

# PASEO PLACE FOR LEASE

5665 LINDO PASEO  
SAN DIEGO, CA 92115

UPG URBAN  
PROPERTY  
GROUP est.  
1989



+608 SF  
AND  
+1,131 SF  
PLUS PATIO

SECOND-GEN  
RESTAURANT  
SPACE



# PROPERTY HIGHLIGHTS

## SECOND-GEN. RESTAURANT FOR LEASE

5665 LINDO PASEO  
SAN DIEGO, CA 92115

- $\pm 608$  SF &  $1,131$  SF second-gen. restaurant space
- Ideally located within steps of the San Diego State University campus
- Situated below 46 student housing units
- Just one block from Montezuma Road ( $\pm 22,397$  ADT) and two blocks from College Avenue ( $\pm 24,880$  ADT), which are the main thoroughfares into SDSU
- Easy access to the I-8 freeway
- Close proximity to La Mesa, Lemon Grove, and North Park
- Co-tenancy with Lightbulb Coffee

**SDSU**

San Diego State  
University



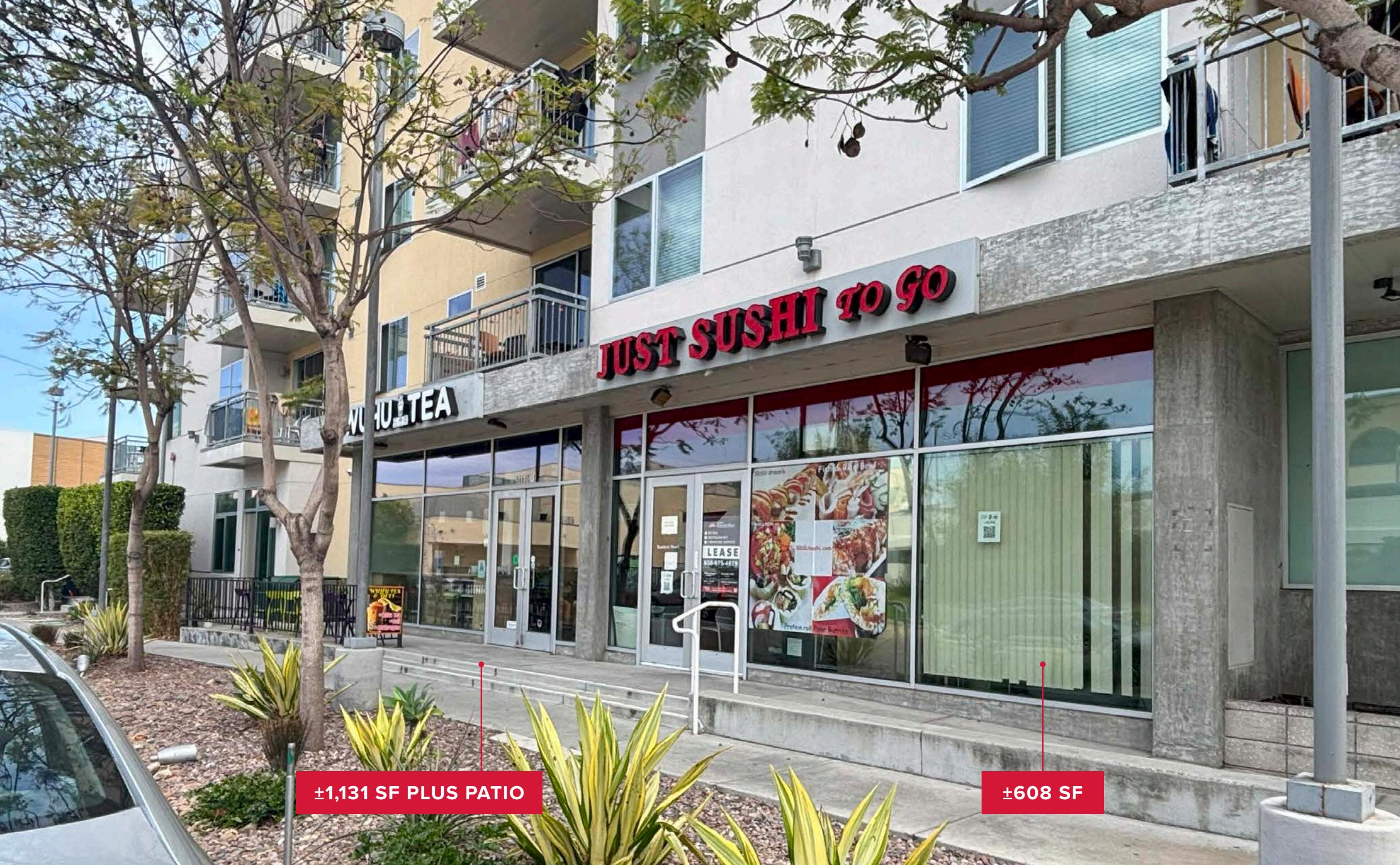
**+37,000**  
Students



**3RD**  
Largest University in Calif.



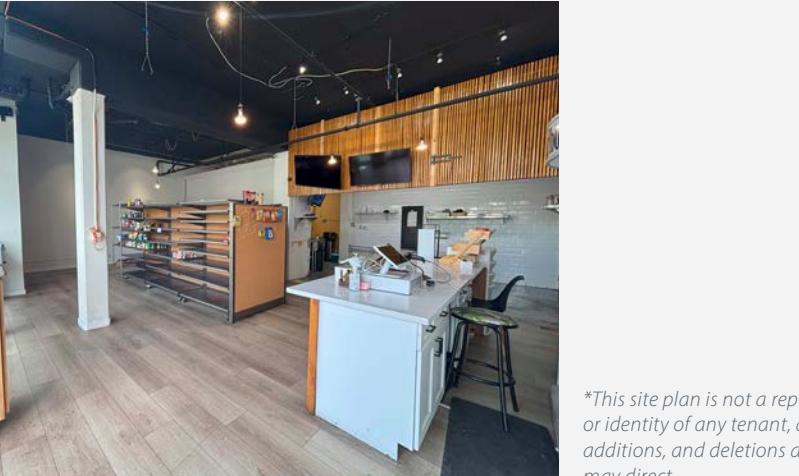
**204**  
Degree Programs





## Site Plan

- ±608 SF second-generation cafe space formerly occupied by Just Sushi To Go
- ±1,131 SF second-generation cafe space formerly occupied by WuHu Tea
- At the base of 46 SDSU student housing units

