

For Lease • City Heights Square

4300 UNIVERSITY AVE, SAN DIEGO, CA



FEATURES

- Walgreens-anchored mixed-use project
- 1,819 SF and 3,000 SF space available to lease
- Established co-tenants such as Walgreens, Focus Optometry, Frutilandia, Baja Pizza, and Self Help Credit Union
- Ample on-site covered parking
- Newly constructed mixed-use development with 92 apartment units above 21,300 SF of retail space
- Across the street from City Heights City Center and Rady Children's Urgent Care
- Excellent central location in close proximity to major freeways
- Traffic count in excess of 40,000 cars per day at this intersection
- Daytime employment of 24,535 within 5 miles

RI RETAIL INSITE

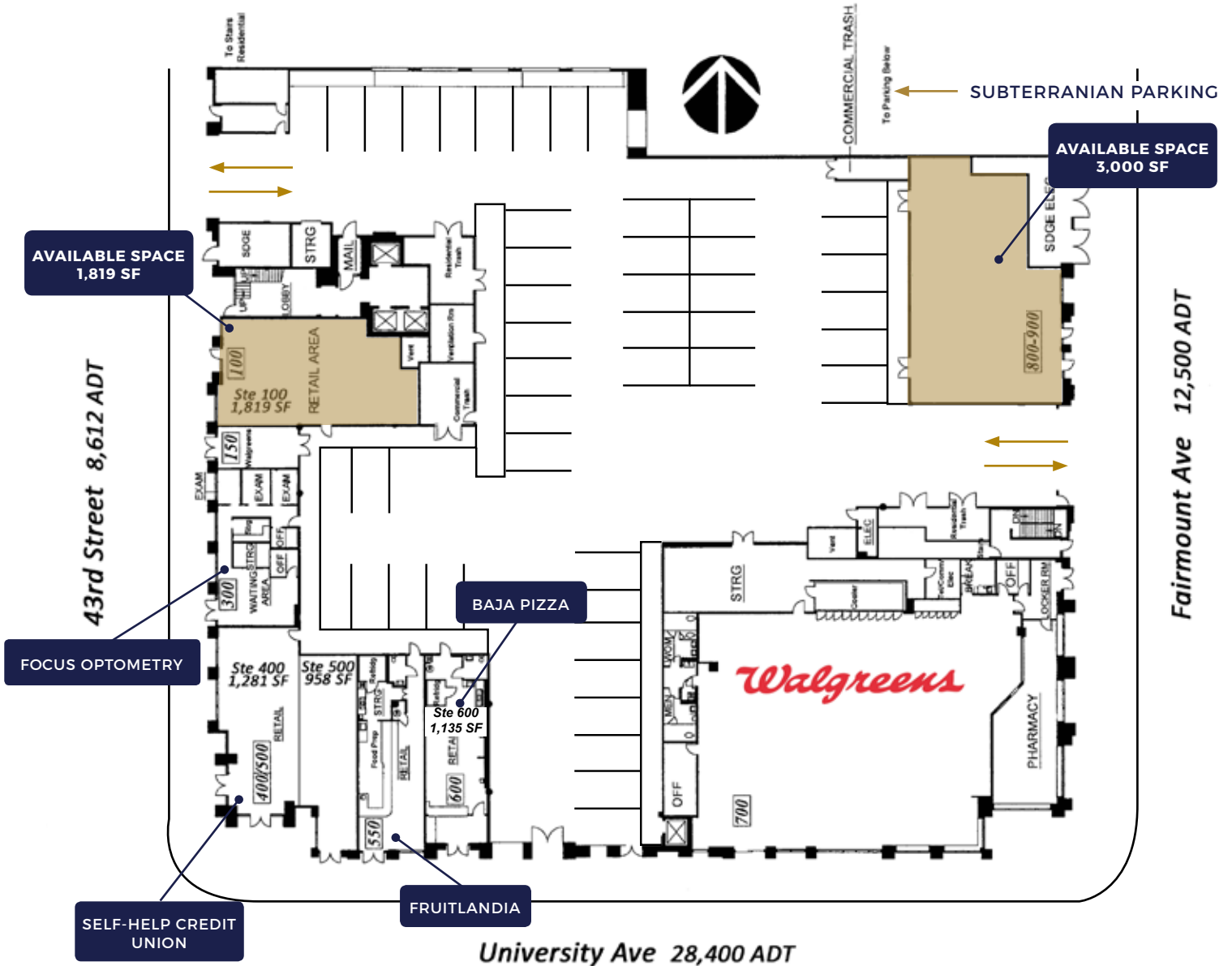
A MEMBER OF
CHAIN LINKS
RETAIL ADVISORS

BRIAN G. PYKE • Lic.# 01506790 • 858.324.6103 • bpyke@retailinsite.net

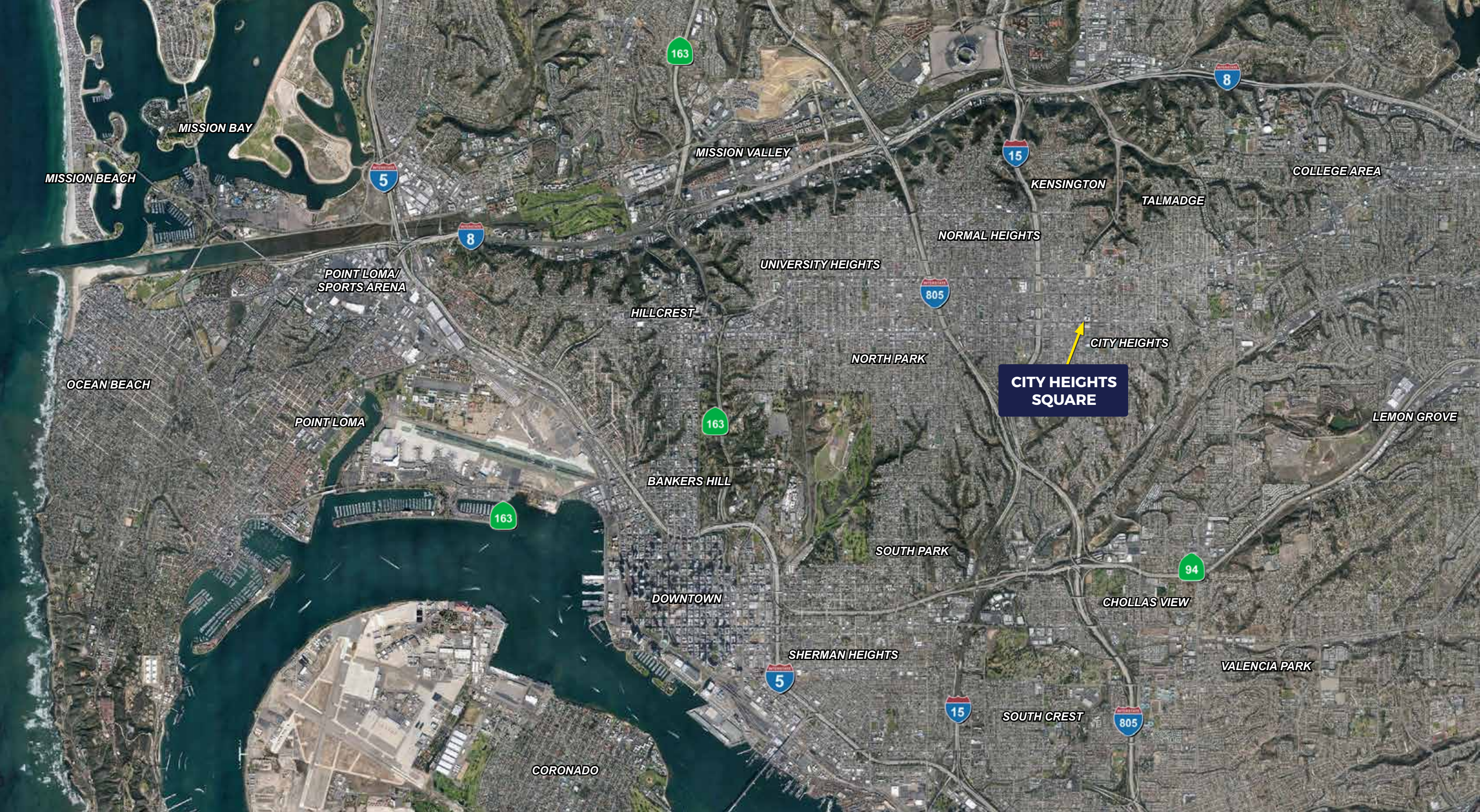
For Lease · City Heights Square

4300 UNIVERSITY AVE, SAN DIEGO, CA

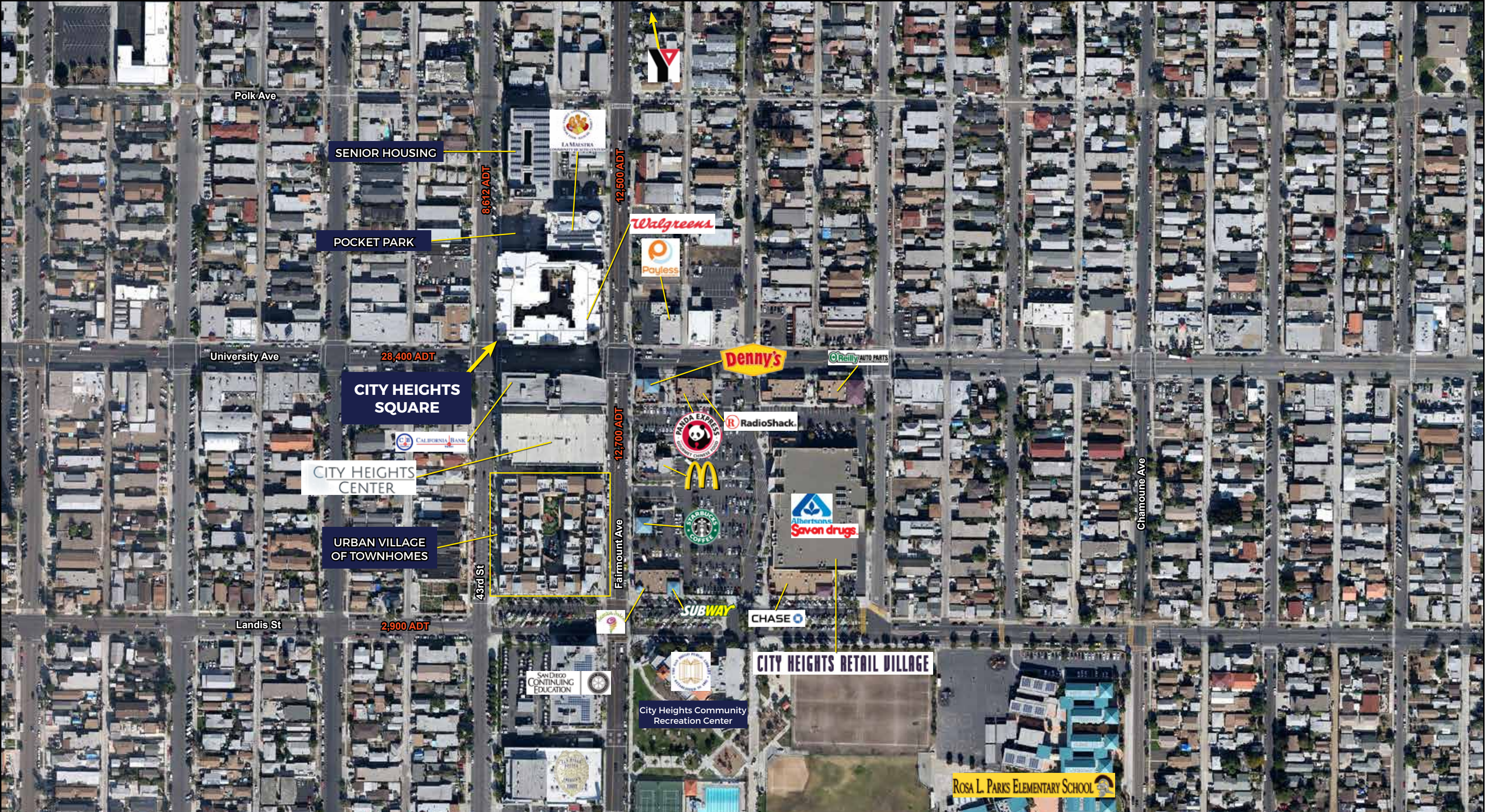
SITE PLAN



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.



