

PASEO PLACE FOR LEASE

5665 LINDO PASEO, SAN DIEGO, CA 92115

+1,054SF

SECOND-GEN CAFE SPACE + PATIO



SDSU

San Diego State
University

COLLEGE AREA

PROPERTY HIGHLIGHTS

SECOND-GEN. CAFE FOR LEASE

5665 LINDO PASEO
SAN DIEGO, CA 92115

- ±1,054 SF second-generation cafe 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 Just Sushi To Go and WuHu Tea & Deli

SDSU
San Diego State
University



+37,000
Students



3RD
Largest University in Calif.



204
Degree Programs



NOW LEASING

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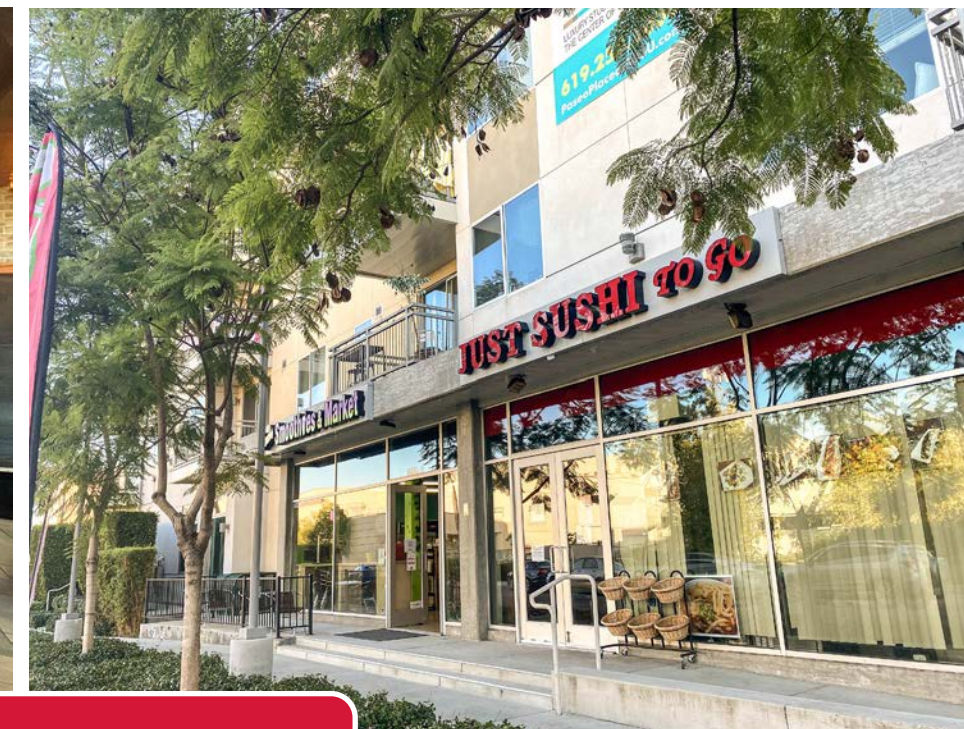
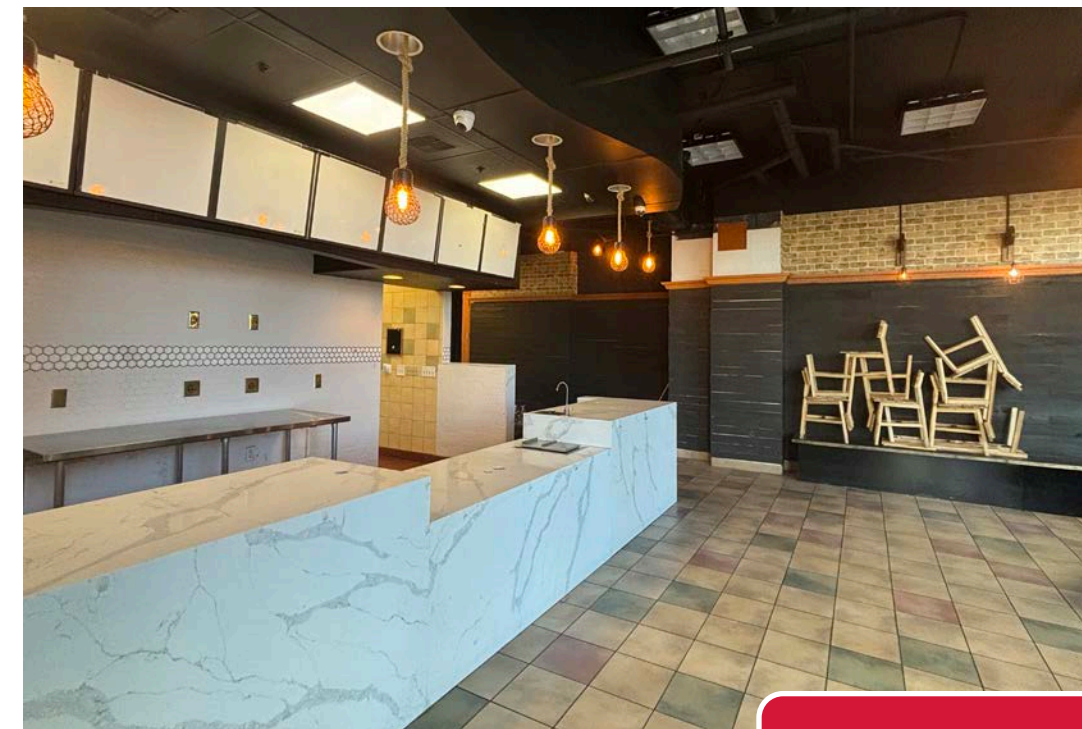
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URBAN STRATEGIES GROUP
FLOORS & WORKER COMMERCIAL REAL ESTATE

