

# 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**

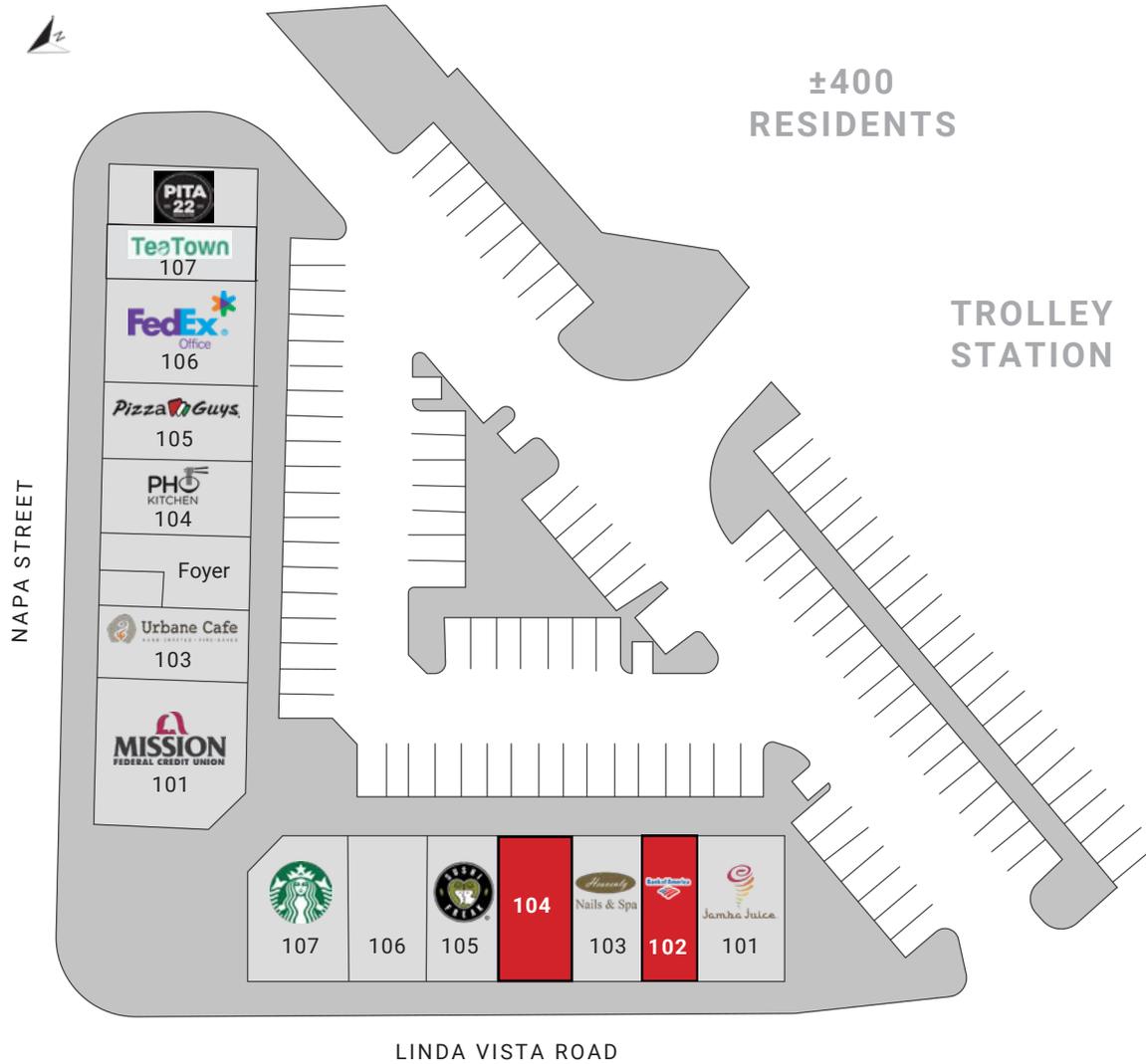
**DAYTIME POPULATION**

**1 Mile: 19,468**

**3 Miles: 175,853**

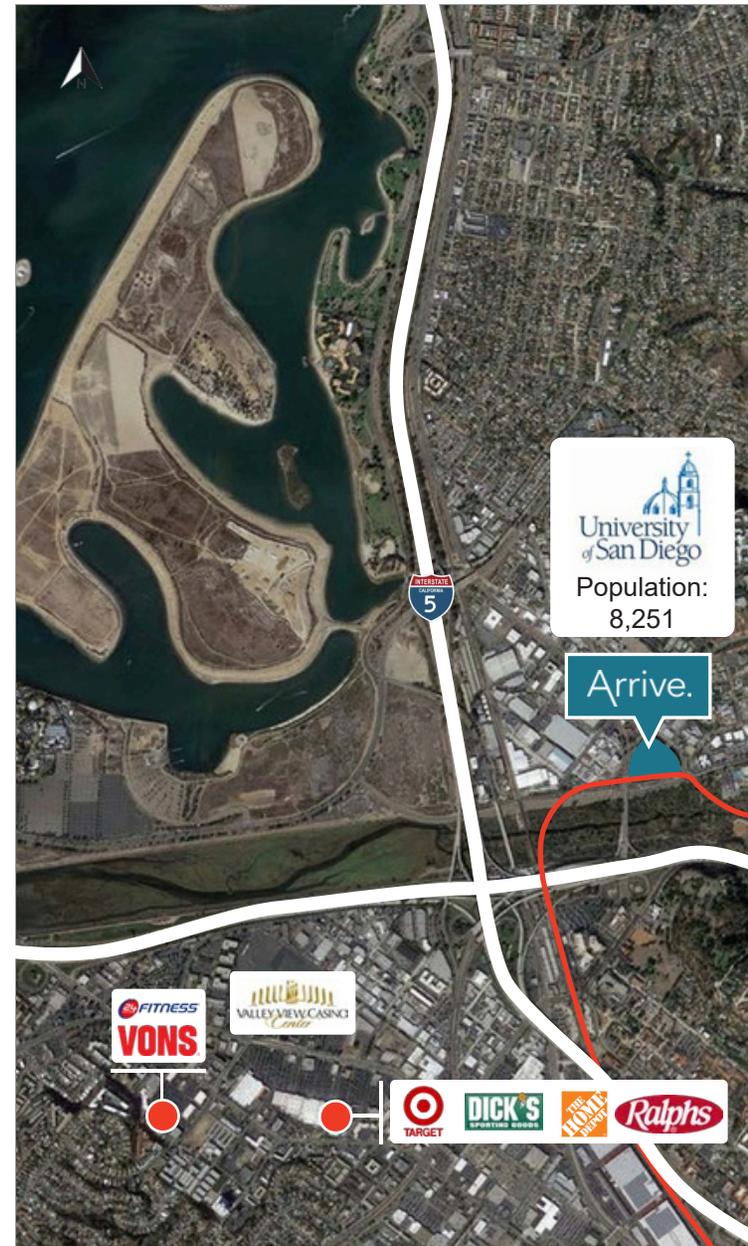
**5 Miles: 443,403**

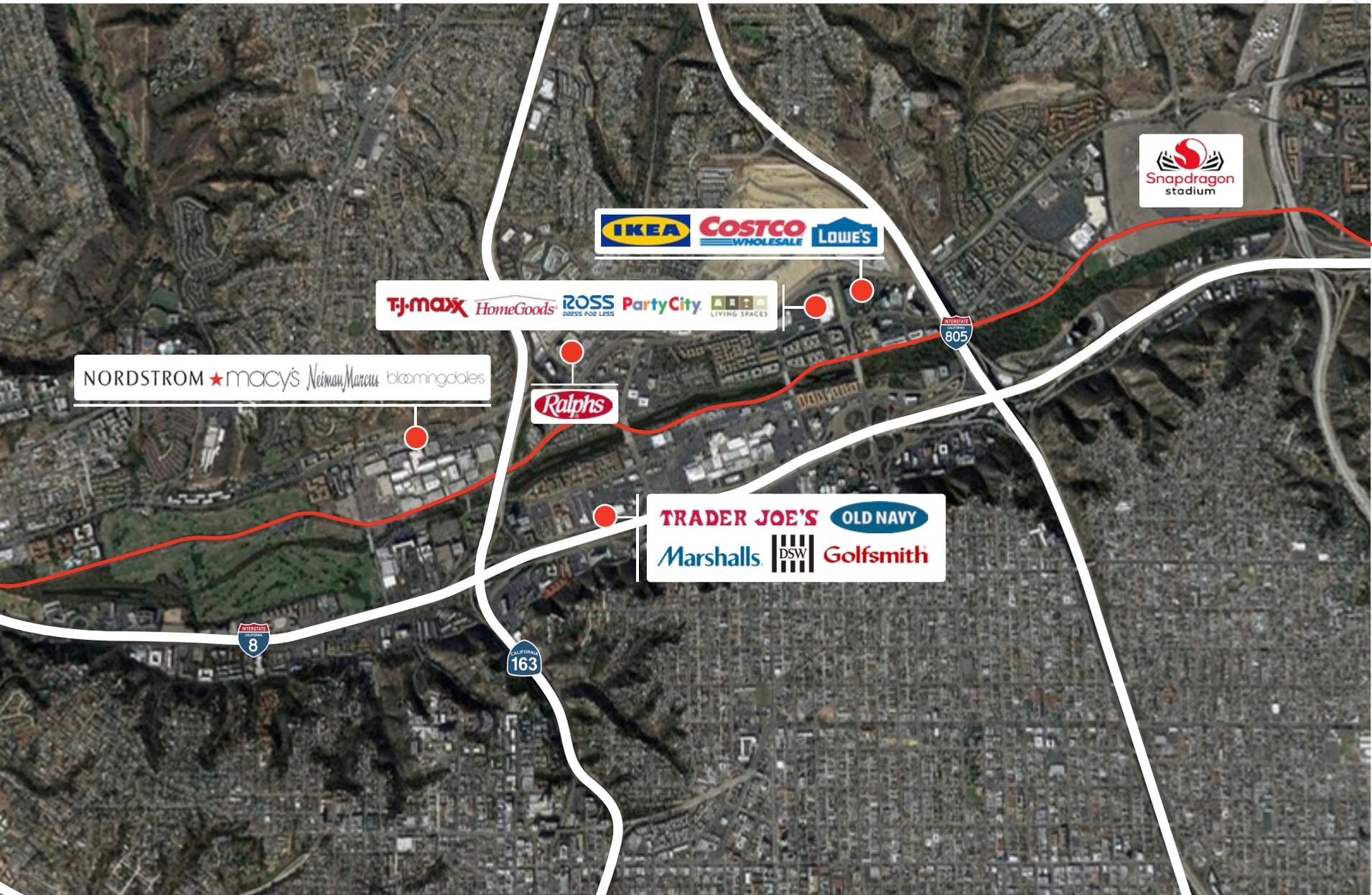




5375 NAPA STREET		
101	Mission Federal Credit Union	2,394
103	Urbane Cafe	1,261
104	Pho Kitchen	1,245
105	Pizza Guys	1,245
106	Fedex Office	1,850
108	TeaTown	820
109	Pita Grill San Diego	1,033

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	Poke Co.	1,196
106	Main Chick Hot Chicken	1,266
107	Starbucks	1,647





## \*DISCLAIMER

\*All information regarding this property is deemed to be reliable, however, no representation, guarantee or warranty is made to the accuracy thereof and is submitted subject to errors, omissions, change of price or withdrawal without notice.

\*Figures and statements appearing on this form represent our best knowledge and belief based on information gathered regarding the above property. This analysis is to be taken, therefore, as an estimate and not as a guarantee or warranty. Information contained herein is subject to independent verification and no liability for errors or omissions is assumed. You should rely on your own independent analysis and investigation regarding the above property and on the advice of your legal counsel and tax consultant.

\*Any site plans and maps contained herein is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

\*Demographics contained herein are produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.

\*Any geofencing data herein is provided by Placer Labs, Inc. ([www.placer.ai](http://www.placer.ai)) and is provided without representation or warranty.

\*Photos contained herein are property of their respective owners. Use of these photos without the express written consent of the owner is prohibited. Photos do not guarantee the current condition of the property.

## FOR LEASING INFORMATION



**BRAD WILLIAMS**  
858.875.4668  
[bwilliams@flockeavoyer.com](mailto:bwilliams@flockeavoyer.com)  
CA DRE No.: 01802468

6165 GREENWICH DRIVE, SUITE 110 | SAN DIEGO, CA 92122 | 619.280.2600 | [FLOCKEAVOYER.COM](http://FLOCKEAVOYER.COM)