

UNIVERSITY SQUARE

5801 UNIVERSITY AVENUE

San Diego, CA 92115

- 200,000 sq ft power center located in the bullseye of San Diego
- National traffic driving retailers Marshalls, Food 4 Less & Crunch Fitness
- Combined traffic counts of 49,000 CPD at University Ave & 58th Street



PROPERTY OVERVIEW

CATEGORY	DETAIL
Address	5801–5985 University Avenue, San Diego, CA 92115
Zoning	CC (Community Commercial)
Total Building Size	±200,000 SF
Lot Area	±20 Acres (871,200 SF)
Year Renovated	2024
Occupancy	90%+
Retail Type	Grocery-Anchored Power Center
Anchor Tenants	Marshalls, Food 4 Less, Dollar Tree, Crunch Fitness
Traffic Counts	25,479 CPD on University Ave; 30,881 CPD on College Ave
Annual Visits	3.2 million (Placer.ai)
Distance to SDSU	2 Miles (39,000 students enrolled)



PROPERTY HIGHLIGHTS



PREMIER LOCATION IN DENSE SAN DIEGO MARKET

One of the densest trade areas in Southern California boasting a population density of 259,000 in a 3-mile radius and 605,000 in a 5-mile radius.



STRONG PERFORMING SUB-MARKET

The Mid-City San Diego market vacancy rate is currently 3.21% and has been below 4.0% for the last 10 years proving strong consumer demand.



RECENT CAPITAL IMPROVEMENTS (2024)

Approximately \$2 million in upgrades—including exterior repainting, refreshed landscaping, and other enhancements—have improved curb appeal and extended asset longevity, positioning the center for long-term value and tenant retention.



MULTIPLE LEASING OPPORTUNITIES

Flexible suite sizes and strong co-tenancy create ideal conditions for a wide range of retailers—from restaurants and services to specialty and neighborhood retail.



ABUNDANT SURFACE PARKING

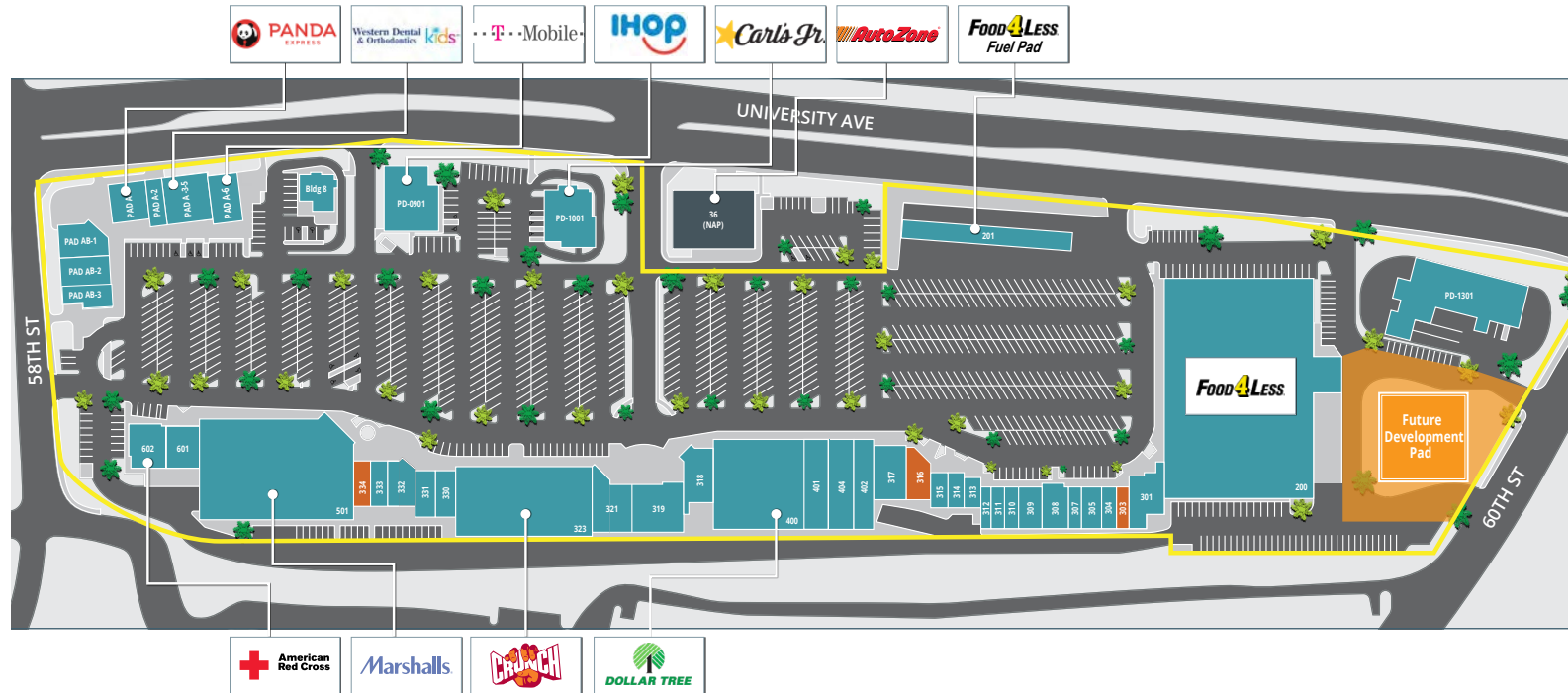
Generous parking ratio supports convenience-focused retail, quick turnover, and high customer satisfaction.





