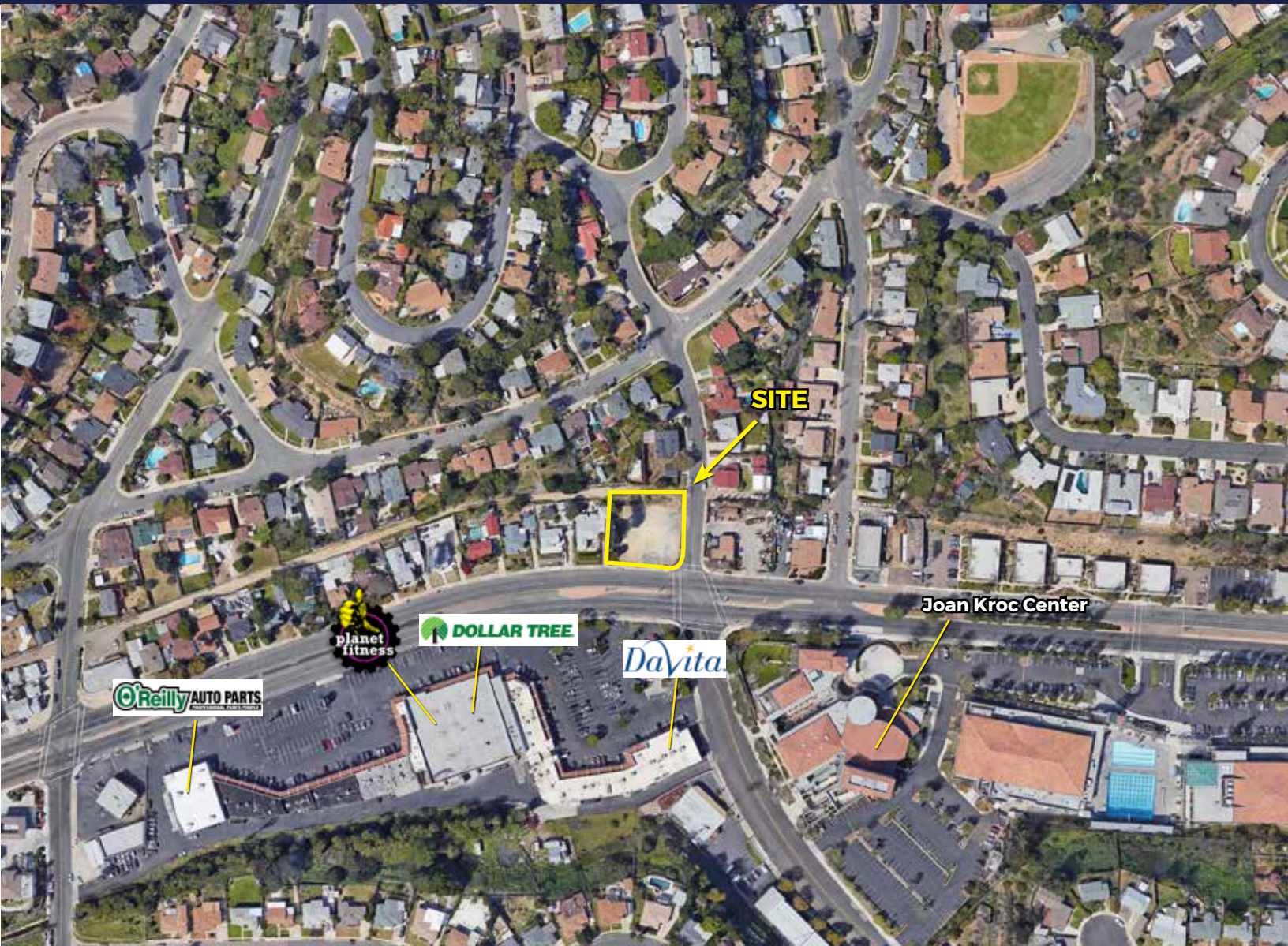


FOR LEASE

6540 University Ave
La Mesa, California

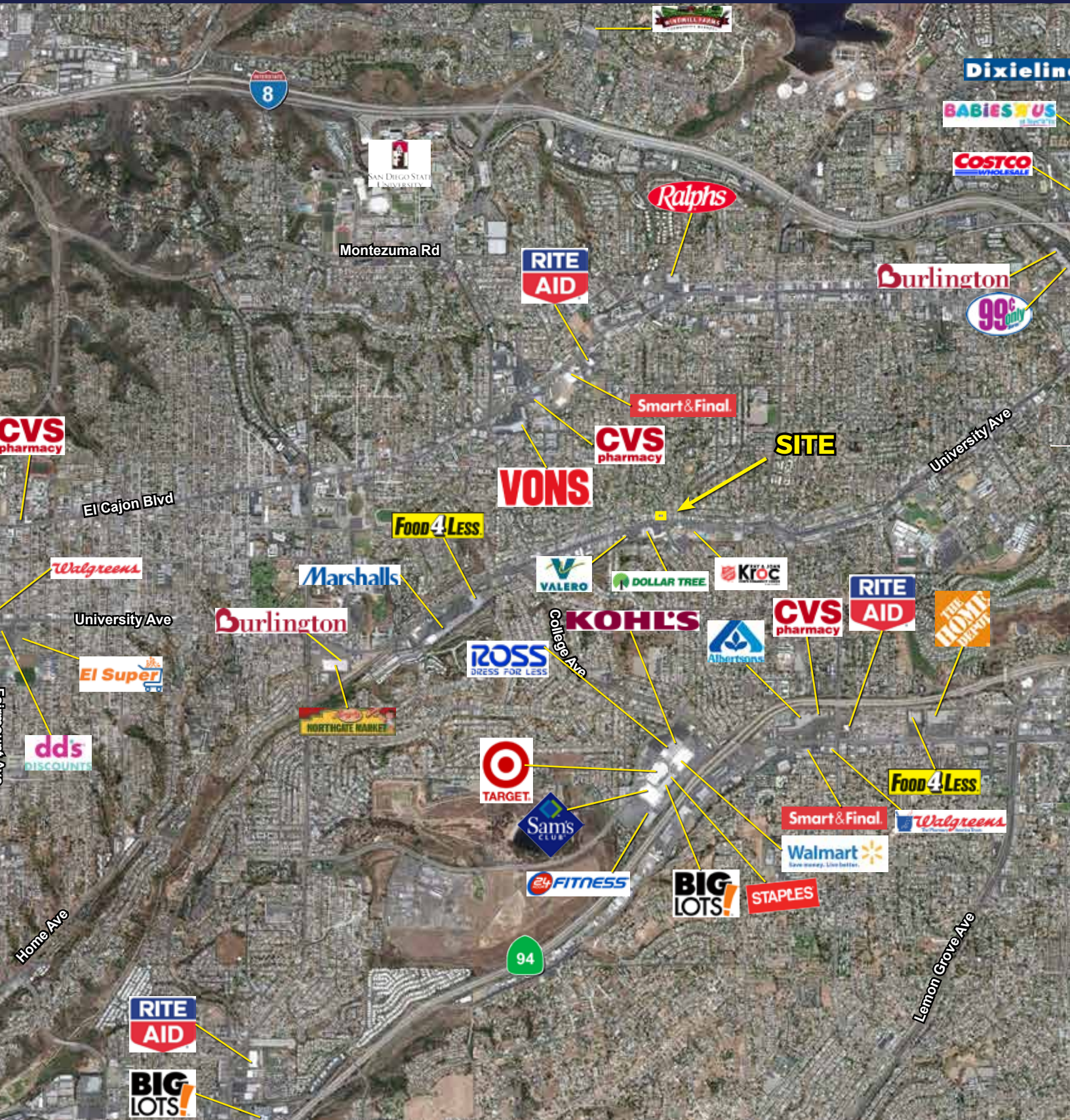


FEATURES

- Development Opportunity at Signalized Intersection on Major Thoroughfare
- +/- 15,000 SF land with ability to Ground Lease or Build To Suit
- Freestanding, multi-tenant, and/or Drive Thru opportunities
- Zoned CC-4-3 (City of San Diego) allowing for a number of general commercial uses
- Located near San Diego State University and across from a 75,000 SF Retail Center
- Extremely dense submarket with over 550,000 residents in a five-mile radius

