

PASEO PLACE FOR LEASE

5665 LINDO PASEO
SAN DIEGO, CA 92115

 **URBAN
STRATEGIES GROUP**
FLOCKE & AVOYER COMMERCIAL REAL ESTATE

SDSU
San Diego State
University
COLLEGE AREA



**+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

- ±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 (±22,397 ADT) and two blocks from College Avenue (±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

NOW LEASING

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*Disclaimers



±1,131 SF PLUS PATIO

±608 SF

LINDO PASEO

Large Outdoor Patio



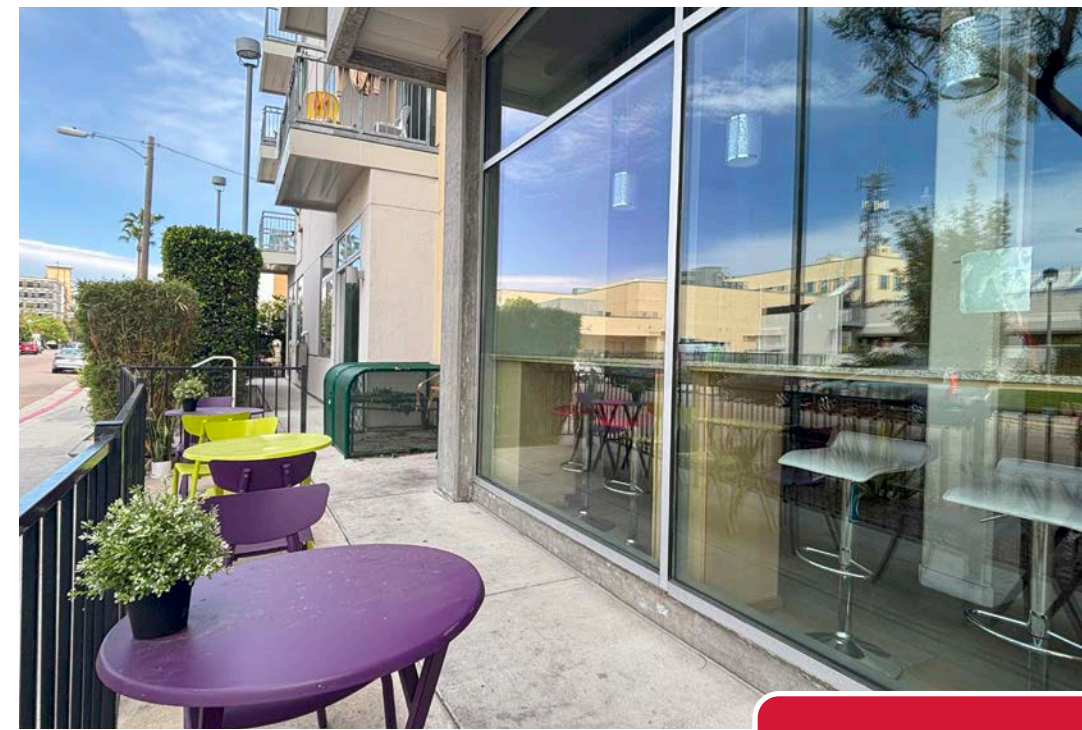
±608 SF

±1,131 SF



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



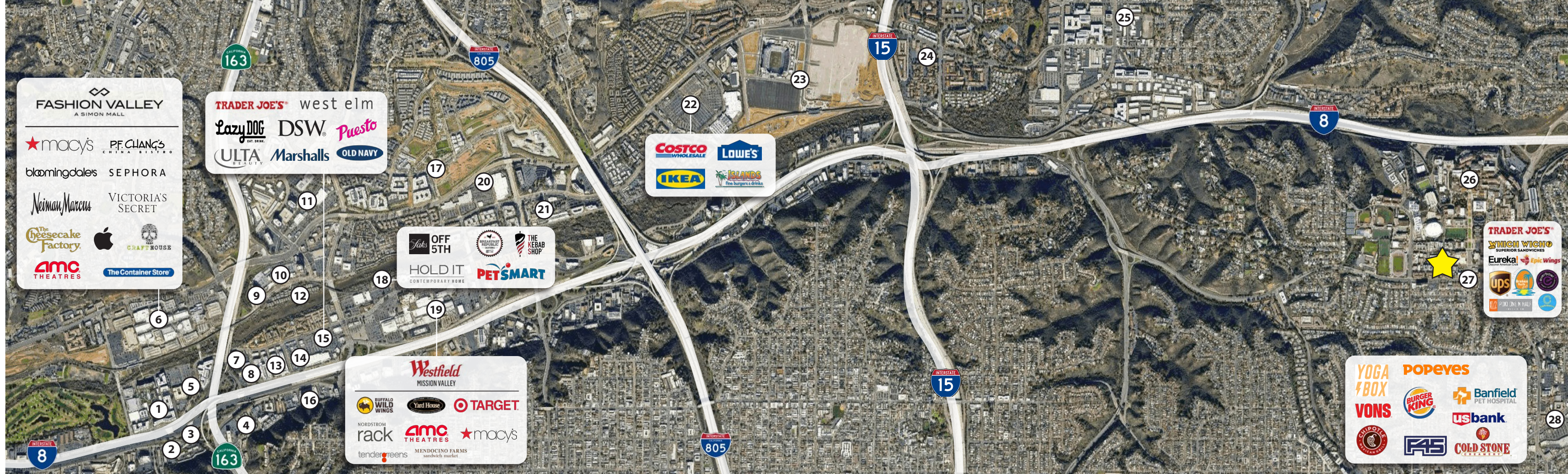
**JOIN THE SDSU
NEIGHBORHOOD!**



**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
±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
±1.8M SF RETAIL