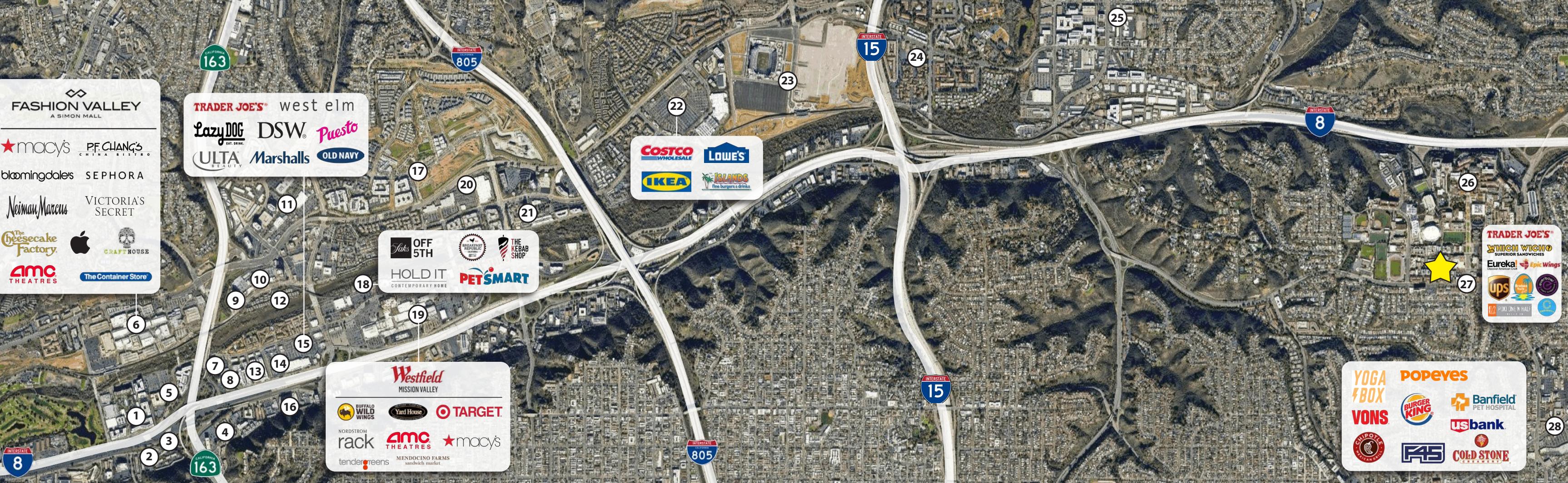


\*This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

