

FOR LEASE

6411 University Avenue
San Diego, CA 92115



- 9,257 SF fixurized medical space available
- 5,077 shop space 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



RETAIL INSITE

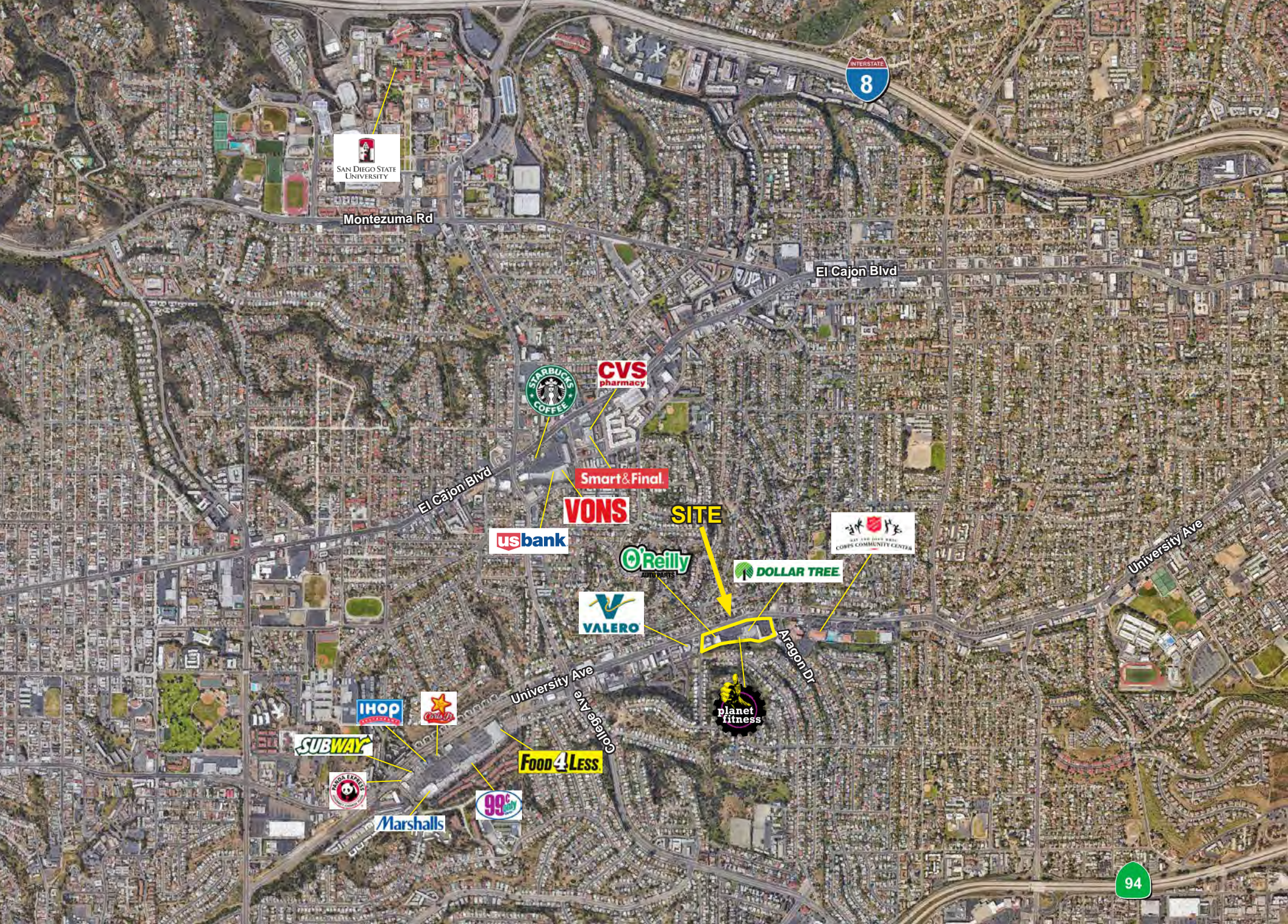
120 S SIERRA AVE, SUITE 110, SOLANA BEACH, CA 92075 | LIC # 01206760
T: 858 523 2090 | RETAILINSITE.NET

