

University Square

FOR LEASE

5801-5895 University Ave, San Diego, CA



UNIVERSITY AVE | ADT 35,479

SPINE & SPORT
PHYSICAL THERAPY

Western Dental®
& Orthodontics

PANDA EXPRESS
GOURMET CHINESE FOOD

DING TEA

LEES SANDWICHES
GOURMET CHINESE FOOD

RI RETAIL INSITE

58TH ST

WILL C. CRAWFORD
HIGHSCHOOL



University
Square.

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SANDWICHES

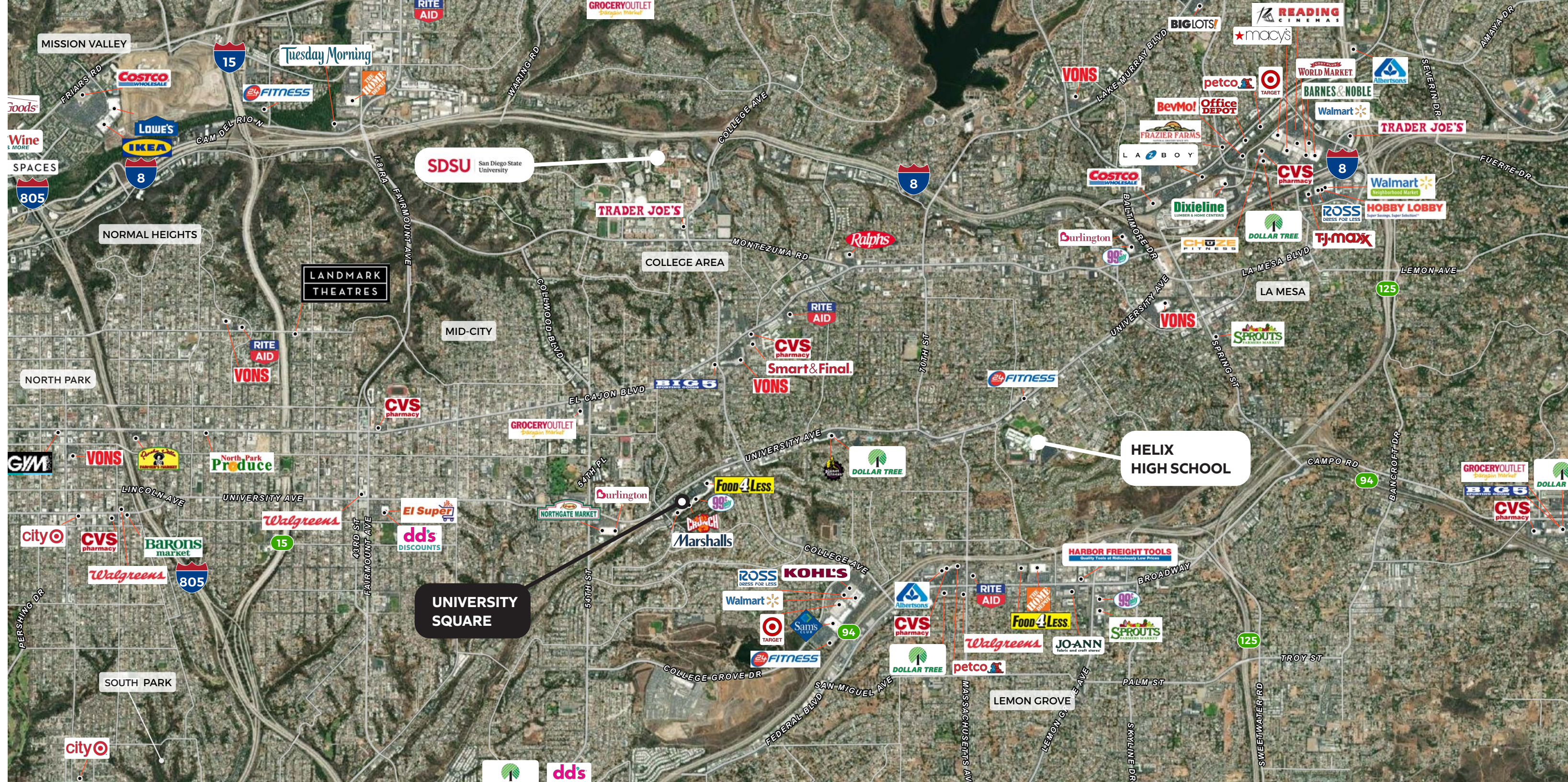


UNIVERSITY AVE | ADT 35,479

COLLEGE AVE | ADT 30,881



University Square is a dominant retail shopping center in the heart of Mid-City. The property is easily accessed from