LINDO PASEO

Site Plan

- ±1,054 SF second-generation cafe space
- At the base of 46 SDSU student housing units
- Formerly occupied by Chiefy Cafe
- Large outdoor patio



JOIN THESE SDSU TENANTS!



**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

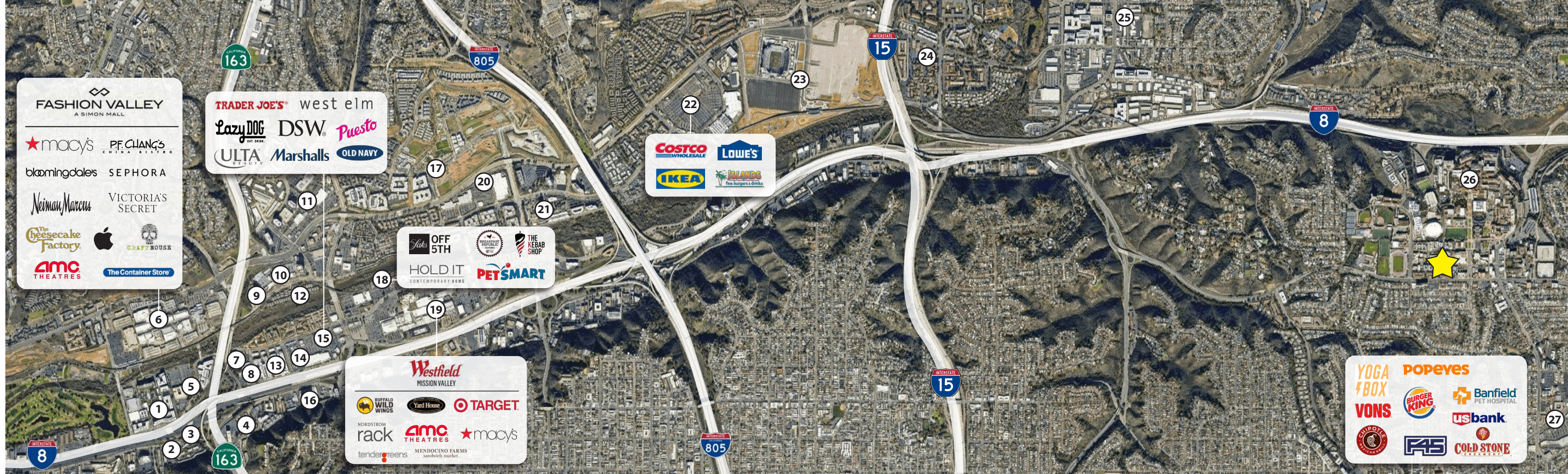
8 MISSION COURTYARD
±86,615 SF OFFICE

