FOR LEASE: +/- 1,800 SF COLLEGE AREA RETAIL SPACE



6124 University Avenue, San Diego, CA 92115 **619.442.9200**

PROPERTY HIGHLIGHTS

- Great Street Visibility
- Front & Rear Parking Lot
- Building & Monument
 Signage Available
- Easy Freeway Access to I-8 & 94 FWY



ERIK EGELKO

Senior Vice President

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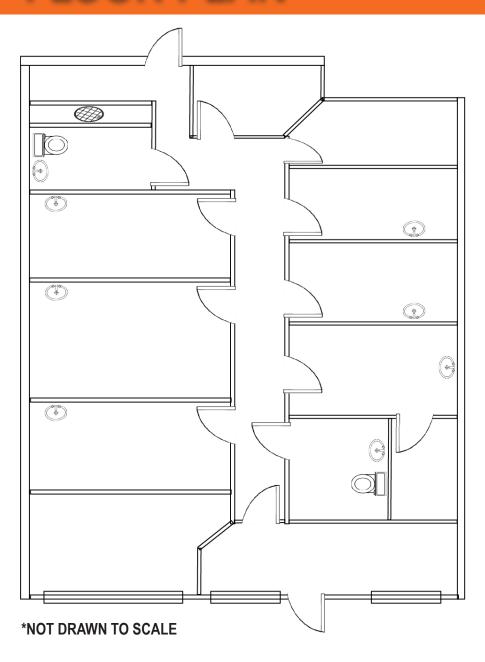
MAX REYNOLDS

Senior Advisor

DRE # 02046689
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FOR LEASE: +/- 1,800 SF COLLEGE AREA RETAIL SPACE FLOOR PLAN



PROPERTY HIGHLIGHTS

- +/- 1,800 SF
- \$2,520/month + utilities
 - Former Massage Spa
- 8 Rooms (6 with sinks)
 - 2 Restrooms
 - 1 Shower
 - Reception Area
 - Waiting Area
- Washer/Dryer Hookups

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INTERIOR PHOTOS



Erik Egelko Senior Vice President CA DRE # 01984056

619.442.9200

4455 Murphy Canyon Road Suite 200 San Diego, CA 92123 Max Reynolds Senior Advisor CA DRE # 02046689

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DEMOGRAPHICS



2020 TOTAL POPULATION

28,946 (1 MILE) 238,704 (3 MILE) 604,168 (5 MILE)



MEDIAN AGE 35.60



POPULATION GROWTH

+2.43% (1 MILE) +1.6% (3 MILE) +2.05% (5 MILE) YR 2020-2025



AVERAGE FAMILY SIZE

2.70



HOUSEHOLDS 10,472 YR 2020



MEDIAN HOME VALUE

\$463,223 (1 MILE) \$489,709 (3 MILE) \$498,591 (5 MILE)



HOUSEHOLD INCOME

\$63,422

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