

# SOUTHLAND PLAZA

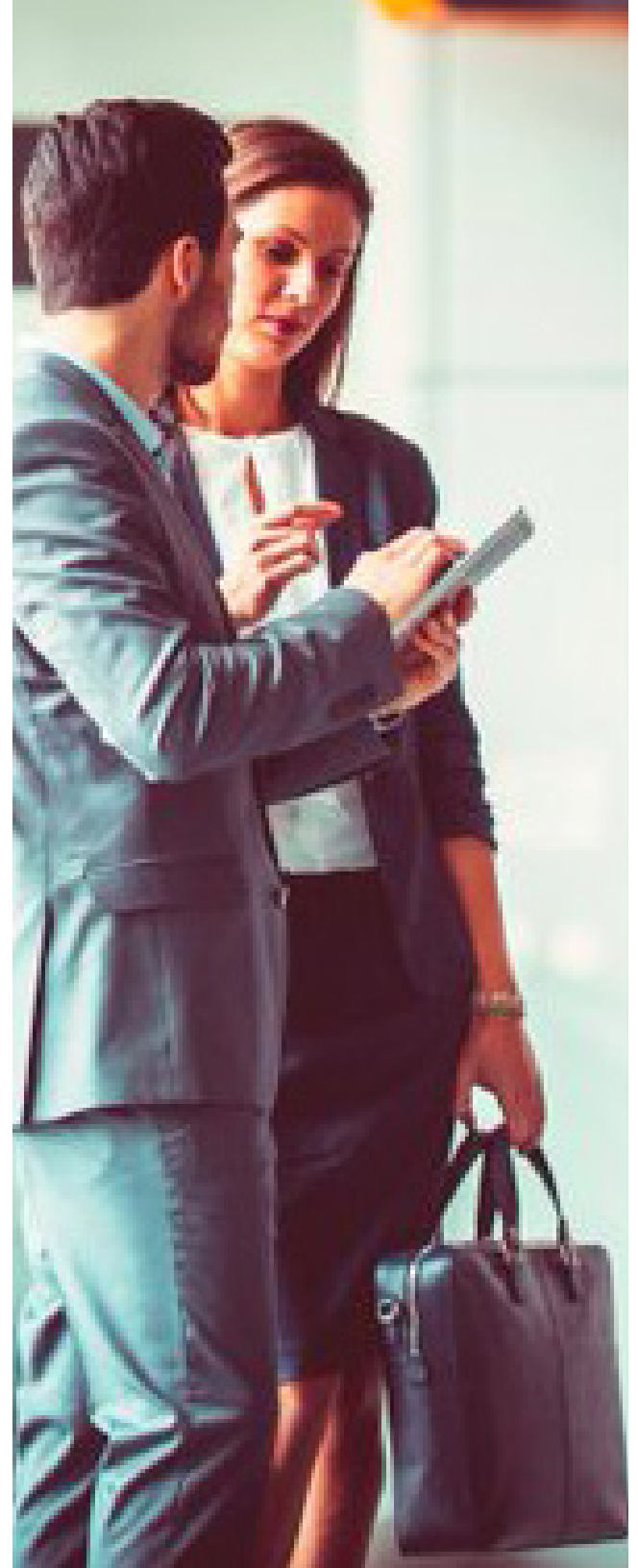
615 SATURN BOULEVARD  
SAN DIEGO, CA 92154

LEASE SIGNED

**DISCOUNT  
TIRE**

**Walmart** 

**FOR LEASE | ±1,800 - ±2,400 SF AVAILABLE**



# SOUTHLAND PLAZA

is one of the most dominant community/power centers in the South Bay Area of San Diego.

# SOUTHLAND PLAZA

has excellent visibility to Interstate 5 and is located within approx. 3.5 miles of the United States/Mexico border.



## TRAFFIC COUNTS

**Interstate 5:** ±158,394 ADT

**Palm Avenue:** ±65,661 ADT



## AVERAGE HHI\*

**1 Mile:** \$62,514

**3 Miles:** \$58,203

**5 Miles:** \$65,251



## POPULATION

**1 Mile:** 21,433

**3 Miles:** 163,054

**5 Miles:** 288,761



## DAYTIME POPULATION

**1 Mile:** 27,105

**3 Miles:** 85,251

**5 Miles:** 162,656



## VISITS

**VISITS**  
4.8M  
4/1/23-3/30/24

**GROWTH**  
4.2%  
over 36 months

*\*Disclaimer on pg. 6*

# Southland Plaza

## SITE PLAN



STE	TENANT	BLDG
A	San Diego Sport & Spine	9
B	Army/Navy Recruiting	
C	Pediatric Dentist (Proposed)	
	Big 5	10
A	Marine Recruiting	11
B	T&N Nails	
C	<b>AVAILABLE ±1,800</b>	
D	Hydro Charge Water Store	
E-G	Discount Tire (Proposed)	
A	Wells Fargo	12
B-1	Metro PCS	
B-2	AT&T	
C	All American Sandwiches & Pizza	13
A-B	Mission Federal Credit Union	
C	Imperial Beach Hair Lounge	
D	<b>AVAILABLE ±2,400 SF</b>	
E	Fastsigns	
F	Pho Anh & Grill	
G-1	Cotija's Taco Shop	
G-2	J&J Smoke Shop	
A	Cold Stone Creamery	15
B	Sally Beauty Supply	
C-D	Massage Envy	
E	Saturn Cleaners	
F	GNC	
G	Dentist - Dr. Lin	17
H	Optometrist - Dr. Rummel	
J	Family Practice - Dr. Villa	
A	Panda Express	18
B	Starbucks	
A-B	Navy Federal Credit Union	18
C	Postal Annex+	