PROPERTY OVERVIEW

SITE PLAN



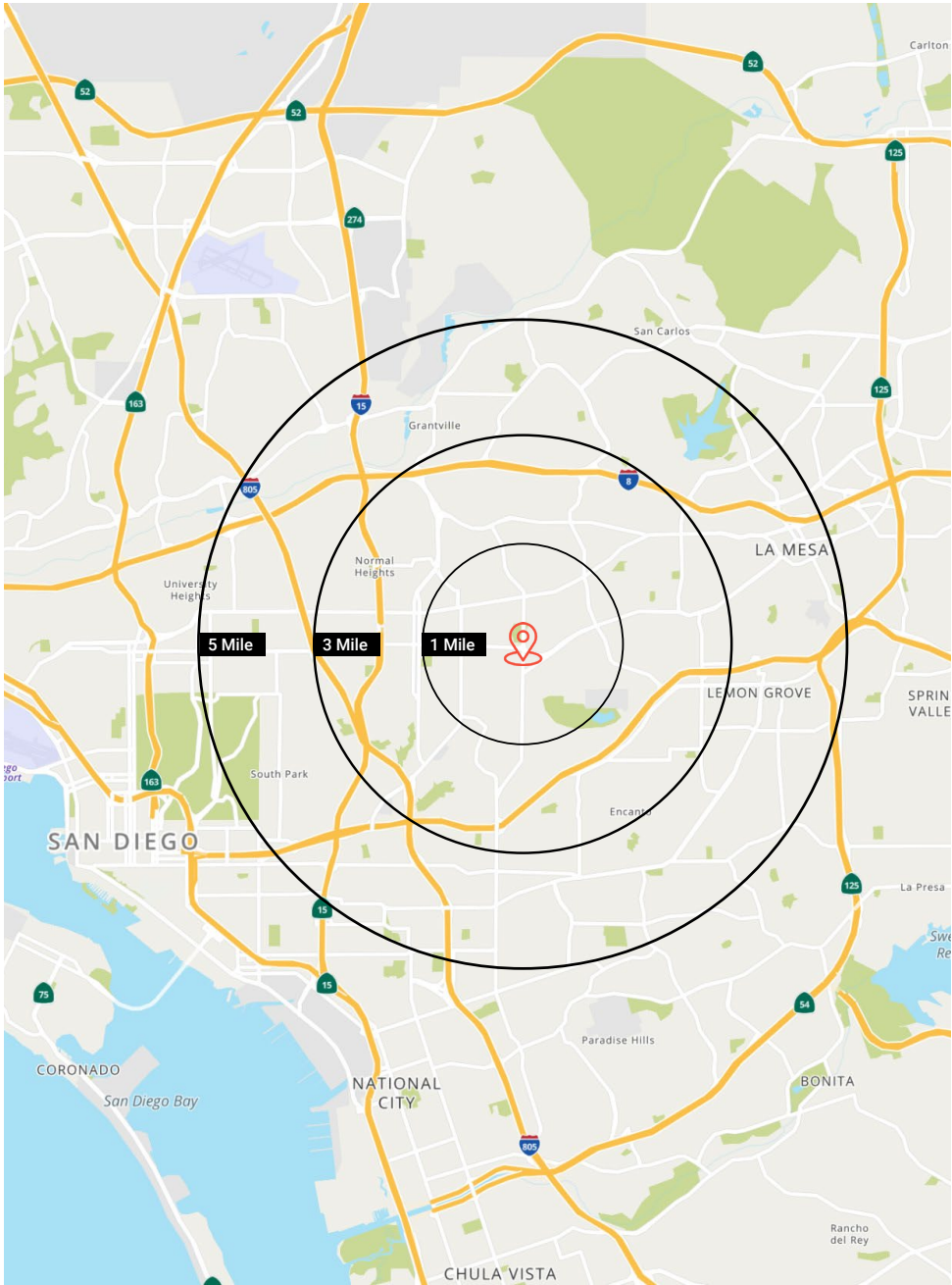
Suite	Tenant	SF
200	Food 4 Less	53,000
201	Food 4 Less Fuel	5,045
301	University Laundryland	2,935
303	AVAILABLE	1,400
304	Wellness Rx Pharmacy	800
305	CDC Beauty Supply	1,650
307-308	La Michoacana Plus	2,475
309	University Square Dental	1,100
310	Image Factory	900
311	Smokey Jay	1,300
312	Fred Loya 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	Shoe Palace	4,365
323-330	Crunch Fitness	19,886
331	Cali Wear	1,320
332	Sam's Barber Shop	900
333	Gualbertos Taco Shop	900
334	AVAILABLE	1,200
400	Dollar Tree	18,404
501	Marshall's	25,600

601	UPS Store	1,200
602	American Red Cross (WIC)	3,960
Bldg 8	Pollo Campero	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	Pha Khao Lao Cuisine	3,940
PADAB3	Taqueria Al Gusto	1,465
PD-0901	IHOP	4,800
PD-1001	Carl's Jr.	2,912
PD1301	Genie Car Wash	6,530

MARKET DEMOGRAPHICS

CATEGORY	1 MILE	3 MILE	5 MILE
2024 Population	29,052	233,246	575,477
Median Age	34.6	35.4	36.5
College Degree+	32%	28%	32%
Daytime Employees	7,573	58,974	174,893
Avg Household Income	\$79,352	\$89,339	\$96,930
Average Home Value	\$682K	\$685K	\$682K



UNIVERSITY SQUARE

5801 UNIVERSITY
AVENUE

San Diego, CA 92115

For Leasing Inquiries—Contact Us:

Matt Moser

Principal | Retail Insite

License # 01772051

E: mmoser@retailinsite.net

P: 858.523.2096

Jack Avarello

Retail Partner | Retail Insite

License #02081489

E: javarello@retailinsite.net

P: 858.257.3484

SPACE
INVESTMENT PARTNERS