

**Napa Street: 15,015 CPD**

## AVERAGE HHI\*

**1 Mile: \$95,286**

**3 Miles: \$102,721**

**5 Miles: \$100,076**

## POPULATION

**1 Mile: 11,603**

**3 Miles: 141,857**

**5 Miles: 446,563**

## DAYTIME POPULATION

**1 Mile: 19,468**

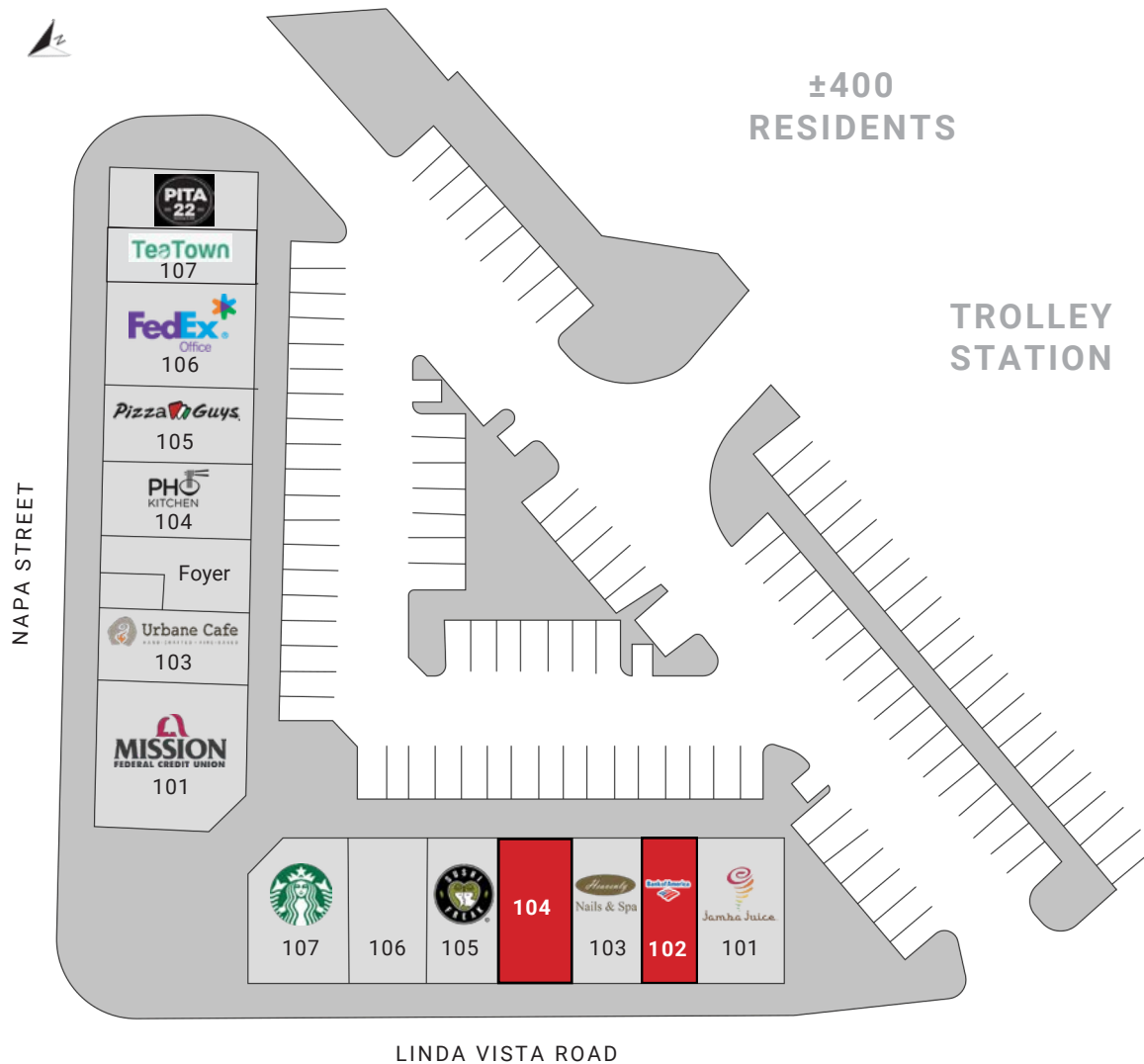
**3 Miles: 175,853**

**5 Miles: 443,403**



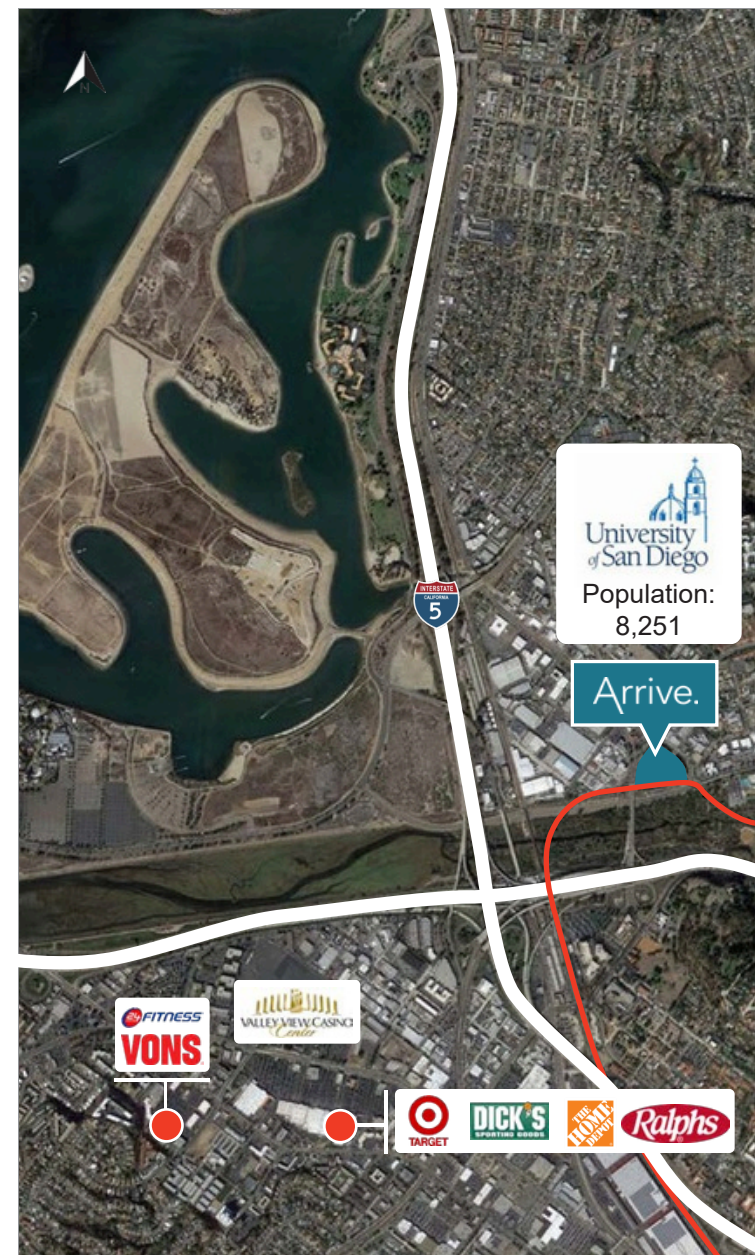