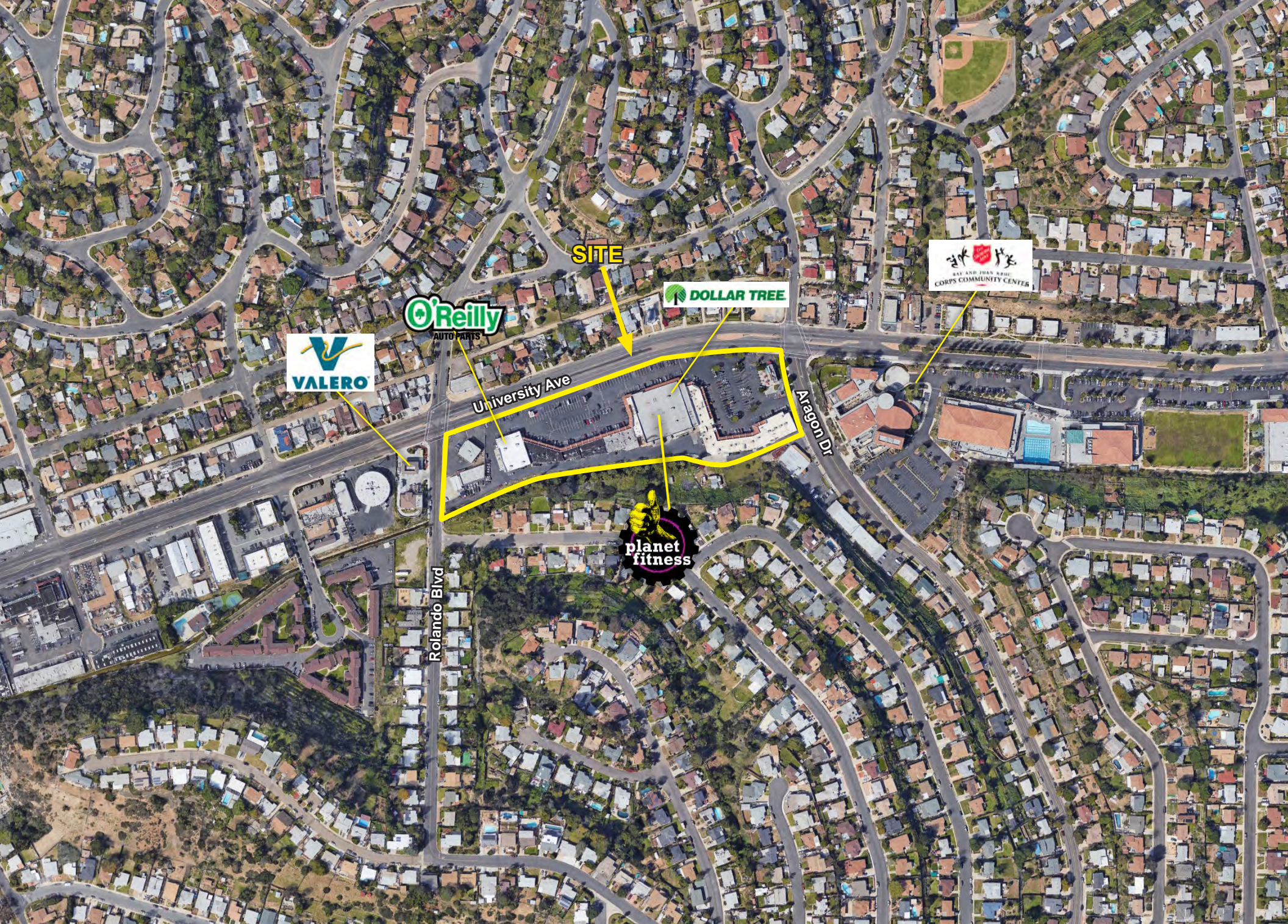
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SITE

O'Reilly
AUTO PARTS

VALERO

DOLLAR TREE

LEE AND JEAN WEBB
CORPS COMMUNITY CENTER

University Ave

Aragon Dr

Rolando Blvd

planet
fitness

SITE PLAN



AVAILABLE

SUITE	TENANT	SF
6411	Wells Fargo Bank	ATM
6415	O'Reilly Auto Parts	8,000
6425	AVAILABLE	5,077
6429	Hair Braiding	700
6435	Preferred Cremations	1,025
6437	Insurance	528
6443	VIP Nails	800
6445	Dance Studio	920
6447	Nutrition Store	900
6449	Day Spa/Massage	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 Michoacanas	1,600
6517	Housewares	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	AVAILABLE	9,257

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 2020 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

6411 University Ave, San Diego, California, 92115



POPULATION

	1 mile	3 miles	5 miles
Total Population	28,147	227,768	570,386
Projected Population (2022)	28,842	232,641	581,120



HOUSING

Total Households	10,866	80,747	204,134
Projected Total Households (2022)	11,100	82,434	207,804



INCOME

Median Household Income	\$62,574	\$58,995	\$64,940
Average Household Income	\$80,806	\$82,413	\$87,800
Per Capita Income	\$30,936	\$29,207	\$31,431
Median Disposable Income	\$52,451	\$50,234	\$53,746
Average Disposable Income	\$63,629	\$63,645	\$67,490



DAYTIME DEMOS

Total Daytime Population	24,062	197,187	499,734
Daytime Population Workers	8,750	65,943	181,537
Daytime Population Residents	15,312	131,244	318,197



RACE & ETHNICITY

White	15,332 54.47%	112,747 49.50%	281,638 49.38%
Black or African American	3,249 11.54%	27,107 11.90%	66,842 11.72%
American Indian & Alaska Native Population	213 0.76%	1,719 0.75%	4,060 0.71%
Asian Population	3,629 12.89%	29,342 12.88%	74,167 13.00%
Pacific Islander Population	174 0.62%	1,211 0.53%	3,785 0.66%
Other Race Population	3,587 12.74%	41,444 18.20%	104,086 18.25%
Population of Two or More Races	1,963 6.97%	14,198 6.23%	35,808 6.28%
Hispanic Population	8,713 30.96%	86,794 38.11%	217,510 38.13%
Non-Hispanic Population	19,434 69.04%	140,974 61.89%	352,877 61.87%



EDUCATION

Bachelor's Degree	4,051 21.51%	28,270 19.32%	80,621 21.22%
Graduate/Professional Degree	2,149 11.41%	15,487 10.58%	44,848 11.80%



AGE

Median Age	33.8	33.7	34.5
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