



## **College Avenue Professional Building**

4527-4541 College Ave, San Diego, CA 92115

**Peter or David Nguyen**

VN Property Rental, LLC

P.O. Box 270343, San Diego, CA 92198

[vnpropertyrentalllc@outlook.com](mailto:vnpropertyrentalllc@outlook.com)

(858) 215-3519 or (858) 649-3276



Primary Photo

# College Avenue Professional Building

\$1.40 /SF/Month

Private office spaces are available for lease in the College Avenue Professional Building, which is located at 4527-4541 College Avenue in San Diego, CA. The available suites have great office layout with built-in receptionist desk, separate waiting room, exam rooms, offices, and each suite has its own restroom. The building is well located along College Avenue just south of El Cajon Blvd. and a few blocks south of San Diego State University. The building has tremendous visibility and is located amidst a large amount of retail and residential product.

- Excellent location for a medical, dental, chiropractic, or therapeutic practice
- Ideal location near numerous retail & commercial amenities
- Abundant on-site parkings
- Few blocks to SDSU and a short drive to Hospital

For more information visit:

<http://www.crelisting.net/ISx5uV89g/?StepID=107>

Total Space Available:	N/A
Rental Rate:	\$1.40 /SF/Month
Min. Divisible:	1,000 SF
Max. Contiguous:	1,440 SF
Property Type:	Office
Property Sub-type:	Medical Office
Building Size:	9,983 SF
Building Class:	B
Year Built:	1957
Lot Size:	30,927 SF

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**Space 4531**

Space Available	1,440 SF
Rental Rate	\$1.40 /SF/Month
Space / Lot Type	Medical Office
Lease Type	Modified Gross
Date Available	Aug 2017

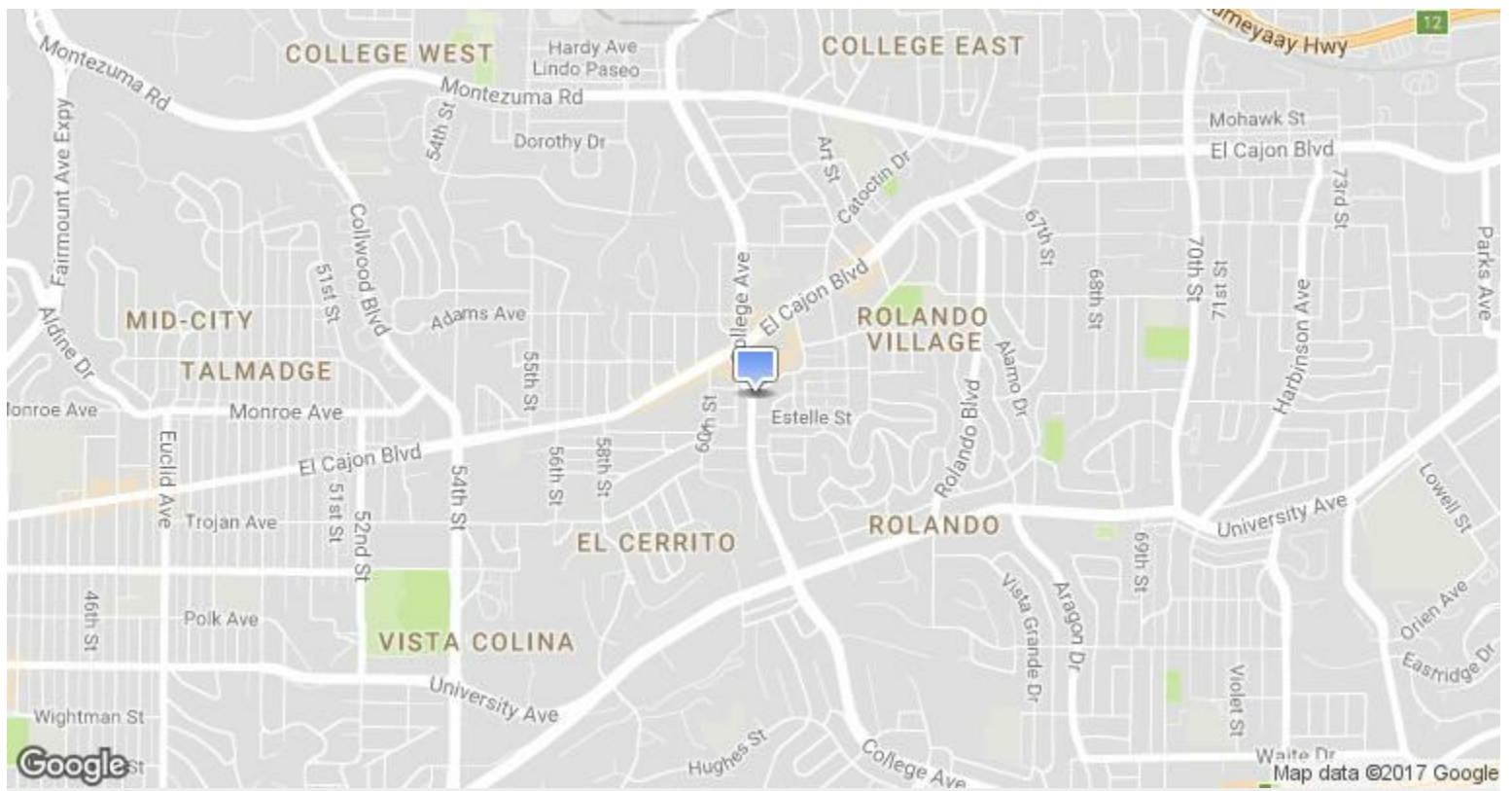
The suite includes exam rooms, private offices, reception desk, waiting room, storage rooms, and restroom.