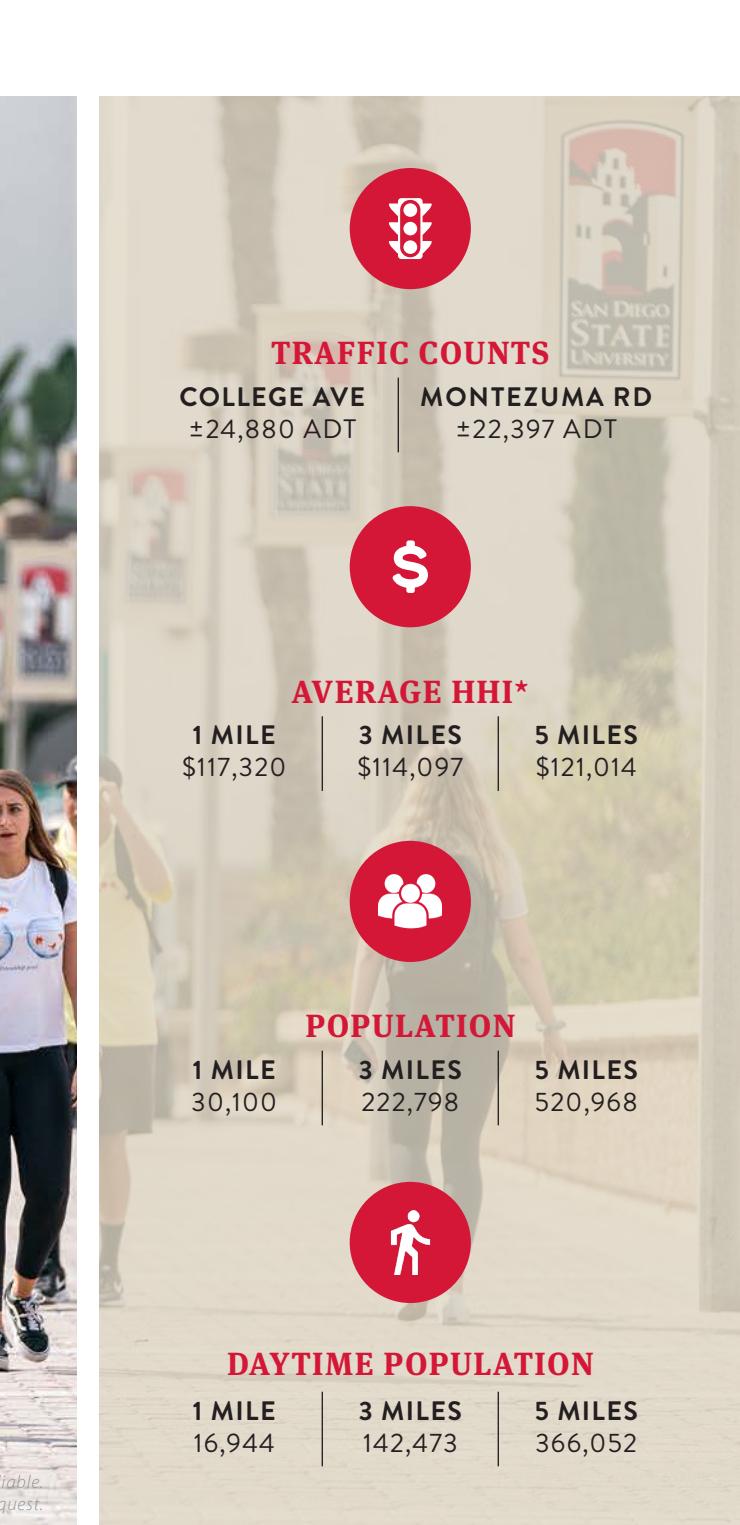
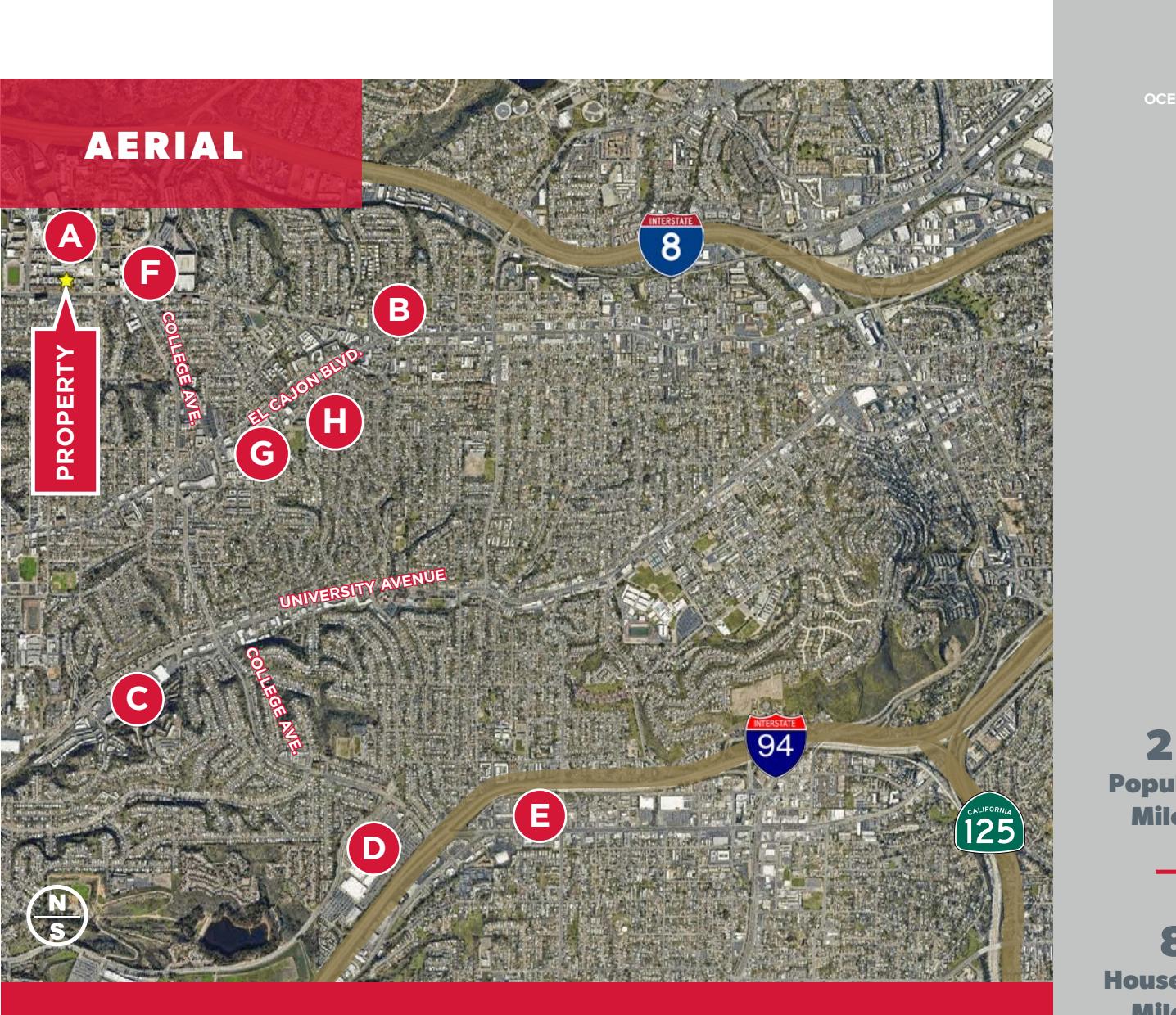