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

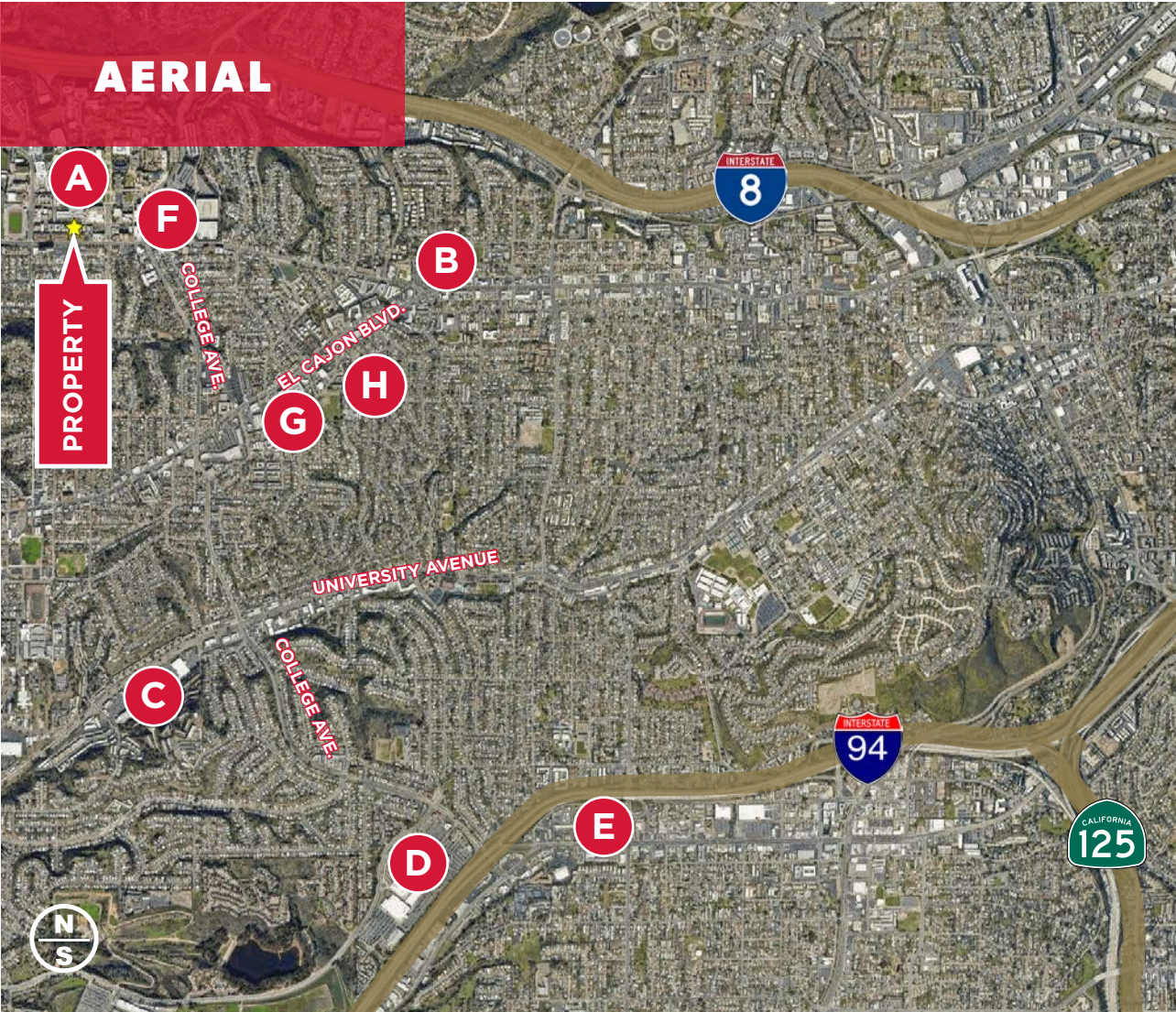
23 SNAPDRAGON STADIUM
±95,000 SF

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

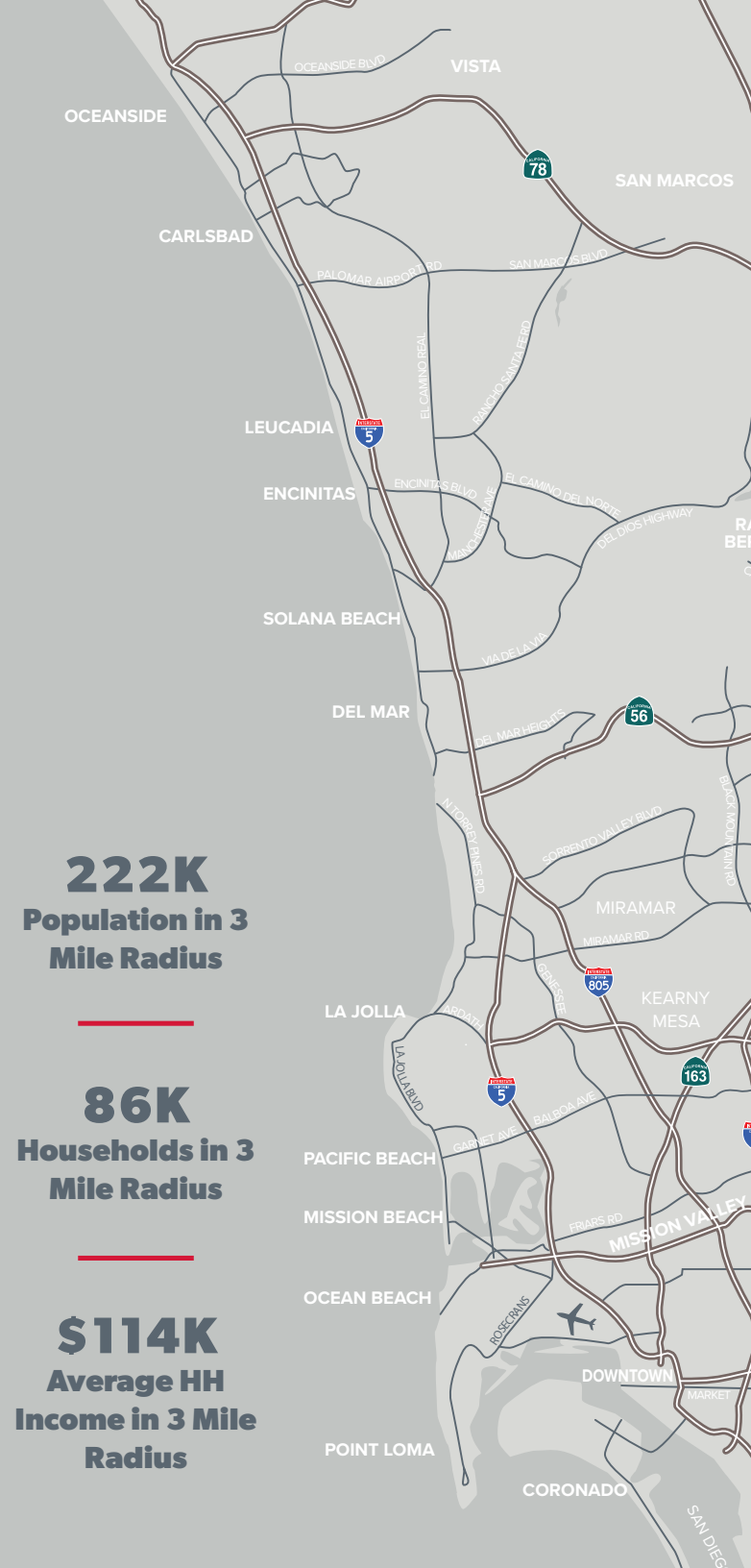
27 CAMPUS PLAZA SHOPPING CENTER
±112,255 SF RETAIL



AERIAL

PROPERTY

- 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



*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 ±24,880 ADT	MONTEZUMA RD ±22,397 ADT
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AVERAGE HHI*

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

1 MILE 30,100	3 MILES 222,798	5 MILES 520,968
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DAYTIME POPULATION

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