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**Space 4527**

Space Available	1,000 SF
Rental Rate	\$1.40 /SF/Month
Space / Lot Type	Medical Office
Lease Type	Modified Gross
Date Available	Aug 2017

Private medical suite with build-in reception desk, waiting room, separate exam rooms, office. Available suite has its own restroom.



## 4527-4541 College Ave, San Diego, CA 92115

" Private Suites " Space Available: 1000 and 1440 SF " Property Type: Professional/Medical/Dentist Offices " Date Available: Now The available spaces are ready for move-in now. Each suite includes exam rooms, private offices, reception desk, waiting room, storage rooms, and restrooms. There are multiple private entrances for easy access. Parking at this location is easy for patients and employees. Tenants have 24-hour access. The building has tremendous visibility and is located just few blocks from San Diego State University and a midst a large amount of retail and residential population.



## Property Photos



## Property Photos





[illegible]

## Property Photos



West side building



West side building 2



## Property Photos



Primary Photo



Monument Signage



## Property Photos



Building Photo



Property Photo



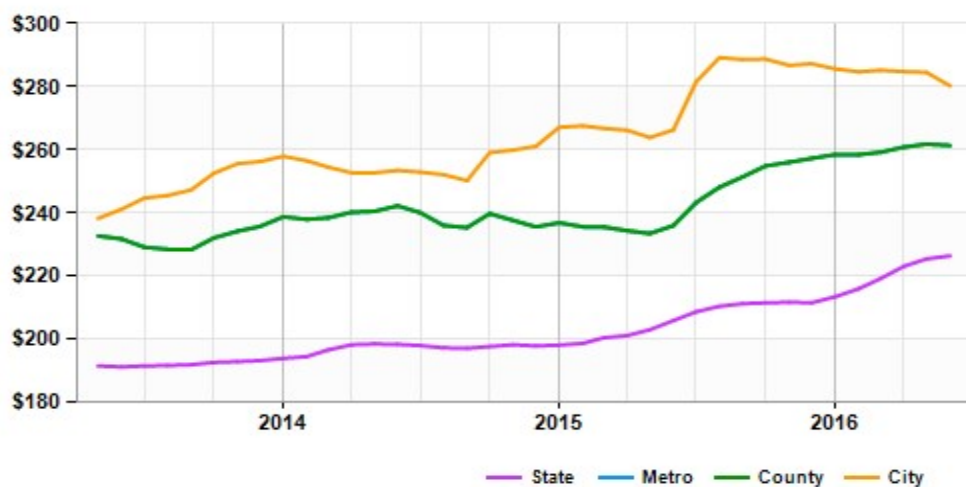
## Property Photos





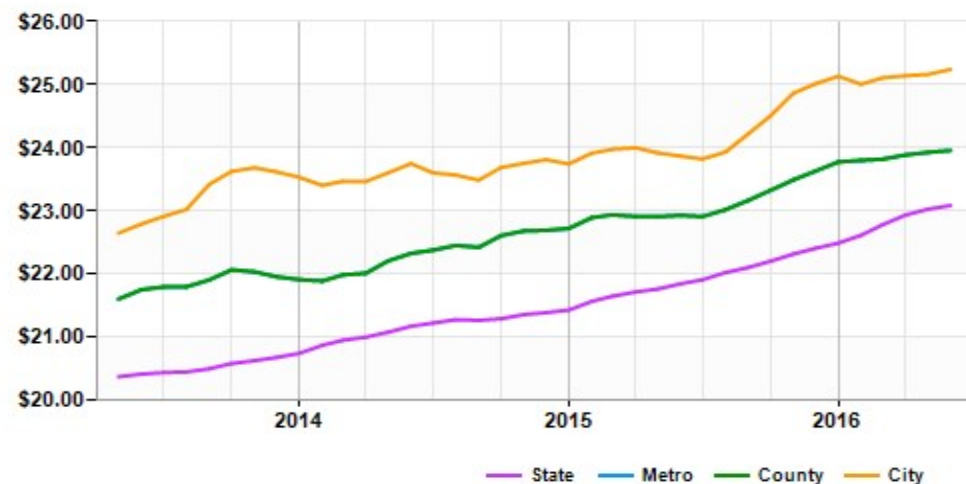
# Market Trends

Asking Prices Office for Sale San Diego, CA (\$/SF)



	Jun 16	vs. 3 mo. prior	Y-O-Y
State	\$226	+3.3%	+10.0%
Metro	\$261	+0.8%	+10.8%
County	\$261	+0.8%	+10.8%
City	\$280	-1.7%	+5.2%

Asking Rent Office for Lease San Diego, CA (\$/SF/Year)



	Jun 16	vs. 3 mo. prior	Y-O-Y
State	\$23.08	+1.3%	+5.7%
Metro	\$23.95	+0.6%	+4.5%
County	\$23.95	+0.6%	+4.5%
City	\$25.24	+0.5%	+5.8%

