

Available:

Space 1: Approx. 600 SF

Space 2: Approx. 600 SF

Highlights:

- Great Exposure along the Busy University Avenue
- Across from the Burlington Coat Factory and Northgate Market
- Densely populated trade area – over 43,487 people within 1 mile radius



COMMERCIAL
BROKERAGE · INVESTMENT · DEVELOPMENT



For
Lease

**5450 University Ave,
San Diego, CA 92105**

**Retail/Office Suites
In the Heart of City Heights**

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Interior Photo

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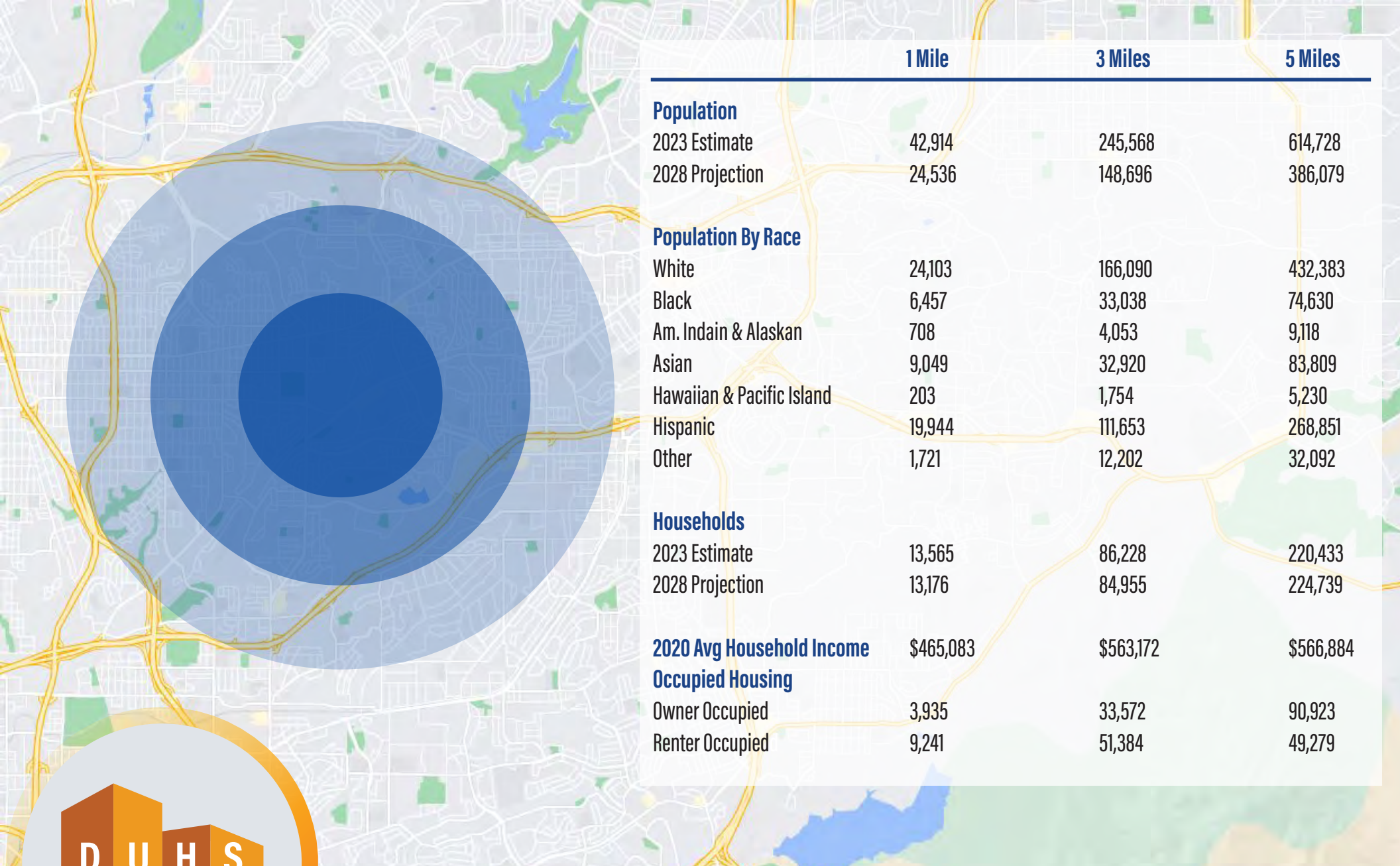
Aerial Page

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	1 Mile	3 Miles	5 Miles
Population			
2023 Estimate	42,914	245,568	614,728
2028 Projection	24,536	148,696	386,079
Population By Race			
White	24,103	166,090	432,383
Black	6,457	33,038	74,630
Am. Indian & Alaskan	708	4,053	9,118
Asian	9,049	32,920	83,809
Hawaiian & Pacific Island	203	1,754	5,230
Hispanic	19,944	111,653	268,851
Other	1,721	12,202	32,092
Households			
2023 Estimate	13,565	86,228	220,433
2028 Projection	13,176	84,955	224,739
2020 Avg Household Income			
	\$465,083	\$563,172	\$566,884
Occupied Housing			
Owner Occupied	3,935	33,572	90,923
Renter Occupied	9,241	51,384	49,279



Demographic

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