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

KAISER PERMANENTE
±32,706 SF HOSPITAL

26

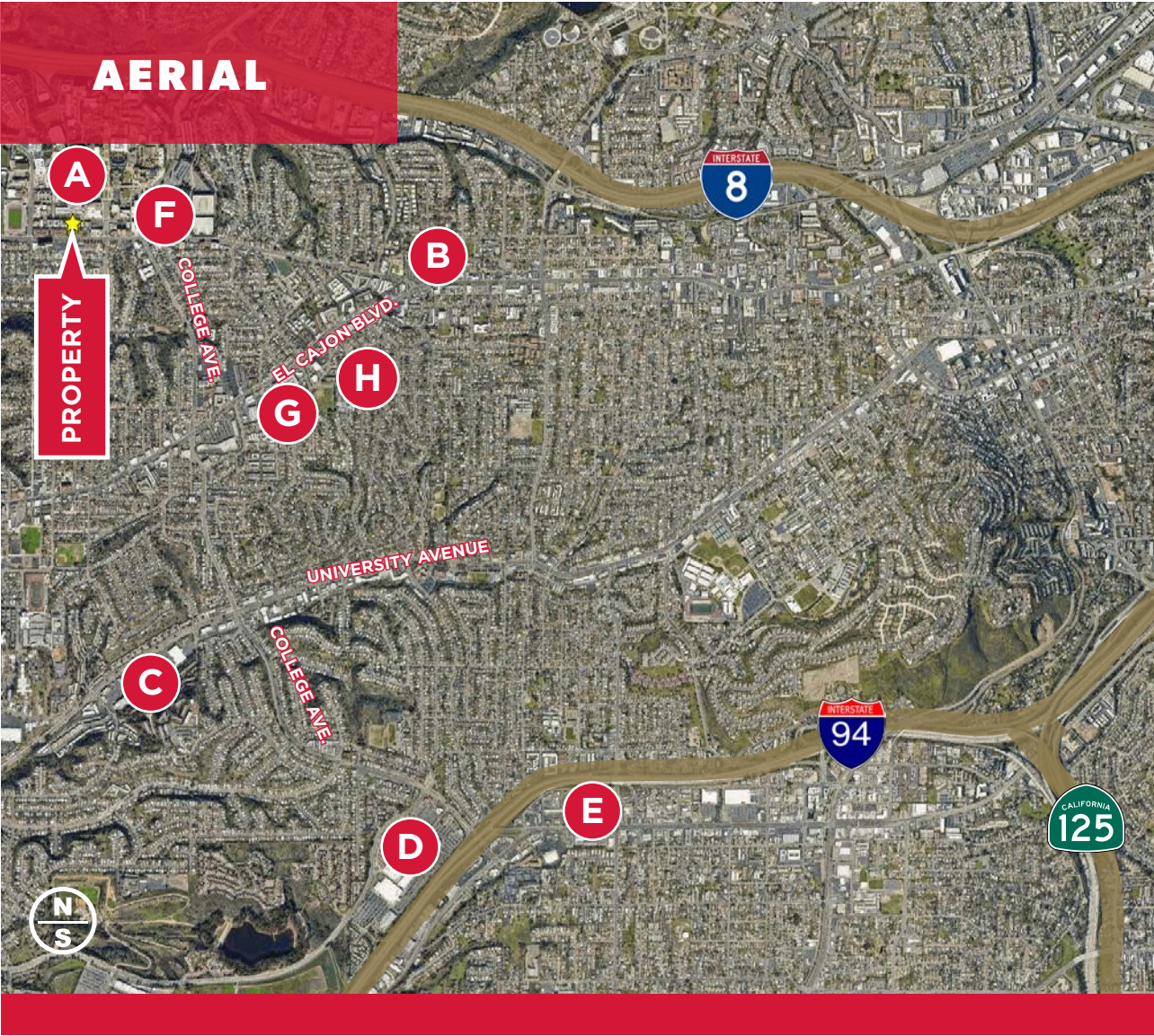
SAN DIEGO STATE UNIVERSITY
±3.2M SF COLLEGE CAMPUS

27

SOUTH CAMPUS PLAZA
±46,631 SF RETAIL

28

CAMPUS PLAZA
±112,255 SF RETAIL

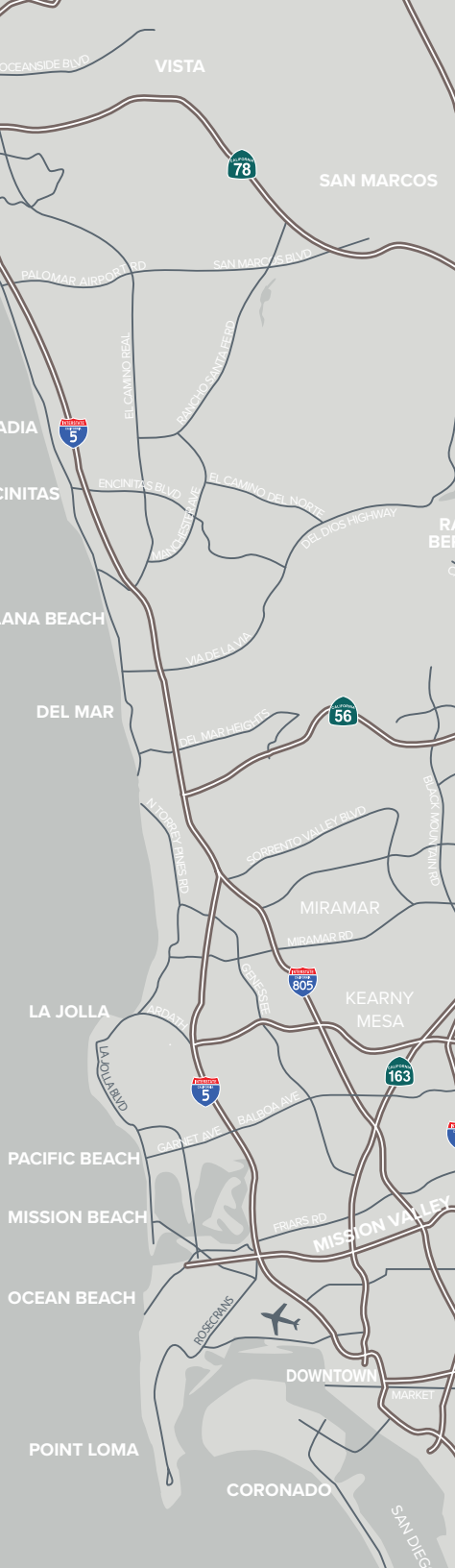


- A** San Diego State University
- B** Ralph's
- C** Food4Less
Marshalls
99 Cents Only Store
- D** Walmart
Target
Sam's Club
Kohl's
- E** Albertson's
CVS
- F** Trader Joe's
- G** Rite Aid
- H** Smart & Final
CVS

222K
Population in 3
Mile Radius

86K
Households in 3
Mile Radius

\$114K
Average HH
Income in 3 Mile
Radius



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



TRAFFIC COUNTS

COLLEGE AVE | **MONTEZUMA RD**
±24,880 ADT | ±22,397 ADT



AVERAGE HHI*

1 MILE | **3 MILES** | **5 MILES**
\$117,320 | \$114,097 | \$121,014



POPULATION

1 MILE | **3 MILES** | **5 MILES**
30,100 | 222,798 | 520,968



DAYTIME POPULATION

1 MILE | **3 MILES** | **5 MILES**
16,944 | 142,473 | 366,052



+37,000

STUDENTS THAT
ATTEND SDSU

71K

EMPLOYEES IN THE
SURROUNDING AREA
3 MILE RADIUS

12,621

HOUSING UNITS IN THE SURROUNDING AREA





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