# Demographics

Population	1-mi.	3-mi.	5-mi.
2015 Male Population	15,870	113,725	283,746
2015 Female Population	16,190	117,415	290,265
% 2015 Male Population	49.50%	49.20%	49.43%
% 2015 Female Population	50.50%	50.80%	50.57%
2015 Total Population: Adult	27,134	178,683	446,521
2015 Total Daytime Population	28,553	204,745	482,780
2015 Total Employees	10,238	69,213	161,009
2015 Total Population: Median Age	27	33	34
2015 Total Population: Adult Median Age	36	42	42
2015 Total population: Under 5 years	1,567	16,327	39,154
2015 Total population: 5 to 9 years	1,364	14,720	35,487
2015 Total population: 10 to 14 years	1,182	13,278	32,900
2015 Total population: 15 to 19 years	4,162	16,966	37,140
2015 Total population: 20 to 24 years	6,368	23,856	51,373
2015 Total population: 25 to 29 years	2,958	20,148	55,076
2015 Total population: 30 to 34 years	2,256	18,173	49,941
2015 Total population: 35 to 39 years	1,744	15,469	39,858
2015 Total population: 40 to 44 years	1,680	15,010	37,243
2015 Total population: 45 to 49 years	1,484	13,464	34,200
2015 Total population: 50 to 54 years	1,592	13,941	35,962
2015 Total population: 55 to 59 years	1,559	13,153	33,836
2015 Total population: 60 to 64 years	1,139	10,170	26,735
2015 Total population: 65 to 69 years	920	8,072	20,832
2015 Total population: 70 to 74 years	576	5,531	14,302
2015 Total population: 75 to 79 years	455	4,402	11,151
2015 Total population: 80 to 84 years	430	3,700	8,812
2015 Total population: 85 years and over	624	4,760	10,009
% 2015 Total population: Under 5 years	4.89%	7.06%	6.82%
% 2015 Total population: 5 to 9 years	4.25%	6.37%	6.18%
% 2015 Total population: 10 to 14 years	3.69%	5.74%	5.73%
% 2015 Total population: 15 to 19 years	12.98%	7.34%	6.47%
% 2015 Total population: 20 to 24 years	19.86%	10.32%	8.95%
% 2015 Total population: 25 to 29 years	9.23%	8.72%	9.59%
% 2015 Total population: 30 to 34 years	7.04%	7.86%	8.70%
% 2015 Total population: 35 to 39 years	5.44%	6.69%	6.94%
% 2015 Total population: 40 to 44 years	5.24%	6.49%	6.49%
% 2015 Total population: 45 to 49 years	4.63%	5.83%	5.96%
% 2015 Total population: 50 to 54 years	4.97%	6.03%	6.27%
% 2015 Total population: 55 to 59 years	4.86%	5.69%	5.89%
% 2015 Total population: 60 to 64 years	3.55%	4.40%	4.66%