The projects, tenants and site plans illustrated herein are subject to change without notice. You and your advisors should conduct a careful, independent investigation of the information herein to determine to your satisfaction the accuracy. y/files/c/data/Aerials 2017/CityHeightsSquare_SanDiego.pdf



The projects, tenants and site plans illustrated herein are subject to change without notice. You and your advisors should conduct a careful, independent investigation of the information herein to determine to your satisfaction the accuracy. y:\files\c\data\Aerials 2017\CityHeightsSquare-zoom_SanDiego.pdf

Expanded Demographic Profile

ESTIMATED 2017 · CALCULATED USING PROPORTIONAL BLOCK GROUPS

UNIVERSITY AVE + 43RD ST | SAN DIEGO, CA



POPULATION

	1 MILE	3 MILES	5 MILES
Estimated Population	70,099	283,232	674,051
Forecasted Population (2021)	73,287	297,194	717,436



HOUSEHOLDS

Households	21,881	110,240	252,377
------------	--------	---------	---------



AVG HHD INCOME

Estimated Avg Household Income	\$52,320	\$72,184	\$79,948
Avg Family Income	\$46,585	\$68,341	\$77,342



MEDIAN HH INCOME

Estimated Median Household Income	\$40,130	\$54,295	\$59,107
Median Family Income	\$38,070	\$56,923	\$64,056

\$\$\$ PER CAPITA INCOME

Est. Proj. Per Capita Income	\$16,459	\$28,550	\$31,964
------------------------------	----------	----------	----------

\$\$ OTHER INCOME

Est. Proj. Median Disposable Income	\$34,659	\$45,170	\$48,639
-------------------------------------	----------	----------	----------



DAYTIME DEMOS

Total Number of Businesses	1,055	7,941	24,535
Total Number of Employees	6,494	68,921	330,230



RACE & ETHNICITY

	1 MILE		3 MILES		5 MILES	
White	22,200	35.4%	133,644	51.3%	330,721	52.9%
Black or African American	7,159	11.4%	29,760	11.4%	168,256	10.9%
American Indian & Alaskan Native	512	0.8%	2,091	0.8%	4,962	0.8%
Asian	10,049	16.0%	30,116	11.6%	69,289	11.1%
Hawaiian & Pacific Islander	205	0.3%	1,099	0.4%	3,512	0.6%
Other Race	18,400	29.4%	48,065	18.4%	111,976	17.9%
Two or More Races	4,164	6.6%	15,848	6.1%	36,506	5.8%



AGE DISTRIBUTION

Median Age	33.7 yrs	35.2 yrs	34.9 yrs
------------	----------	----------	----------



HOUSING

Total Housing Units	21,144	108,685	253,725
---------------------	--------	---------	---------