ARRIVE MISSION VALLEY



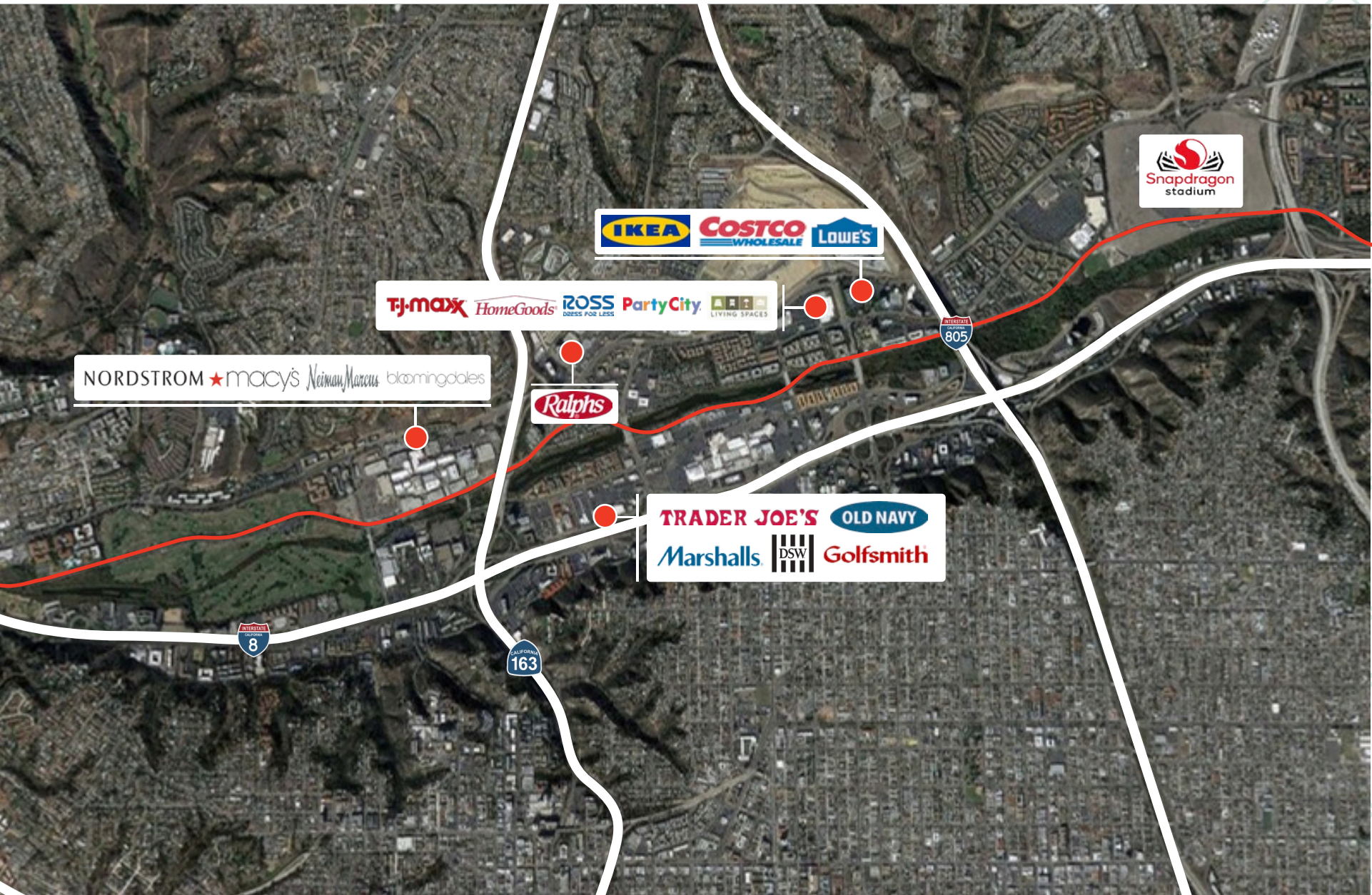


5375 NAPA STREET		
101	Mission Federal Credit Union	2,394
103	Urbane Cafe	1,261
104	Pho Kitchen	1,245
105	Pizza Guys	1,245
106	Fedex Office	1,850
108	TeaTown	820
109	Pita Grill San Diego	1,033

5175 LINDA VISTA ROAD		
101	Jamba Juice	1,499
102	Bank of America - Available 5/1/26	895
103	Heavenly Nails & Spa	1,234
104	Available	1,229
105	Sushi Freak	1,196
106	Main Chick Hot Chicken	1,266
107	Starbucks	1,647









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## FOR LEASING INFORMATION



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