

FOR LEASE

4451-65 University Ave
San Diego, California



NEARBY RETAILERS:



FEATURES

- 7,080 SF Retail center in City Heights
- End cap available: 1,200 SF
- Directly adjacent to El Super anchored center
- Highly visible at signalized intersection



RETAIL INSITE

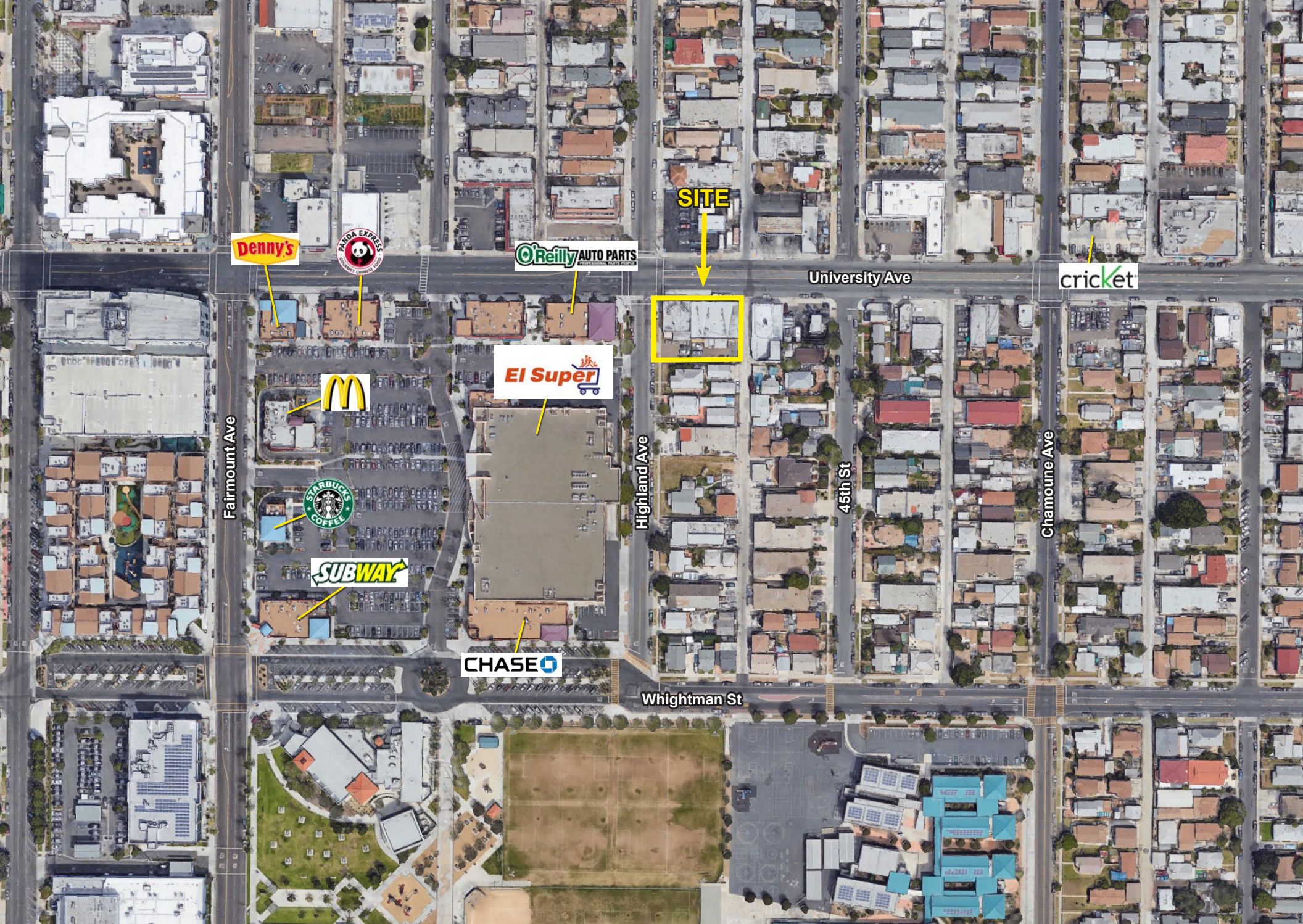
12264 EL CAMINO REAL STE. 202 SAN DIEGO, CA 92130 | LIC # 01206760 | T: 858 523 2090 | RETAILINSITE.NET

