

# University Square

**FOR LEASE**

5801-5895 University Ave, San Diego, CA



**Food 4 Less**

**AutoZone**

**DOLLAR TREE**  
COMING SOON

**Carl's Jr.**

**IHOP**  
RESTAURANT

**CRUNCH**

**Marshalls**

UNIVERSITY AVE | ADT 35,479

**SPINE & SPORT**  
PHYSICAL THERAPY

**Western Dental**  
& Orthodontics

**PANDA EXPRESS**  
GOURMET CHINESE FOOD

**DING TEA**

**LEE'S SANDWICHES**  
GOURMET CHINESE FOOD

RI RETAIL INSITE

58TH ST

WILL C. CRAWFORD  
HIGHSCHOOL



University  
Square.



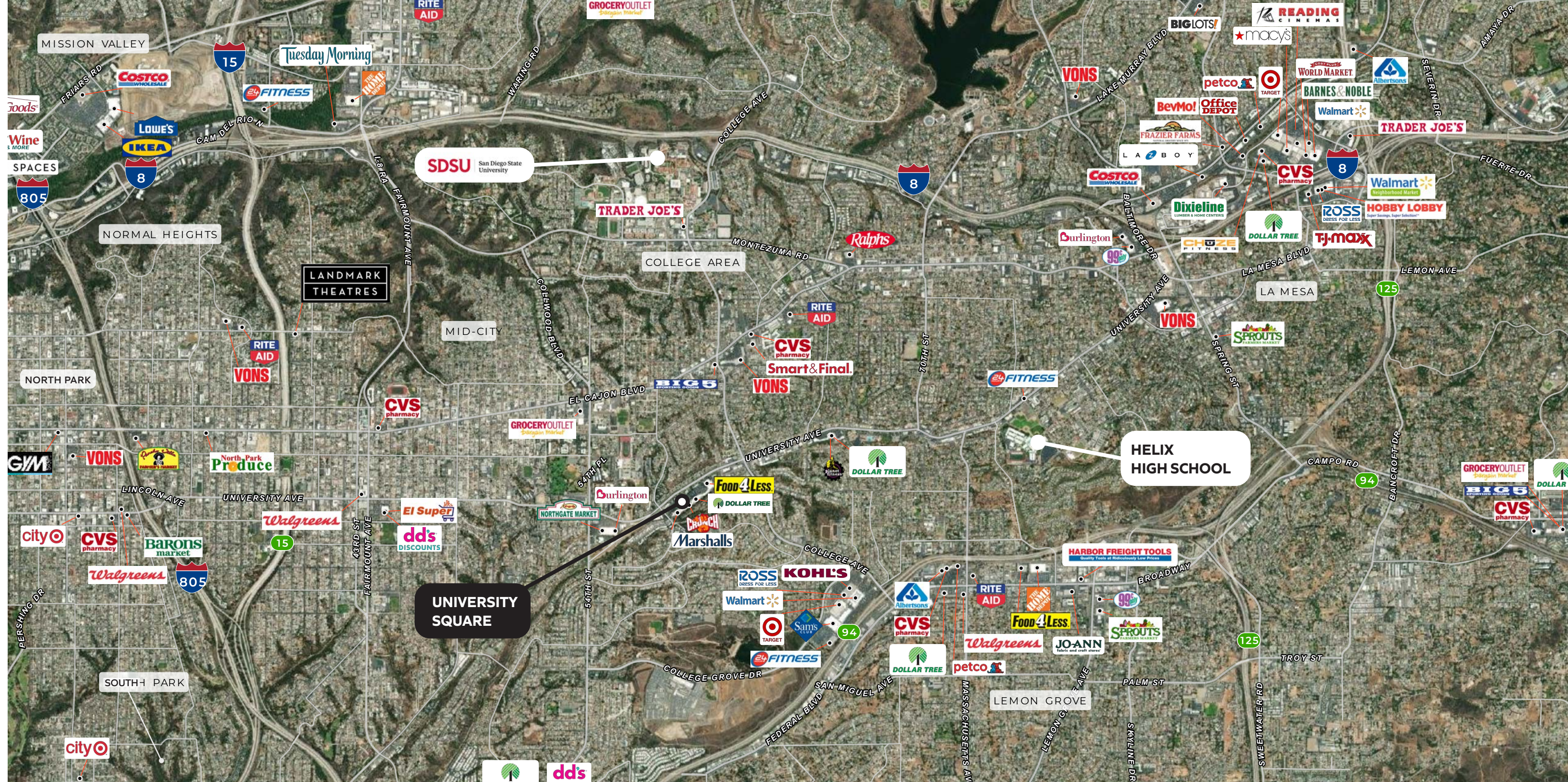
UNIVERSITY AVE | ADT 35,479

58TH ST

COLLEGE AVE | ADT 30,881

University Square is a dominant retail shopping center in the heart of Mid-City. The property is easily accessed from multiple major arterials, University Ave and College Ave. The surrounding density in the trade area has made University Square one of the highest trafficked centers in the region with over 2.6 Million trips per year. The center is anchored by multiple national credit tenants including Marshalls, Food 4 Less, 99 Cent Only, and more. New ownership has invested substantial dollars into the renovation of the center, further solidifying its position as the marquis property in the trade area.





