

# FOR LEASE

4451-55 & 4459-65 UNIVERSITY AVE, SAN DIEGO, CA 92105

- 7,080 SF RETAIL CENTER IN CITY HEIGHTS
- DIRECTLY ADJACENT TO EL SUPER ANCHORED CENTER
- HIGHLY VISIBLE AT SIGNALIZED INTERSECTION

FULLY LEASED!



*For more information about this property, please contact:*

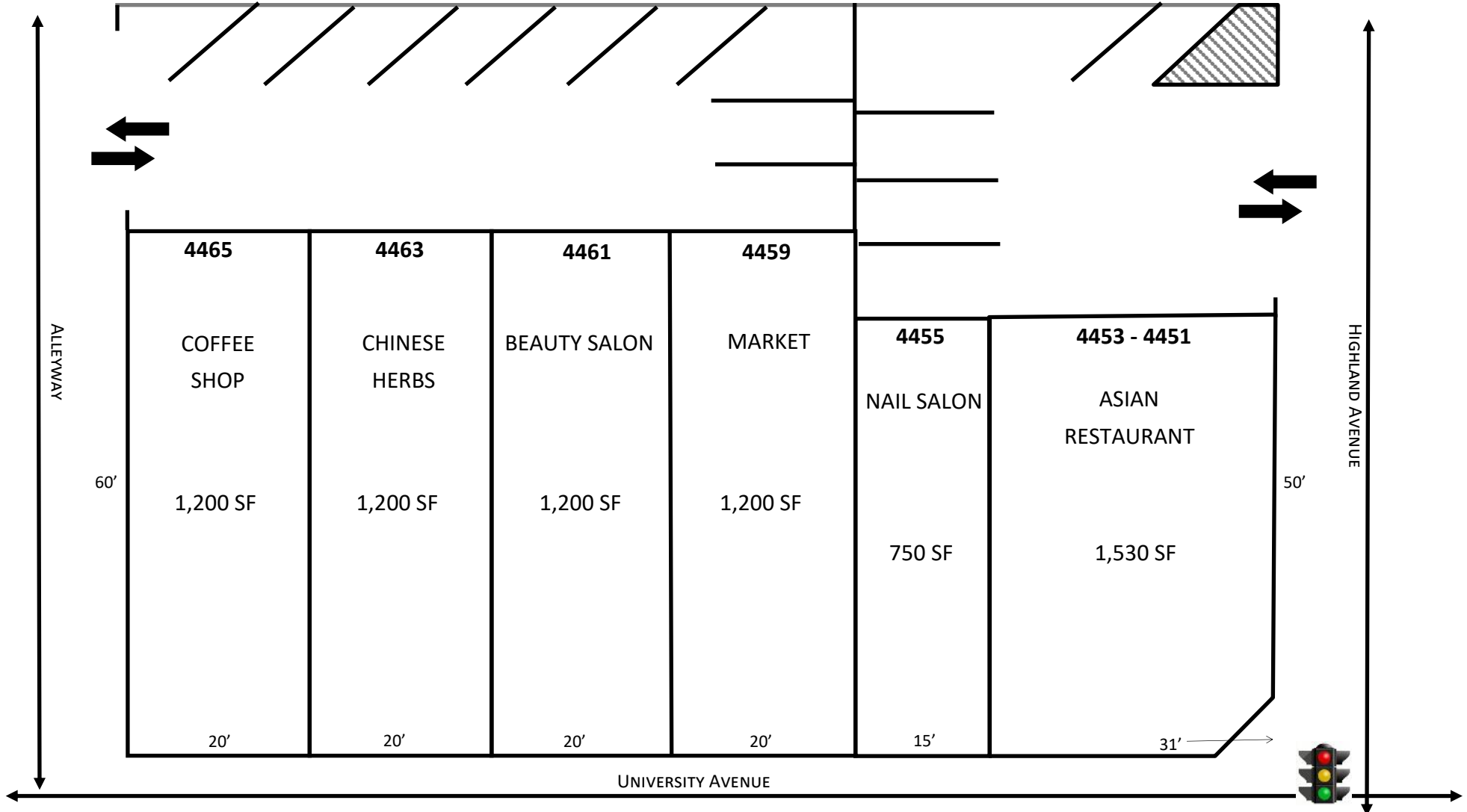
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COMMERCIAL  
BROKERAGE • INVESTMENT • DEVELOPMENT

# FLOOR PLAN

4453



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# AERIAL



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# AERIAL

## DEMOGRAPHICS

### Population:

- 1 Mile: 64,127
- 3 Miles: 257,722
- 5 Miles: 642,359

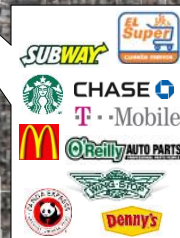
### Average HH Income:

- 1 Mile: \$42,649
- 3 Miles: \$59,018
- 5 Miles: \$65,036

### Traffic Counts:

- Over 20,000 ADT (2012)

**SITE**

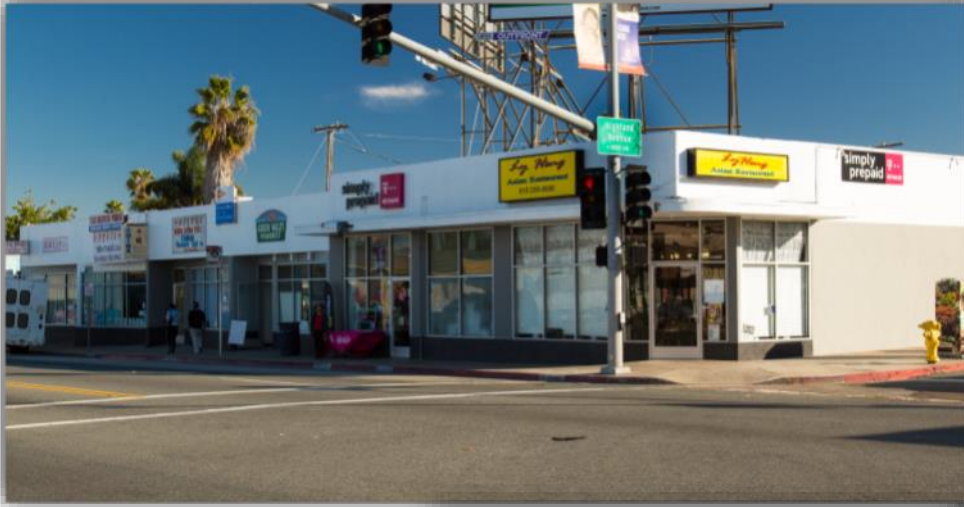


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# PROPERTY PHOTOS



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