Southland Plaza  
**AERIAL**

 **PROPERTY**

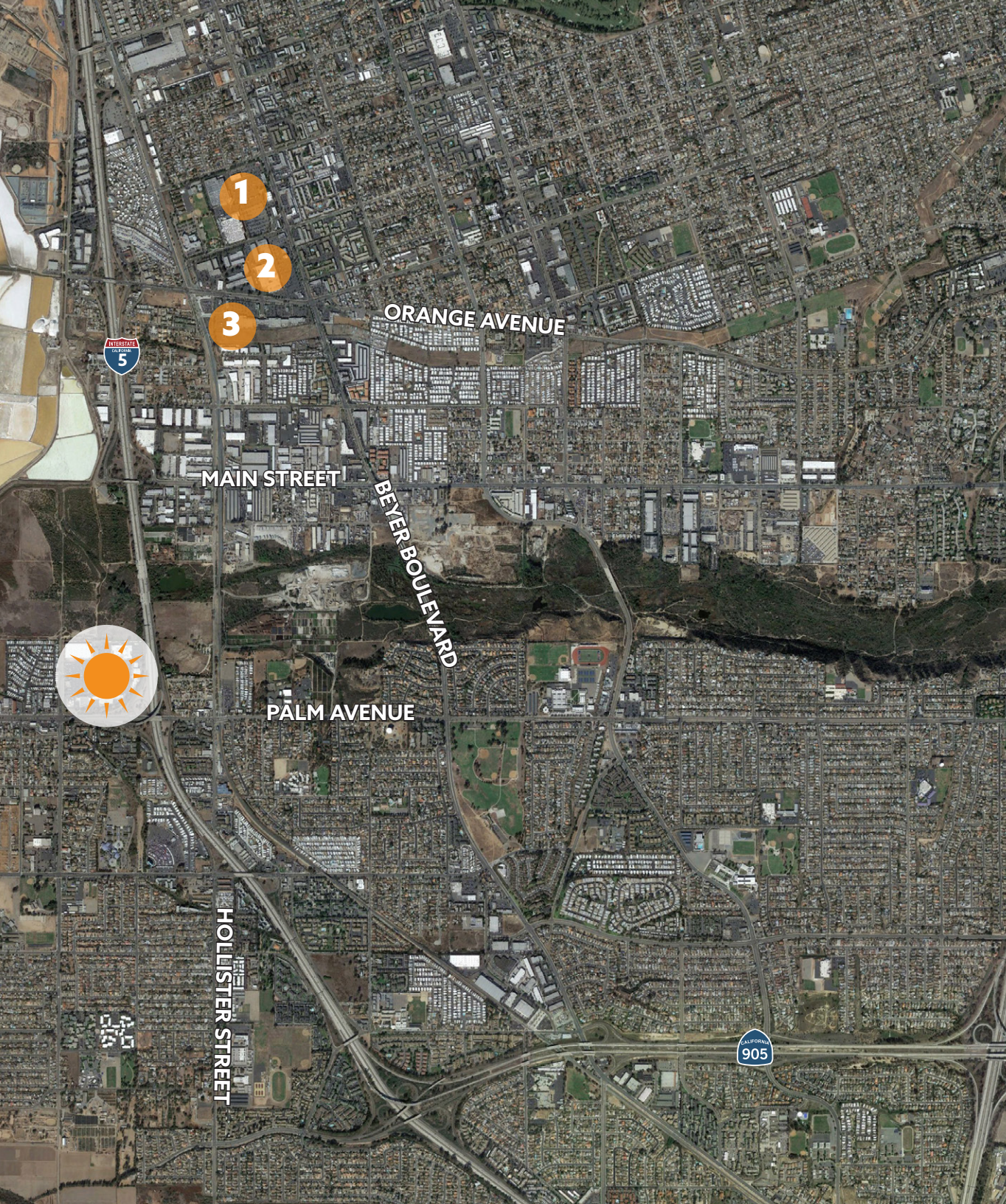
**1**  

**2**  

**3**   



\*Disclaimer on pg. 6



# FOR LEASING INFORMATION

**STEWART KEITH**

858.875.4669

skeith@flockeavoyer.com

CA DRE No.: 01106365

**BRIAN QUINN**

858.352.2902

brian.quinn@jll.com

CA DRE No.: 01009041



**CVS/pharmacy**

**LIQUOR**

## \*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) 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.

**SOUTHLAND PLAZA**



**615 SATURN BOULEVARD  
SAN DIEGO, CA 92154**

**FLOCKE &  
AVOYER**  
Commercial Real Estate

6165 Greenwich Drive, Suite 110 • San Diego, CA, 92122  
619.280.2600 • www.flockeavoyer.com

Rev. 04.12.24