San Diego  
East  
Mid-City  
Aerial

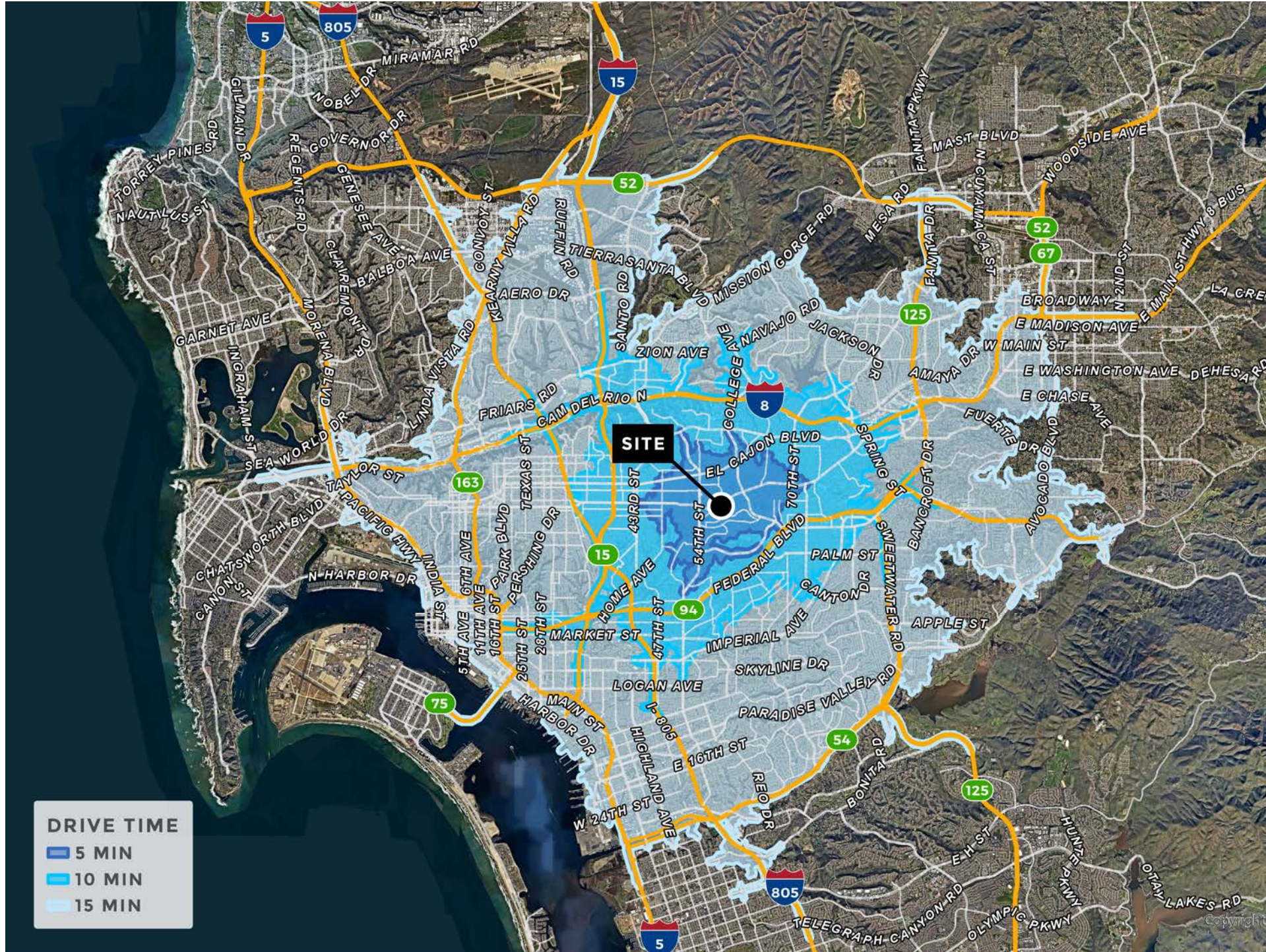
## Tenant Roster



SUITE	TENANT	SF
200	Food 4 Less	53,000
201	Food 4 Less Fuel	5,045
301	University Laundryland	2,935
303	Cricket Wireless	1,400
304	Wellness Rx Pharmacy	800
<b>305</b>	<b>AVAILABLE</b>	<b>1,650</b>
307-308	La Michoacana Plus	2,475
309	University Square Dental	1,100
310	Image Factory	900
311	Smokey Jay	1,300
312	Fred Loya Insurance	1,100
313	Crystal Nails	700
314	Fruteria La Buga	900
315	Zappy Pizza	1,125
<b>316</b>	<b>AVAILABLE</b>	<b>1,660</b>
317,402,404	Fresenius Kidney Care	9,732
318-319	Jasmine Beauty	3,968
321	CDC Beauty Supply & Wigs	4,365
323-330	Crunch Fitness	19,886

SUITE	TENANT	SF
331	Cali Wear	1,320
332	Sam's Barber Shop	900
333	Gualbertos Taco Shop	900
<b>334</b>	<b>AVAILABLE</b>	<b>1,200</b>
400	Dollar Tree (Coming Soon)	18,404
501	Marshall's	25,600
601	UPS	1,200
602	American Red Cross (WIC)	3,960
Bldg 8	Tacqueria Al Gusto	2,200
PADA-1	Panda Express	2,076
PADA-2	Ding Tea	1,200
PADA-3-5	Western Dental	3,312
PADA-6	Spine & Sport	2,500
PADAB-1	Lee's Sandwiches	2,120
PADAB-2	Pho Ka Lao	2,500
<b>PADAB-3</b>	<b>AVAILABLE</b>	<b>1,400</b>
PD-0901	IHOP	4,800
PD-1001	Carl's Jr.	2,912
PD1301	Genie Car Wash	6,530

# Area Demographics.



	5 MINUTES	10 MINUTES	15 MINUTES
--	-----------	------------	------------

<b>Total Population</b>	57,691	228,839	855,495
<b>Average Household Income</b>	\$79,890	\$89,169	\$104,470
<b>Total Households</b>	19,825	81,339	319,057
<b>Daytime Population</b>	42,381	200,144	887,400
<b>Median Age</b>	32.4	32.5	34.7

<b>2.6M</b>	<b>96%</b>	<b>6.69</b>	<b>Analytics</b>
annual visits to the center, making University Square one of the <b>busiest centers</b> in Mid City	Center ranks in the top 96% of neighborhood center/trips nationwide	trips from the average shopper at the center, solidifying its place as a neighborhood destination	mobile data shows consistent traffic at the center throughout the day