multiple major arterials, University Ave and College Ave. The surrounding density in the trade area has made University Square one of the highest trafficked centers in the region with over 2.6 Million trips per year. The center is anchored by multiple national credit tenants including Marshalls, Food 4 Less, 99 Cent Only, and more. New ownership has invested substantial dollars into the renovation of the center, further solidifying its position as the marquis property in the trade area.

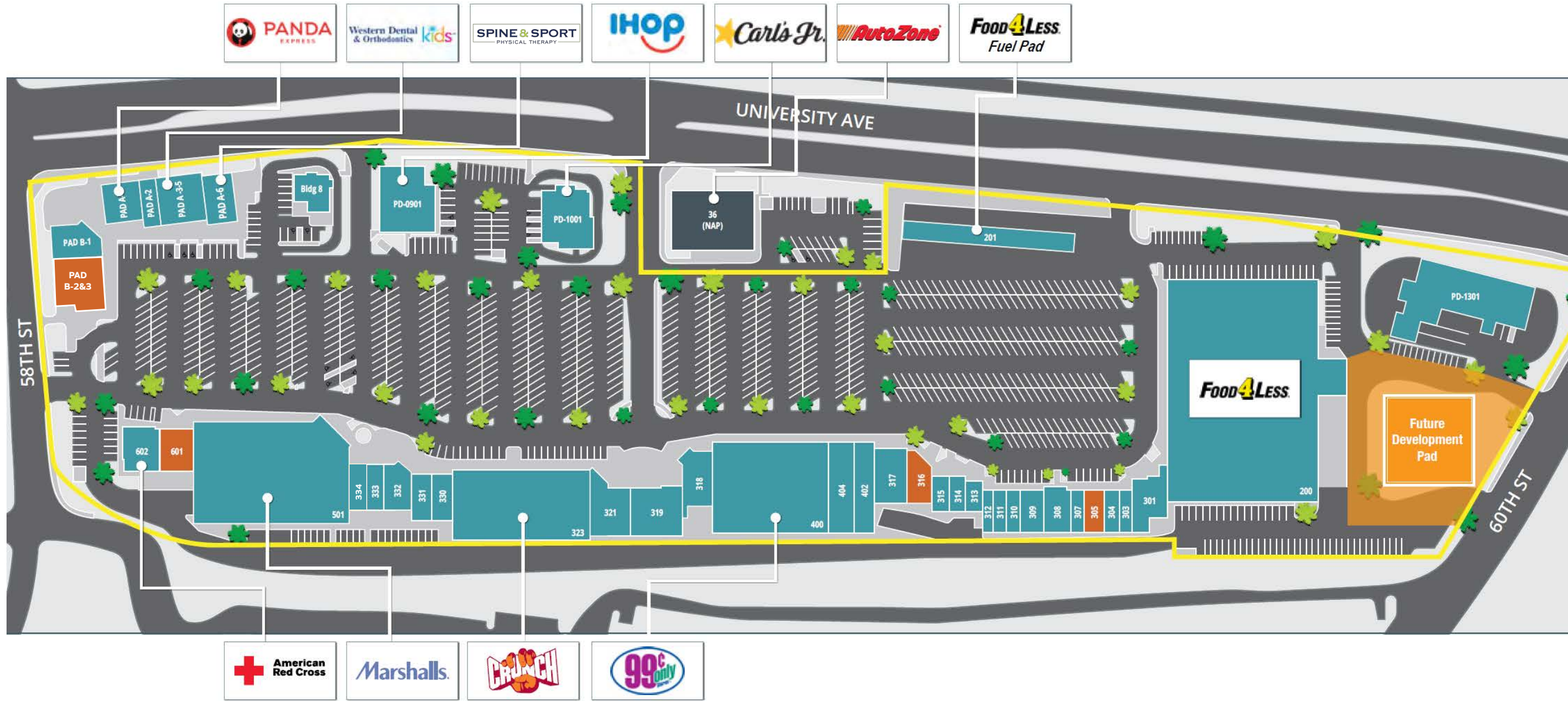


San Diego
East
Mid-City
Aerial

5801-5895 University Ave, San Diego, CA

Site Plan.

