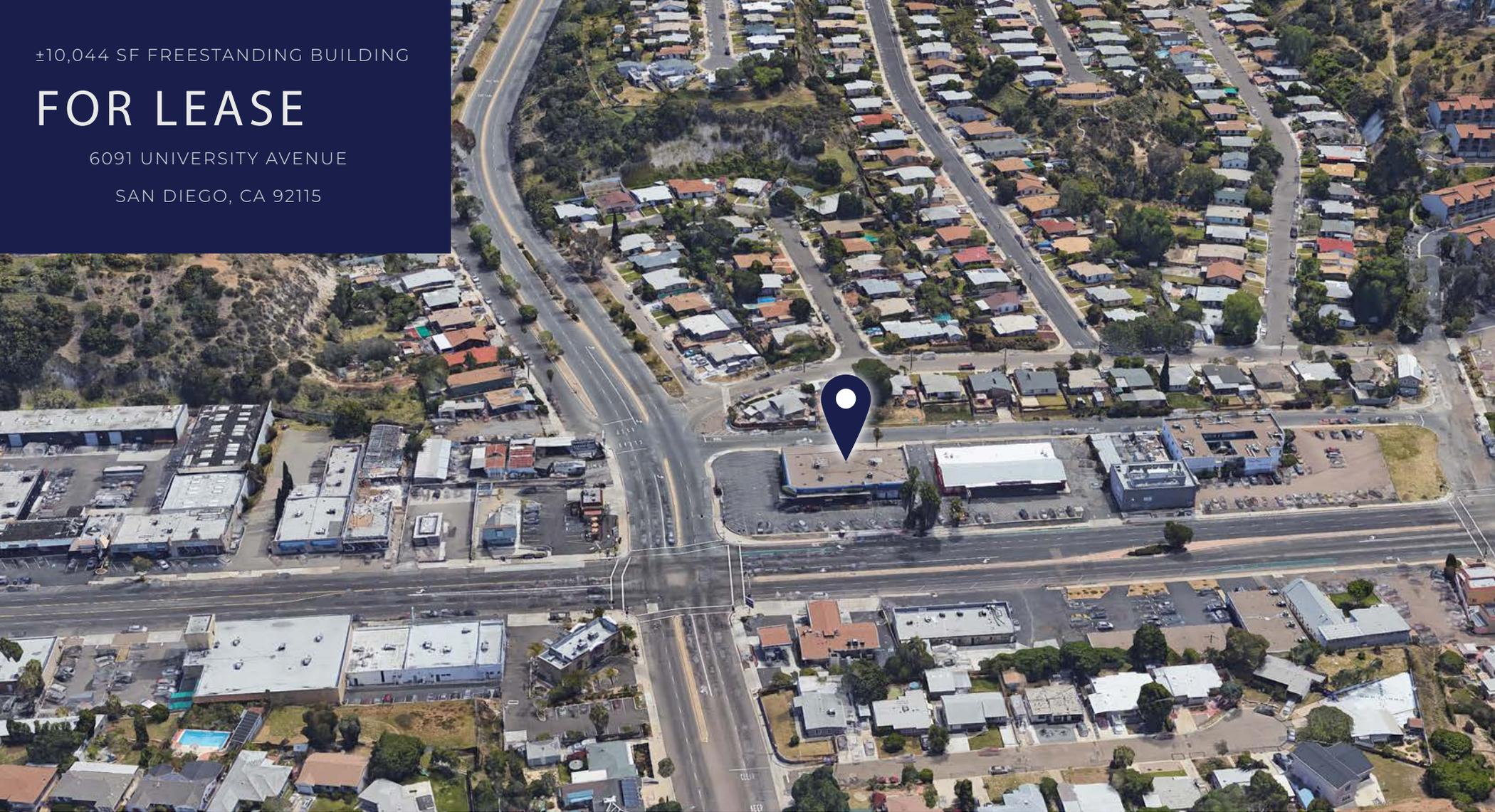


±10,044 SF FREESTANDING BUILDING

FOR LEASE

6091 UNIVERSITY AVENUE

SAN DIEGO, CA 92115



PROPERTY HIGHLIGHTS

- +/- 10,044 SF Freestanding Building Available
- Strategically located on a highly visible signaled intersection in one of the major commercial thoroughfares in the trade area
- Positioned in one of the most densely populated trade areas of San Diego.
- Two miles from San Diego State University with an enrollment of over 33,000 students
- Within close proximity to Food 4 Less, Marshall's, Vons, Rite Aid, Walmart, Walgreens, Target, Kohl's, Ross, and more