% 2015 Total population: 65 to 69 years	2.87%	3.49%	3.63%
% 2015 Total population: 70 to 74 years	1.80%	2.39%	2.49%
% 2015 Total population: 75 to 79 years	1.42%	1.90%	1.94%

# Demographics

Population (Cont.)	1-mi.	3-mi.	5-mi.
% 2015 Total population: 80 to 84 years	1.34%	1.60%	1.54%
% 2015 Total population: 85 years and over	1.95%	2.06%	1.74%
2015 White alone	19,053	117,677	300,293
2015 Black or African American alone	3,507	26,752	67,094
2015 American Indian and Alaska Native alone	192	1,728	4,161
2015 Asian alone	3,793	28,911	65,468
2015 Native Hawaiian and OPI alone	114	1,080	3,769
2015 Some Other Race alone	3,367	41,809	98,980
2015 Two or More Races alone	2,034	13,183	34,246
2015 Hispanic	8,568	86,543	209,753
2015 Not Hispanic	23,492	144,597	364,258
% 2015 White alone	59.43%	50.91%	52.31%
% 2015 Black or African American alone	10.94%	11.57%	11.69%
% 2015 American Indian and Alaska Native alone	0.60%	0.75%	0.72%
% 2015 Asian alone	11.83%	12.51%	11.41%
% 2015 Native Hawaiian and OPI alone	0.36%	0.47%	0.66%
% 2015 Some Other Race alone	10.50%	18.09%	17.24%
% 2015 Two or More Races alone	6.34%	5.70%	5.97%
% 2015 Hispanic	26.72%	37.44%	36.54%
% 2015 Not Hispanic	73.28%	62.56%	63.46%
2015 Not Hispanic: White alone	16,740	94,087	232,043
2015 Not Hispanic: Black or African American alone	2,970	24,645	70,721
2015 Not Hispanic: American Indian and Alaska Native alone	159	958	2,323
2015 Not Hispanic: Asian alone	2,687	23,860	56,074
2015 Not Hispanic: Native Hawaiian and OPI alone	80	751	3,064
2015 Not Hispanic: Some Other Race alone	93	542	1,330
2015 Not Hispanic: Two or More Races	1,131	7,907	19,059
% 2015 Not Hispanic: White alone	56.78%	42.74%	42.89%
% 2015 Not Hispanic: Black or African American alone	10.07%	11.19%	13.07%
% 2015 Not Hispanic: American Indian and Alaska Native alone	0.54%	0.44%	0.43%
% 2015 Not Hispanic: Asian alone	9.11%	10.84%	10.36%
% 2015 Not Hispanic: Native Hawaiian and OPI alone	0.27%	0.34%	0.57%
% 2015 Not Hispanic: Some Other Race alone	0.32%	0.25%	0.25%
% 2015 Not Hispanic: Two or More Races	3.84%	3.59%	3.52%
<b>Population Change</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a
2015 Total Population	32,060	231,140	574,011
2015 Households	10,586	79,267	201,210



