

FOR LEASE

6411 University Avenue
San Diego, CA 92115



- 800 SF space available
- 700 SF space potentially available
- An approximately 78,461 SF retail center
- Located close to the high traffic area of San Diego State University

- Positioned with excellent frontage on University Avenue
- Located adjacent to 12-acre Salvation Army Kroc Center
- Excellent access and street visibility



RETAIL INSITE

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SAN DIEGO STATE UNIVERSITY

Montezuma Rd



8

El Cajon Blvd



SITE



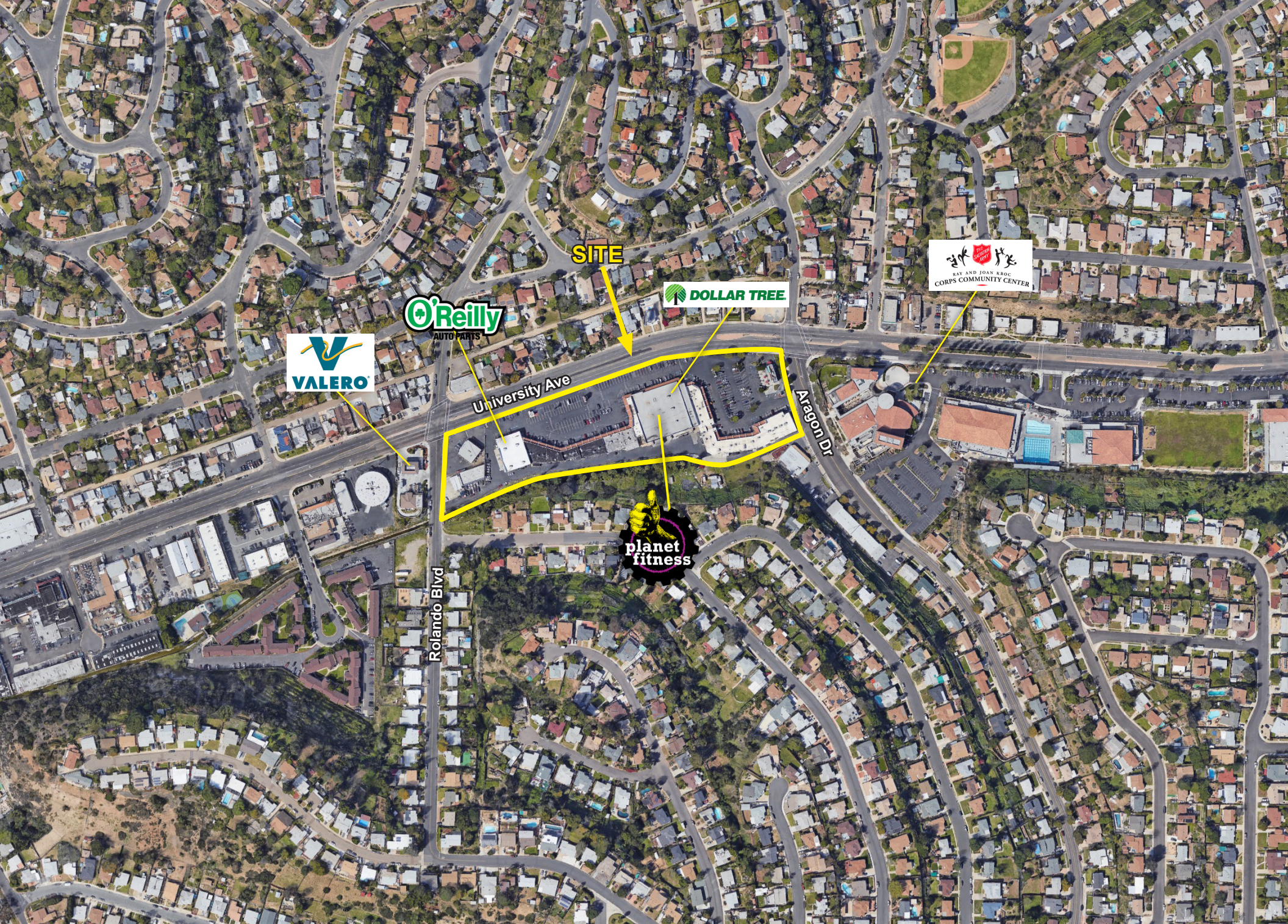
University Ave

Aragon Dr

University Ave



94



SITE



University Ave

Aragon Dr

Rolando Blvd

SITE PLAN



SUITE	TENANT	SF
6411	Wells Fargo Bank	ATM
6415	O'Reilly Auto Parts	8,000
6425	Sam's Beauty Supply	5,077
6429	POTENTIALLY AVAILABLE	700
6435	Preferred Cremations	1,025
6437	Insurance	528
6443	VIP Nails	800
6445	Cricket Wireless	920
6447	Nutrition Store	900
6449	Heritage Hair Salon	975
6461	Barber Shop	1,000
6463-65	Wei Wei Express	2,000
6467	Coin Laundry	2,523
6501	Planet Fitness	16,070
6503	Dollar Tree	12,030
6509	Coffee Shop	1,290
6513	Carnitas Las Michoacas	1,600
6517	AVAILABLE	800
6519	Kim's Nails	800
6521	Glass Orchid	670
6523	UWEAST	1,957
6525	Redeeming Grace Church	1,929
6527-29	Redeeming Grace Church	1,609
6531-35	DaVita	9,257

 AVAILABLE

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Expanded Demographic Profile

ESTIMATED 2018 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

Rolando Plaza

Rings: 1, 3, 5 mile radii



POPULATION

	1 mile	3 miles	5 miles
Total Population	28,471	231,505	577,769
Projected Population (2022)	29,790	240,108	599,068



HOUSING

	1 mile	3 miles	5 miles
Total Households	11,017	82,080	206,388
Projected Total Households (2022)	11,494	84,988	213,780



INCOME

	1 mile	3 miles	5 miles
Median Household Income	\$54,731	\$50,976	\$56,564
Average Household Income	\$69,961	\$71,840	\$77,938
Per Capita Income	\$27,277	\$26,037	\$28,231
Median Disposable Income	\$46,193	\$42,906	\$47,881
Average Disposable Income	\$56,256	\$56,550	\$60,863



DAYTIME DEMOS

	1 mile	3 miles	5 miles
Total Daytime Population	20,843	178,290	445,151
Daytime Population Workers	6,457	51,466	141,733
Daytime Population Residents	14,386	126,824	303,418



RACE & ETHNICITY

	1 mile	3 miles	5 miles
White	15,723 55.23%	115,716 49.98%	287,655 49.79%
Black or African American	3,292 11.56%	27,727 11.98%	68,339 11.83%
American Indian & Alaska Native Population	218 0.77%	1,766 0.76%	4,156 0.72%
Asian Population	3,547 12.46%	29,070 12.56%	73,533 12.73%
Pacific Islander Population	177 0.62%	1,241 0.54%	3,895 0.67%
Other Race Population	3,577 12.56%	41,852 18.08%	104,609 18.11%
Population of Two or More Races	1,936 6.80%	14,133 6.10%	35,582 6.16%
Hispanic Population	8,694 30.54%	87,693 37.88%	218,873 37.88%
Non-Hispanic Population	19,777 69.46%	143,812 62.12%	358,896 62.12%



EDUCATION

	1 mile	3 miles	5 miles
Bachelor's Degree	4,154 21.85%	26,617 18.01%	75,304 19.72%
Graduate/Professional Degree	2,200 11.57%	14,645 9.91%	42,287 11.07%



AGE

	1 mile	3 miles	5 miles
Median Age	33.5	33.4	34.3