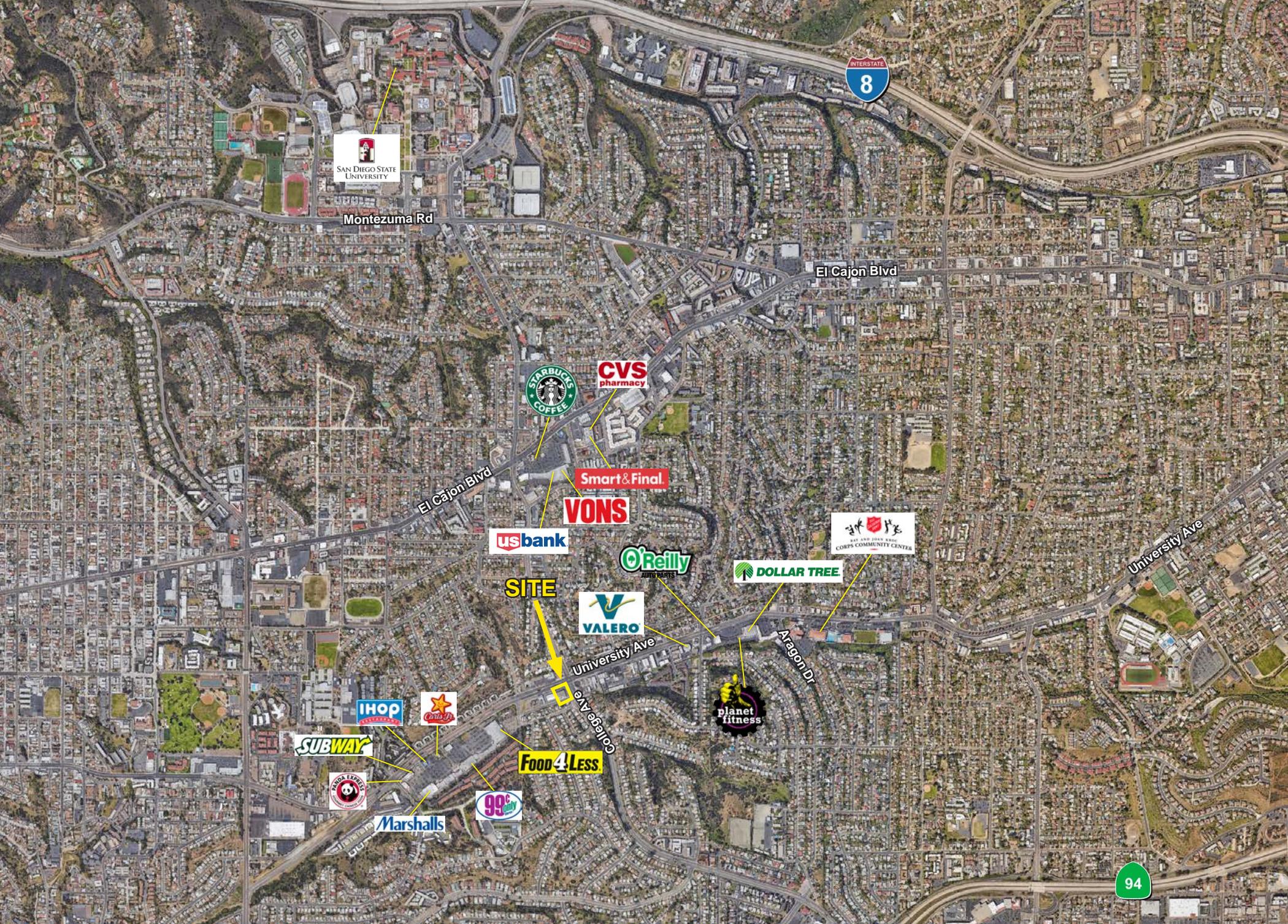
RETAIL INSITE

120 S SIERRA AVE, STE 110, SOLANA BEACH, CA 92075 | LIC # 01206760 | T: 858 523 2090 | RETAILINSITE.NET

DON MOSER

858.523.2087

dmoser@retailinsite.net



SAN DIEGO STATE UNIVERSITY

Montezuma Rd



8

El Cajon Blvd



SITE



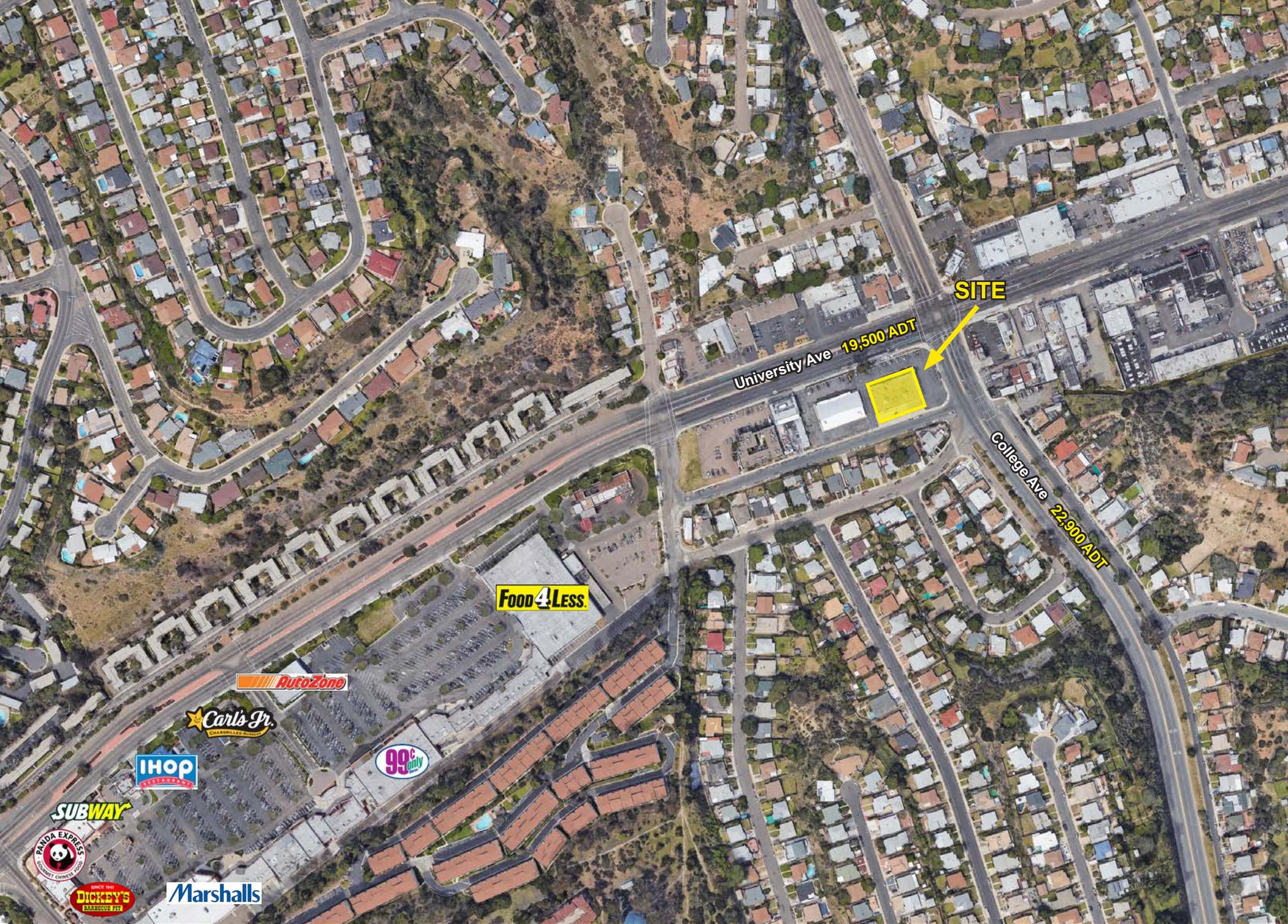
University Ave



Aragon Dr



94



SITE

University Ave 19,500 ADT

College Ave 22,900 ADT

Food 4 Less

AutoZone

Carl's Jr.
CHARMILAN BROTHERS

IHOP
RESTAURANT

99c Only

SUBWAY

PANDA EXPRESS
EXPERIMENT CHINESE FOOD

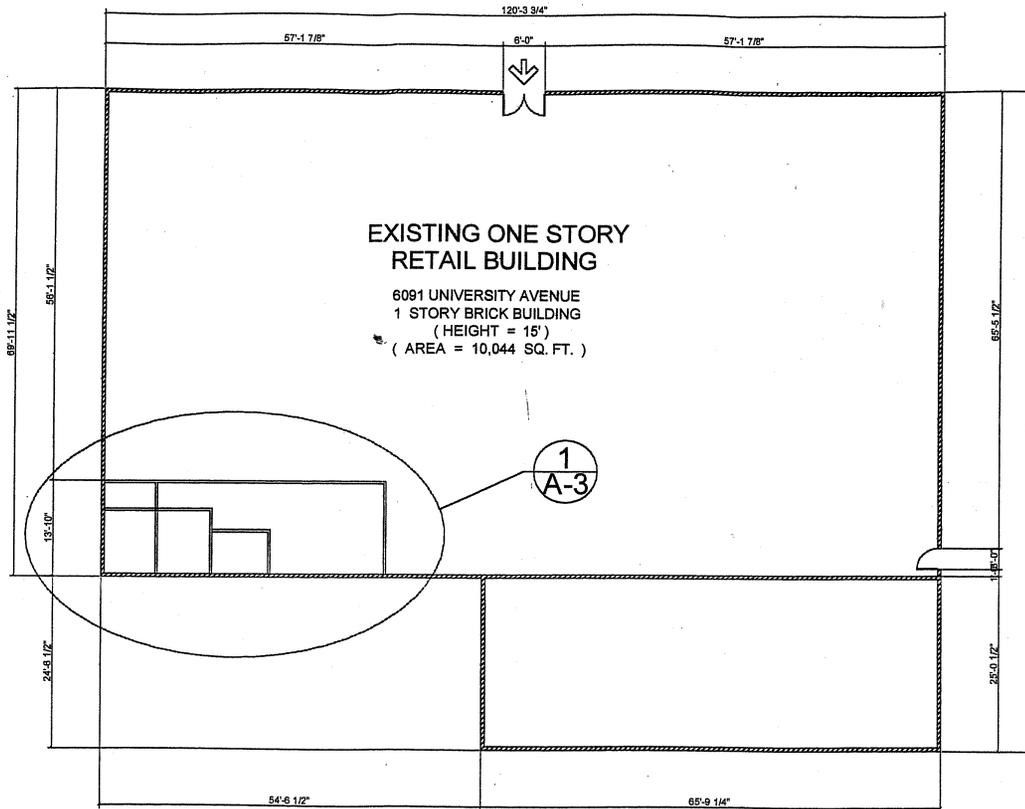
DICKEY'S
BARBECUE PIT

Marshalls

RI

RETAIL INSITE

FLOOR PLAN



1
A-1

FLOOR PLAN

SCALE: 1" = 20' - 0"

G.A. RECHT CONSTRUCTION

4170-B MORENA BLVD.
SAN DIEGO, CA. 92117

P- (858) 274-9400
F- (858) 274-9414

LICENSE NO. 379737

EVERYTHING \$5.00 STORE
6091 UNIVERSITY AVE. SAN DIEGO CALIF.

DRAWING