# Demographics

Population Change (Cont.)	1-mi.	3-mi.	5-mi.
Population Change 2010-2015	2,176	12,016	29,130
Household Change 2010-2015	76	232	562
% Population Change 2010-2015	7.28%	5.48%	5.35%
% Household Change 2010-2015	0.72%	0.29%	0.28%
Population Change 2000-2015	2,578	10,979	32,943
Household Change 2000-2015	-269	-690	2,940
% Population Change 2000 to 2015	8.74%	4.99%	6.09%
% Household Change 2000 to 2015	-2.48%	-0.86%	1.48%
Housing	1-mi.	3-mi.	5-mi.
2015 Housing Units	11,160	82,549	204,703
2015 Occupied Housing Units	10,855	79,957	198,274
2015 Owner Occupied Housing Units	4,711	34,674	90,545
2015 Renter Occupied Housing Units	6,144	45,283	107,729
2015 Vacant Housings Units	305	2,592	6,434
% 2015 Occupied Housing Units	97.27%	96.86%	96.86%
% 2015 Owner occupied housing units	43.40%	43.37%	45.67%
% 2015 Renter occupied housing units	56.60%	56.63%	54.33%
% 2000 Vacant housing units	2.73%	3.14%	3.14%
Income	1-mi.	3-mi.	5-mi.
2015 Household Income: Median	\$44,539	\$46,411	\$52,282
2015 Household Income: Average	\$64,757	\$64,857	\$70,259
2015 Per Capita Income	\$24,255	\$22,743	\$24,960
2015 Household income: Less than \$10,000	893	5,900	12,886
2015 Household income: \$10,000 to \$14,999	774	5,597	11,791
2015 Household income: \$15,000 to \$19,999	790	5,236	10,781
2015 Household income: \$20,000 to \$24,999	594	4,607	10,751
2015 Household income: \$25,000 to \$29,999	629	4,520	10,396
2015 Household income: \$30,000 to \$34,999	679	4,742	10,159
2015 Household income: \$35,000 to \$39,999	539	4,069	10,129
2015 Household income: \$40,000 to \$44,999	435	3,856	9,611
2015 Household income: \$45,000 to \$49,999	327	3,917	10,103
2015 Household income: \$50,000 to \$59,999	750	6,486	17,514
2015 Household income: \$60,000 to \$74,999	1,011	7,341	19,775
2015 Household income: \$75,000 to \$99,999	1,249	8,750	25,455
2015 Household income: \$100,000 to \$124,999	757	5,650	16,086
2015 Household income: \$125,000 to \$149,999	502	3,213	10,085
2015 Household income: \$150,000 to \$199,999	299	2,937	9,156
2015 Household income: \$200,000 or more	358	2,446	6,532
% 2015 Household income: Less than \$10,000	8.44%	7.44%	6.40%
% 2015 Household income: \$10,000 to \$14,999	7.31%	7.06%	5.86%

# Demographics

Income (Cont.)	1-mi.	3-mi.	5-mi.
% 2015 Household income: \$15,000 to \$19,999	7.46%	6.61%	5.36%
% 2015 Household income: \$20,000 to \$24,999	5.61%	5.81%	5.34%
% 2015 Household income: \$25,000 to \$29,999	5.94%	5.70%	5.17%
% 2015 Household income: \$30,000 to \$34,999	6.41%	5.98%	5.05%
% 2015 Household income: \$35,000 to \$39,999	5.09%	5.13%	5.03%
% 2015 Household income: \$40,000 to \$44,999	4.11%	4.86%	4.78%
% 2015 Household income: \$45,000 to \$49,999	3.09%	4.94%	5.02%
% 2015 Household income: \$50,000 to \$59,999	7.08%	8.18%	8.70%
% 2015 Household income: \$60,000 to \$74,999	9.55%	9.26%	9.83%
% 2015 Household income: \$75,000 to \$99,999	11.80%	11.04%	12.65%
% 2015 Household income: \$100,000 to \$124,999	7.15%	7.13%	7.99%
% 2015 Household income: \$125,000 to \$149,999	4.74%	4.05%	5.01%
% 2015 Household income: \$150,000 to \$199,999	2.82%	3.71%	4.55%
% 2015 Household income: \$200,000 or more	3.38%	3.09%	3.25%