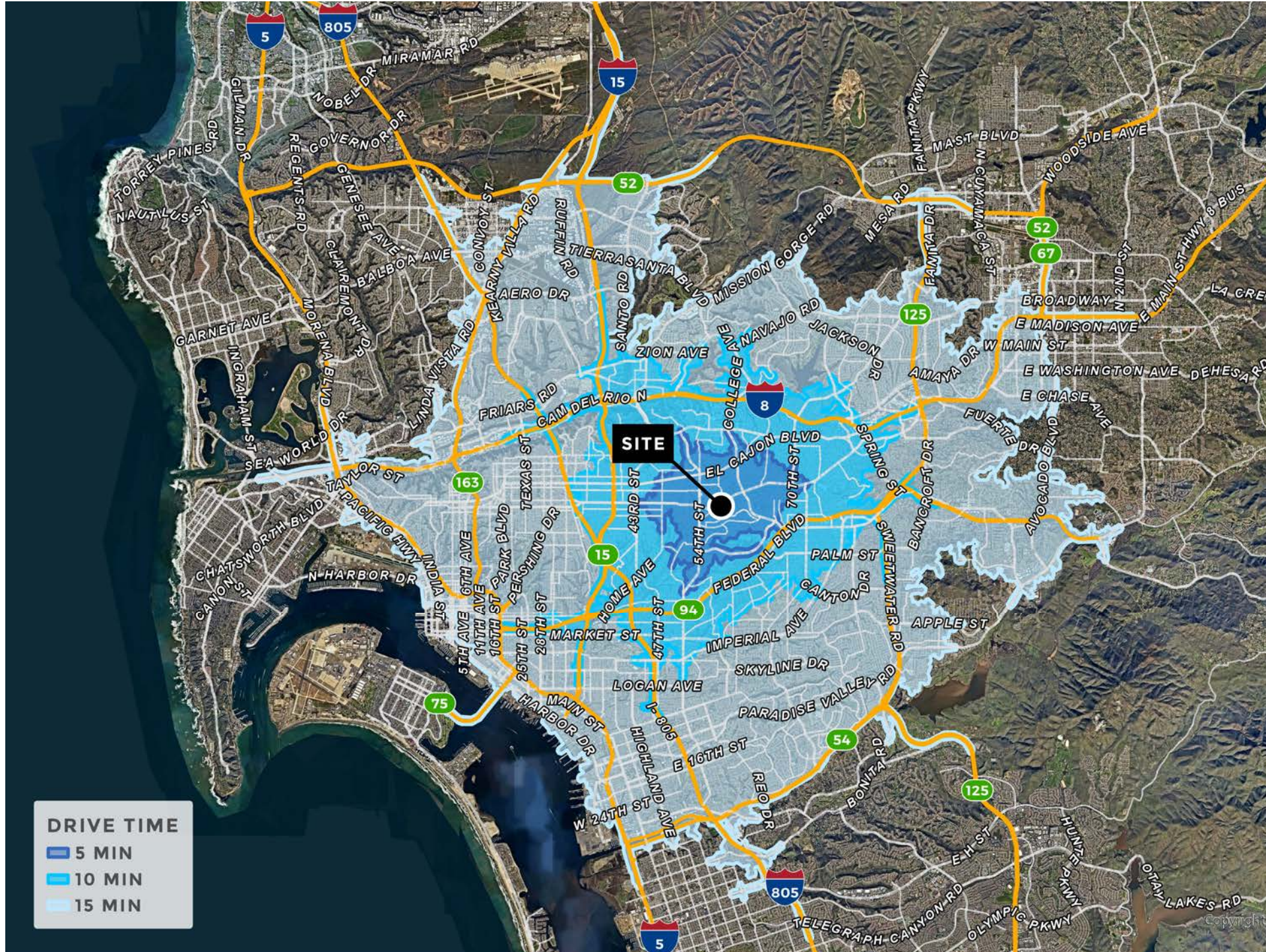
Tenant Roster



SUITE	TENANT	SF
200	Food 4 Less	53,000
201	Food 4 Less Fuel	5,045
301	University Laundryland	2,935
303	Cricket Wireless	1,400
304	Wellness Rx Pharmacy	800
305	AVAILABLE	1,650
307-308	La Michoacana Plus	2,475
309	University Square Dental	1,100
310	Image Factory	900
311	Smokey Jay	1,300
312	Fred Loya Insurance	1,100
313	Crystal Nails	700
314	Fruteria La Buga	900
315	Zappy Pizza	1,125
316	AVAILABLE	1,660
317,402,404	Fresenius Kidney Care	9,732
318-319	Jasmine Beauty	3,968
321	CDC Beauty Supply & Wigs	4,365
323-330	Crunch Fitness	19,886