FLOOR PLAN

REVISIONS

DATE
01 - 22 - 2003

DRAWN BY
M. BOZANICH

SCALE: 1" = 20' - 0"

SHEET NO.

A-1

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 2019 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

6091 University Ave, San Diego, California, 92115 2

Rings: 1, 3, 5 mile radii

POPULATION

	1 mile	3 miles	5 miles
Total Population	29,730	237,100	604,176
Projected Population (2022)	30,585	243,414	621,328

HOUSING

Total Households	10,969	83,059	217,237
Projected Total Households (2022)	11,259	85,123	223,212

INCOME

Median Household Income	\$61,273	\$55,957	\$61,839
Average Household Income	\$80,540	\$78,342	\$83,900
Per Capita Income	\$29,469	\$27,391	\$30,156
Median Disposable Income	\$51,620	\$47,522	\$51,998
Average Disposable Income	\$62,863	\$60,765	\$64,672

DAYTIME DEMOS

Total Daytime Population	22,675	182,774	469,575
Daytime Population Workers	7,838	59,101	165,708
Daytime Population Residents	14,837	123,673	303,867

RACE & ETHNICITY

White	14,875 50.03%	111,950 47.22%	295,699 48.94%
Black or African American	3,873 13.03%	29,598 12.48%	69,958 11.58%
American Indian & Alaska Native Population	241 0.81%	1,808 0.76%	4,307 0.71%
Asian Population	4,238 14.25%	30,795 12.99%	77,636 12.85%
Pacific Islander Population	167 0.56%	1,232 0.52%	3,969 0.66%
Other Race Population	4,406 14.82%	47,455 20.01%	115,729 19.15%
Population of Two or More Races	1,931 6.49%	14,263 6.02%	36,876 6.10%
Hispanic Population	10,188 34.27%	96,167 40.56%	239,337 39.61%
Non-Hispanic Population	19,542 65.73%	140,933 59.44%	364,838 60.39%

EDUCATION

Bachelor's Degree	3,941 19.81%	27,407 18.22%	82,545 20.59%
Graduate/Professional Degree	2,292 11.52%	15,019 9.99%	46,286 11.55%

AGE

Median Age	33.3	33.0	34.2
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