



# 4451-61 University Ave

FOR LEASE | SAN DIEGO, CALIFORNIA



## NEARBY RETAILERS:



**Brian G Pyke**  
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**RETAIL INSITE**  
405 S. Highway 101, STE 150, Solana Beach, CA 92075  
LIC #01206760 | retailinsite.net



- 1,200 SF potentially available
- 7,080 SF retail center in City Heights
- Directly adjacent to El Super anchored center
- Highly visible at signalized intersection



SITE

Highland Ave

Chamoun Ave

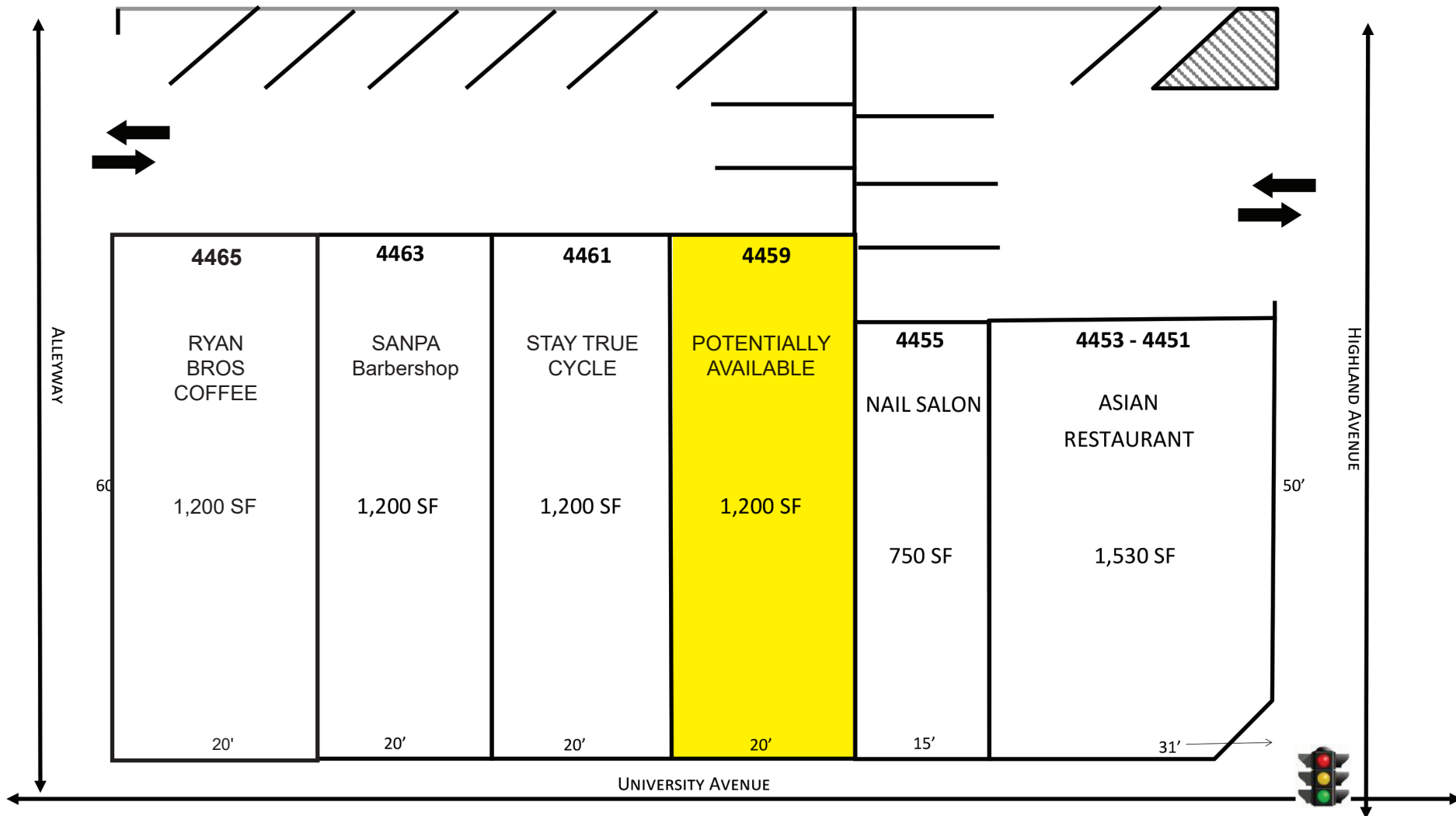
45th St

University Ave

Whightman St

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





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ESTIMATED 2024 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

4451 University Ave, San Diego, California, 92105

Rings: 1, 3, 5 mile radii

	1 mile	3 miles	5 miles
<b>POPULATION</b>			
Total Population	55,710	254,338	649,690
Projected Population (2029)	54,803	253,753	655,591
<b>HOUSING</b>			
Total Households	19,566	101,919	258,451
Projected Total Households (2029)	19,734	104,005	268,645
<b>INCOME</b>			
Median Household Income	\$56,899	\$78,571	\$84,235
Average Household Income	\$80,018	\$108,920	\$116,784
Per Capita Income	\$28,352	\$43,706	\$46,932
Median Disposable Income	\$47,983	\$62,731	\$67,452
Average Disposable Income	\$62,208	\$79,719	\$84,149
<b>DAYTIME DEMOS</b>			
Total Daytime Population	38,573	215,819	705,075
Daytime Population Workers	10,212	100,174	404,797
Daytime Population Residents	28,361	115,645	300,278
<b>RACE &amp; ETHNICITY</b>			
White	11,181 <b>20.07%</b>	98,547 <b>38.75%</b>	261,440 <b>40.24%</b>
Black or African American	6,466 <b>11.61%</b>	26,416 <b>10.39%</b>	60,490 <b>9.31%</b>
American Indian & Alaska Native Population	934 <b>1.68%</b>	3,376 <b>1.33%</b>	8,392 <b>1.29%</b>
Asian Population	10,262 <b>18.42%</b>	32,532 <b>12.79%</b>	80,770 <b>12.43%</b>
Pacific Islander Population	157 <b>0.28%</b>	1,028 <b>0.40%</b>	3,301 <b>0.51%</b>
Other Race Population	18,385 <b>33.00%</b>	53,792 <b>21.15%</b>	134,278 <b>20.67%</b>
Population of Two or More Races	8,324 <b>14.94%</b>	38,648 <b>15.20%</b>	101,018 <b>15.55%</b>
Hispanic Population	30,010 <b>53.87%</b>	100,343 <b>39.45%</b>	255,868 <b>39.38%</b>
Non-Hispanic Population	25,700 <b>46.13%</b>	153,995 <b>60.55%</b>	393,822 <b>60.62%</b>
<b>EDUCATION</b>			
Bachelor's Degree	6,469 <b>17.60%</b>	48,364 <b>27.16%</b>	122,860 <b>26.28%</b>
Graduate/Professional Degree	2,733 <b>7.44%</b>	26,402 <b>14.83%</b>	71,329 <b>15.26%</b>
<b>AGE</b>			
Median Age	33.8	34.6	35.9

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