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RITE
AID



SITE

Highland Ave

45th St

Chamourne Ave

University Ave

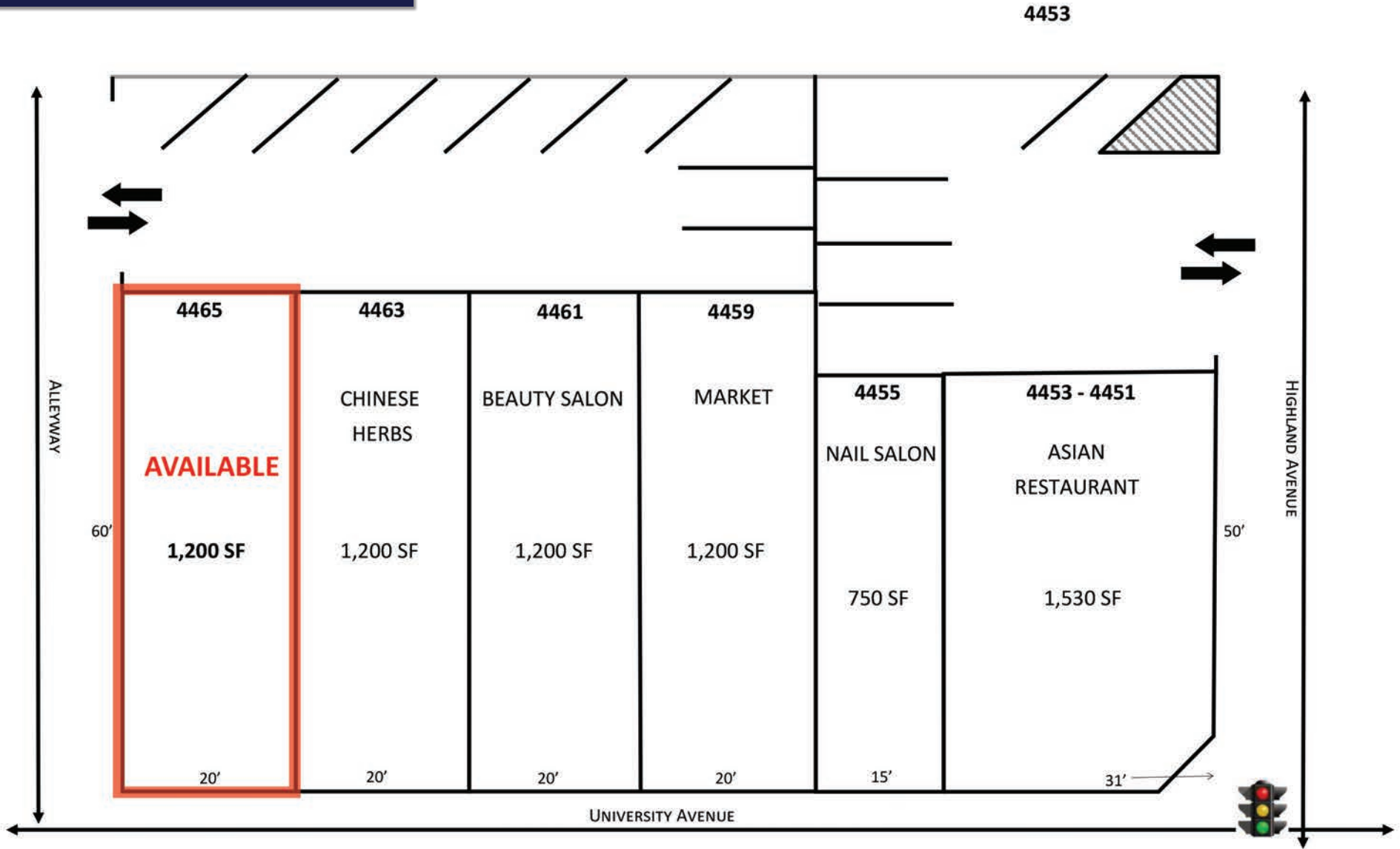
Whightman St

- El Super
- McDonald's
- PANDA EXPRESS
- SUBWAY
- STARBUCKS COFFEE
- cricket
- Denny's
- O'Reilly AUTO PARTS
- CHASE

15

INTERSTATE
805

SITE PLAN



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.

MEMBERS OF
CHAINLINKS
RETAIL ADVISORS

EXPANDED DEMOGRAPHIC PROFILE

Estimated 2016 • Calculated Using Proportional Block Groups

4451-65 University Ave | San Diego, CA

POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|------------------------------|--------|---------|---------|
| Estimated Population | 69,895 | 282,825 | 679,110 |
| Forecasted Population (2021) | 72,924 | 296,483 | 722,548 |

HOUSEHOLDS

| | 1 MILE | 3 MILES | 5 MILES |
|------------|--------|---------|---------|
| Households | 21,483 | 108,932 | 253,988 |

AVG HHD INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|----------|----------|----------|
| Estimated Avg Household Income | \$51,047 | \$71,768 | \$79,672 |
| Avg Family Income | \$45,533 | \$67,869 | \$77,120 |

MEDIAN HH INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|-----------------------------------|----------|----------|----------|
| Estimated Median Household Income | \$39,311 | \$54,128 | \$59,135 |
| Median Family Income | \$37,668 | \$56,699 | \$64,078 |

\$\$\$ PER CAPITA INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|------------------------------|----------|----------|----------|
| Est. Proj. Per Capita Income | \$15,807 | \$28,097 | \$31,784 |

\$\$ OTHER INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------------------------|----------|----------|----------|
| Est. Proj. Median Disposable Income | \$33,949 | \$45,038 | \$48,659 |

DAYTIME DEMOS

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------------|--------|---------|---------|
| Total Number of Businesses | 1,038 | 7,741 | 24,505 |
| Total Number of Employees | 6,383 | 65,744 | 326,074 |

RACE & ETHNICITY

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------------------|-----------------|------------------|------------------|
| White | 21,414 34.1% | 132,500 50.9% | 332,689 52.8% |
| Black or African American | 7,449 11.9% | 30,318 11.6% | 69,025 11.0% |
| American Indian & Alaskan Native | 506 0.8% | 2,113 0.8% | 4,968 0.8% |
| Asian | 10,922 17.4% | 30,159 11.6% | 70,431 11.2% |
| Hawaiian & Pacific Islander | 193 0.3% | 1,125 0.4% | 3,590 0.6% |
| Other Race | 18,028 28.7% | 48,216 18.5% | 112,453 17.8% |
| Two or More Races | 4,244 6.8% | 15,941 6.1% | 36,849 5.8% |

AGE DISTRIBUTION

| | 1 MILE | 3 MILES | 5 MILES |
|------------|----------|----------|----------|
| Median Age | 33.7 yrs | 35.1 yrs | 34.9 yrs |

HOUSING

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| Total Housing Units | 20,847 | 107,349 | 255,593 |