Retail Sales Volume	1-mi.	3-mi.	5-mi.
2015 Childrens/Infants clothing stores	\$2,795,618	\$21,186,950	\$54,689,575
2015 Jewelry stores	\$1,011,950	\$7,510,967	\$19,600,577
2015 Mens clothing stores	\$3,297,915	\$24,735,438	\$64,236,125
2015 Shoe stores	\$3,329,433	\$25,050,171	\$64,954,861
2015 Womens clothing stores	\$5,499,936	\$41,487,058	\$107,768,201
2015 Automobile dealers	\$42,233,674	\$318,604,665	\$832,645,995
2015 Automotive parts and accessories stores	\$8,280,220	\$62,561,117	\$162,649,556
2015 Other motor vehicle dealers	\$1,165,701	\$8,703,866	\$22,298,099
2015 Tire dealers	\$3,701,038	\$27,944,257	\$72,624,111
2015 Hardware stores	\$169,350	\$1,264,187	\$3,346,624
2015 Home centers	\$1,662,004	\$12,533,493	\$33,006,287
2015 Nursery and garden centers	\$1,980,691	\$15,065,253	\$39,416,236
2015 Outdoor power equipment stores	\$909,110	\$6,947,131	\$18,156,395
2015 Paint andwallpaper stores	\$199,768	\$1,480,507	\$3,885,086
2015 Appliance, television, and other electronics stores	\$5,637,311	\$42,480,371	\$110,946,205
2015 Camera andphotographic supplies stores	\$436,747	\$3,254,696	\$8,582,936
2015 Computer andsoftware stores	\$15,807,392	\$118,951,080	\$307,490,457
2015 Beer, wine, and liquor stores	\$2,780,491	\$20,744,449	\$53,831,710
2015 Convenience stores	\$12,581,988	\$94,223,749	\$243,595,062
2015 Restaurant Expenditures	\$11,302,320	\$85,267,031	\$221,793,093
2015 Supermarkets and other grocery (except convenience) stores	\$44,795,461	\$339,108,882	\$873,898,191
2015 Furniture stores	\$4,044,551	\$30,439,247	\$79,485,161
2015 Home furnishings stores	\$13,864,068	\$104,947,296	\$272,792,989
2015 General merchandise stores	\$72,820,356	\$550,583,036	\$1,433,325,942
2015 Gasoline stations with convenience stores	\$38,483,469	\$290,303,217	\$751,544,556
2015 Other gasoline stations	\$27,397,030	\$207,352,851	\$536,949,985
2015 Department stores (excl leased depts)	\$71,808,406	\$543,072,069	\$1,413,725,365
2015 General merchandise stores	\$72,820,356	\$550,583,036	\$1,433,325,942
2015 Other health and personal care stores	\$2,855,842	\$21,542,016	\$56,114,556

# Demographics

Retail Sales Volume (Cont.)	1-mi.	3-mi.	5-mi.
2015 Pharmacies and drug stores	\$11,367,384	\$86,274,644	\$223,203,213
2015 Pet and pet supplies stores	\$3,065,026	\$23,159,210	\$60,196,122
2015 Book, periodical, and music stores	\$471,000	\$3,527,425	\$9,219,053
2015 Hobby, toy, and game stores	\$1,335,496	\$10,072,337	\$26,219,918
2015 Musical instrument and supplies stores	\$138,671	\$1,023,967	\$2,695,527
2015 Sewing, needlework, and piece goods stores	\$247,548	\$1,867,162	\$4,886,185
2015 Sporting goods stores	\$1,306,579	\$9,759,803	\$25,676,139