FOR LEASE

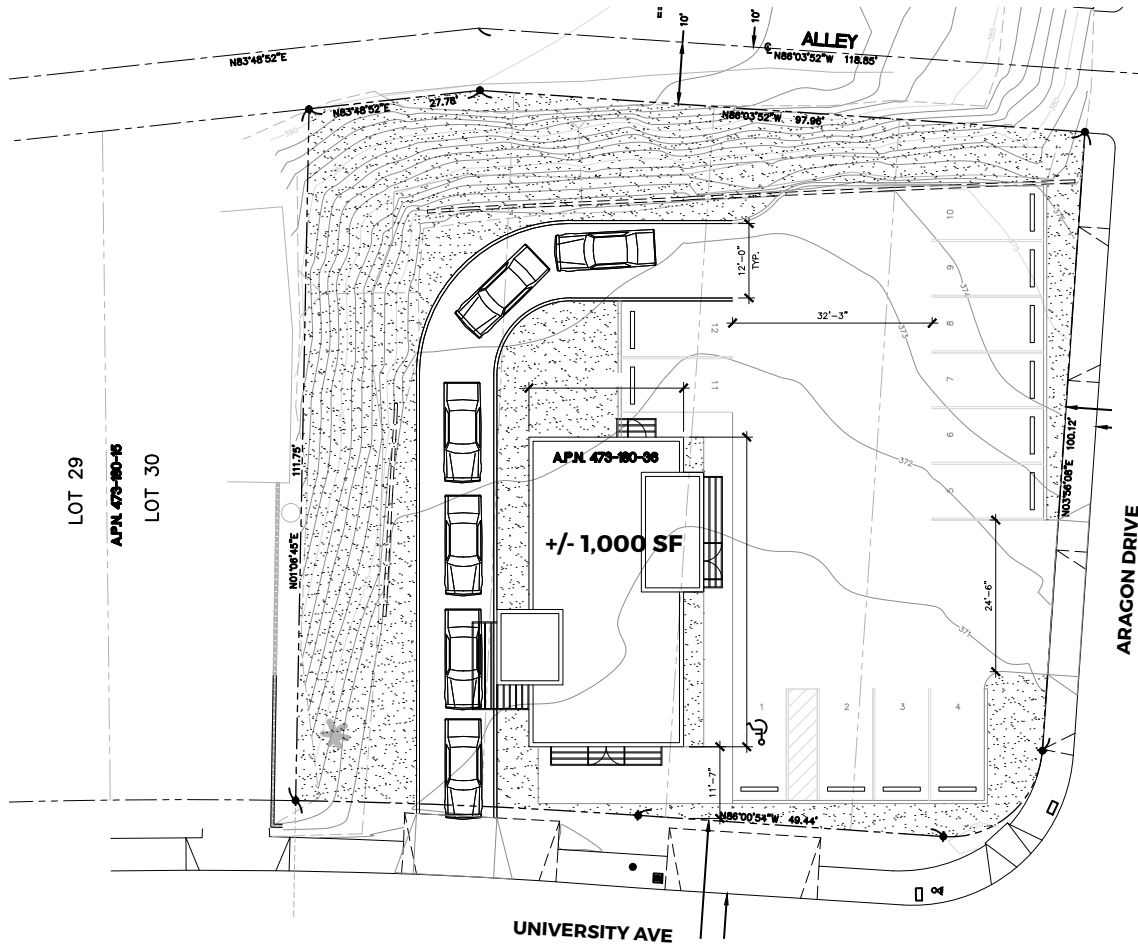
6540 University Ave
La Mesa, California



FOR LEASE

6540 University Ave
La Mesa, California

SITE PLAN



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population:	27,404	237,210	597,237
Average HH Income:	\$73,745	\$73,306	\$79,489

RI RETAIL INSITE

BRIAN G. PYKE

Lic.# 01506790

858.324.6103

bpyke@retailinsite.net

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


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EXPANDED DEMOGRAPHIC PROFILE


Estimated 2016 • Calculated Using Proportional Block Groups


Harbor Drive & Kincaid Road | San Diego, CA


 POPULATION	1 MILE	3 MILES	5 MILES
Estimated Population	27,404	237,210	597,237
Forecasted Population (2021)	28,567	248,764	624,919

 HOUSEHOLDS	1 MILE	3 MILES	5 MILES
Households	10,399	82,922	211,691


 AVG HHD INCOME	1 MILE	3 MILES	5 MILES
Estimated Avg Household Income	\$73,745	\$73,306	\$79,489
Avg Family Income	\$70,035	\$72,366	\$77,127

 MEDIAN HH INCOME	1 MILE	3 MILES	5 MILES
Estimated Median Household Income	\$60,476	\$57,741	\$62,026
Median Family Income	\$65,555	\$62,461	\$65,935


 \$\$\$ PER CAPITA INCOME	1 MILE	3 MILES	5 MILES
Est. Proj. Per Capita Income	\$28,394	\$26,138	\$28,574

 \$\$ OTHER INCOME	1 MILE	3 MILES	5 MILES
Est. Proj. Median Disposable Income	\$49,799	\$47,574	\$50,761

 DAYTIME DEMOS	1 MILE	3 MILES	5 MILES
Total Number of Businesses	724	5,620	14,056
Total Number of Employees	5,682	44,588	118,704

 RACE & ETHNICITY	1 MILE	3 MILES	5 MILES
White	15,428 58.6%	114,291 51.7%	288,445 51.6%
Black or African American	2,932 11.1%	27,023 12.2%	67,608 12.1%
American Indian & Alaskan Native	215 0.8%	1,751 0.8%	4,164 0.7%
Asian	2,968 11.3%	26,379 11.9%	67,365 12.1%
Hawaiian & Pacific Islander	152 0.6%	1,207 0.5%	3,889 0.7%
Other Race	3,050 11.6%	35,700 16.2%	90,659 16.2%
Two or More Races	1,586 6.0%	14,646 6.6%	36,433 6.5%

 AGE DISTRIBUTION	1 MILE	3 MILES	5 MILES
Median Age	35.5 yrs	34.4 yrs	34.4 yrs

 HOUSING	1 MILE	3 MILES	5 MILES
Total Housing Units	10,759	82,770	211,358