SUITE	TENANT	SF
331	Cali Wear	1,320
332	Sam's Barber Shop	900
333	Gualbertos Taco Shop	900
334	Pet Stuff	1,200
400	99 Cent Only Stores	18,404
501	Marshalls	25,600
601	AVAILABLE	1,200
602	American Red Cross (WIC)	3,960
Bldg 8	Tacqueria Al Gusto	2,200
PADA-1	Panda Express	2,076
PADA-2	Ding Tea	1,200
PADA-3-5	Western Dental	3,312
PADA-6	Spine & Sport	2,500
PADAB-1	Lee's Sandwiches	2,120
PADAB2&3	AVAILABLE	3,940
PD-0901	IHOP	4,800
PD-1001	Carl's Jr.	2,912
PD1301	Genie Car Wash	6,530

Area Demographics.

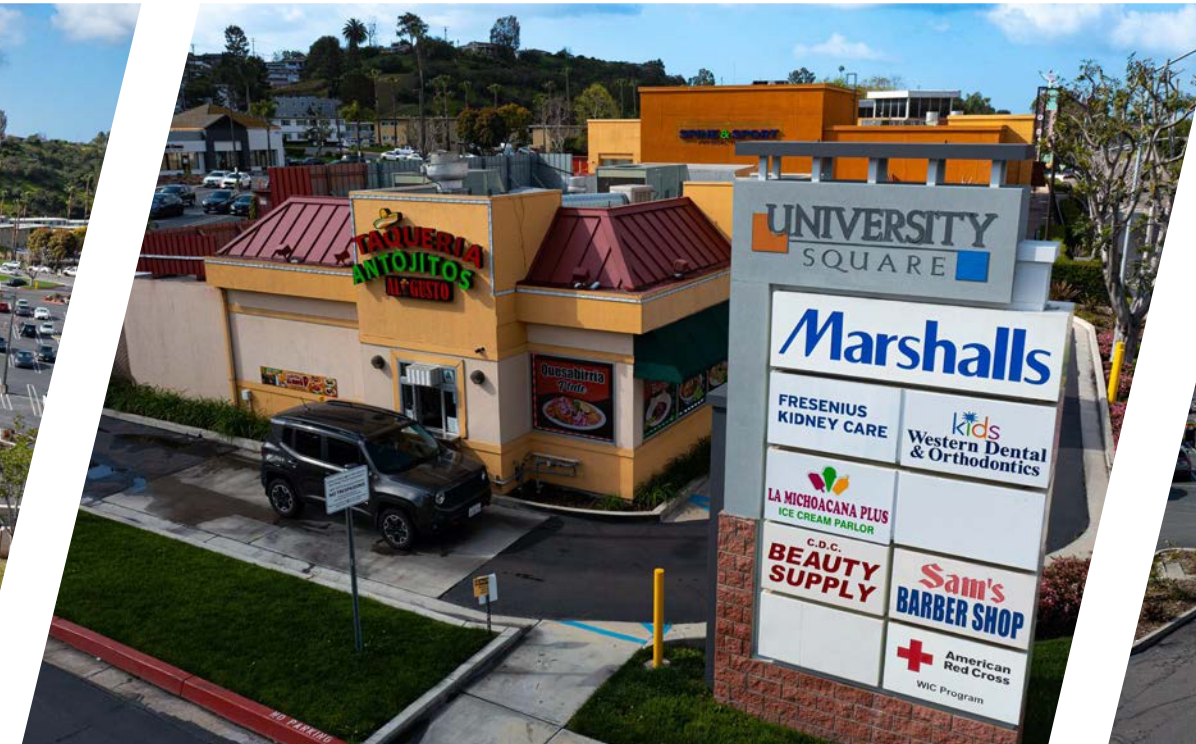


	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	57,691	228,839	855,495
Average Household Income	\$79,890	\$89,169	\$104,470
Total Households	19,825	81,339	319,057
Daytime Population	42,381	200,144	887,400
Median Age	32.4	32.5	34.7

2.6M	96%	6.69	Analytics
annual visits to the center, making University Square one of the busiest centers in Mid City	Center ranks in the top 96% of neighborhood center/trips nationwide	trips from the average shopper at the center, solidifying its place as a neighborhood destination	mobile data shows consistent traffic at the center throughout the day

Property Highlights.