# Property Highlights.

- Dominant retail shopping center in Mid-City
- Dense trade area with access to surrounding residential population
- Well-connected to SDSU's growing campus and student body
- Highly trafficked corridor: University Ave – 25,479 CPD & College Ave - 30,881 CPD
- Abundant surface parking available



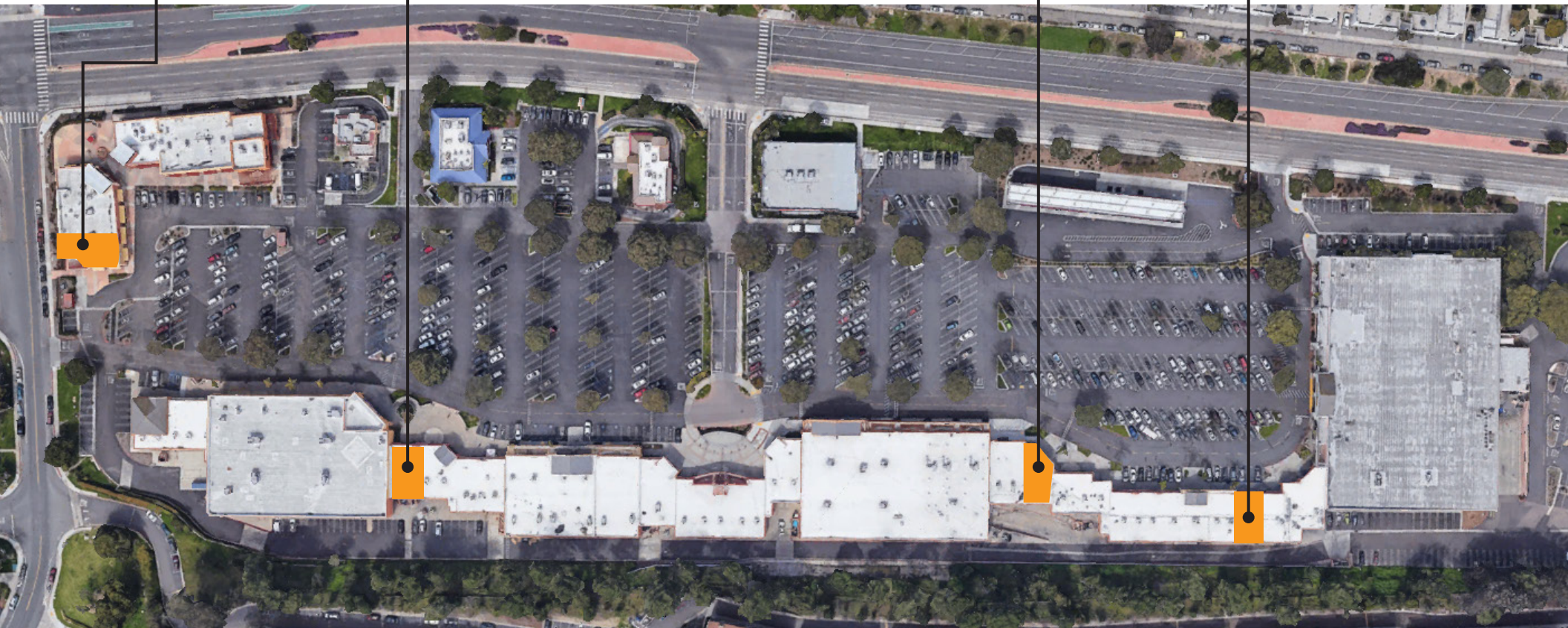
# Availability.

**Pad AB-3**  
1,400 sf

**Pad 334**  
1,200 sf

**Suite 316**  
1,660 sf

**Suite 305**  
1,650 sf



# RI RETAIL INSITE



**MATT MOSER**

858.523.2096  
mmoser@retailinsite.net

**JACK AVARELLO**

858.257.3484  
javarello@retailinsite.net

**RETAIL INSITE**

120 Sierra Ave, Ste 110, Solana Beach, CA 92075  
Lic #01206760  
retailinsite.net

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.