# Area Location

- 1 TOWN AND COUNTRY RESORT  
675 HOTEL ROOMS; 840 UNITS
- 2 DAYS INN - HOTEL CIRCLE  
280 HOTEL ROOMS
- 3 BEST WESTERN SEVEN SEAS  
307 HOTEL ROOMS
- 4 MISSION VALLEY CROSSROADS  
±138,747 SF OFFICE
- 5 AMP&RSAND  
±345,000 SF OFFICE
- 6 FASHION VALLEY MALL  
±1.7M SF RETAIL
- 7 TOWER 591  
±183,000 SF OFFICE
- 8 MISSION COURTYARD  
±86,615 SF OFFICE
- 9 DOUBLETREE BY HILTON - MISSION VALLEY  
300 HOTEL ROOMS
- 10 HAZARD CENTER  
±135,949 SF RETAIL
- 11 FRIARS MISSION CENTER  
±146,896 SF RETAIL
- 12 RIVER FRONT APARTMENTS  
229 UNITS



- 13 THE TOWNSEND  
±3,600 SF OFFICE; ±6,000 SF RETAIL;  
277 UNITS
- 14 METRO MISSION VALLEY  
±5,000 SF OFFICE; ±3,000 SF RETAIL;  
307 UNITS
- 15 WESTFIELD MISSION VALLEY WEST  
±1.8M SF RETAIL  
±177,043 SF RETAIL
- 16 HILTON MISSION VALLEY  
350 HOTEL ROOMS
- 17 CIVITA  
±900,000 SF OFFICE AND RETAIL; 4,800  
UNITS; 100 HOTEL ROOMS
- 18 PARK VALLEY CENTER  
±187,494 SF RETAIL
- 19 WESTFIELD MISSION VALLEY  
±95,000 SF
- 20 RIO VISTA SHOPPING CENTER  
±251,277 SF RETAIL
- 21 MARRIOTT MISSION VALLEY  
352 HOTEL ROOMS
- 22 FENTON MARKETPLACE  
±591,585 SF RETAIL
- 23 SNAPDRAGON STADIUM  
±95,000 SF
- 24 RANCHO MISSION PLAZA  
±12,705 SF RETAIL
- 25 KASPER PERMANENTE  
±3,706 SF HOSPITAL
- 26 SAN DIEGO STATE UNIVERSITY  
±32M SF COLLEGE CAMPUSES
- 27 SOUTH CAMPUS PLAZA  
±6,631 SF RETAIL
- 28 CAMPUS PLAZA  
±1,225 SF RETAIL





**12,621**  
HOUSING UNITS IN THE SURROUNDING AREA

**71K**  
EMPLOYEES IN THE  
SURROUNDING AREA  
3 MILE RADIUS





URBAN  
PROPERTY  
GROUP  
EST. 1989

upgsocal.com  
858 874 1989

ANDREW SHEMIRANI

andrew@upgsocal.com  
Lic No 02038814

ASHLEY TIEFEL

ashley@upgsocal.com  
Lic No 01984741

©2025 Urban Property Group, Inc. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