- Dominant retail shopping center in Mid-City
- Dense trade area with access to surrounding residential population
- Well-connected to SDSU's growing campus and student body
- Highly trafficked corridor: University Ave – 25,479 CPD & College Ave - 30,881 CPD
- Abundant surface parking available



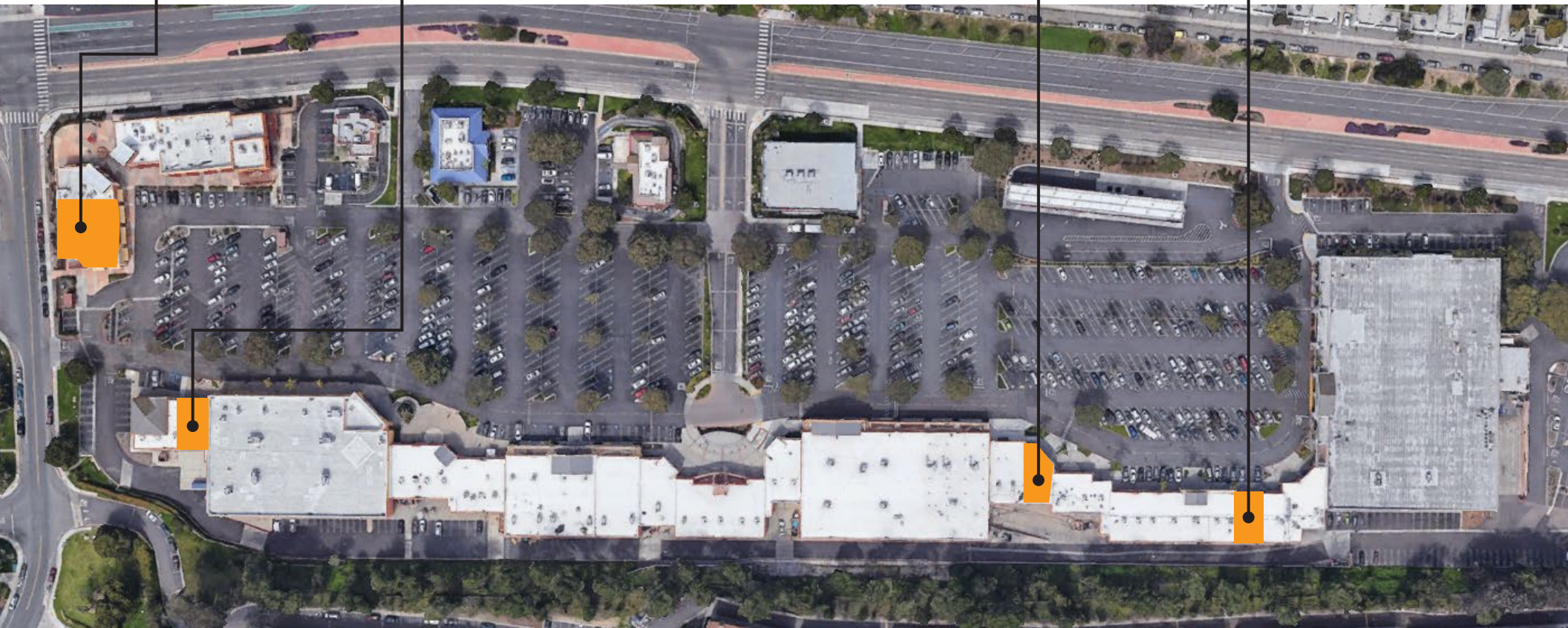
Availability.

Pad AB 2&3
3,940 sf

Suite 601
1,200 sf

Suite 316
1,660 sf

Suite 305
1,650 sf



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