

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



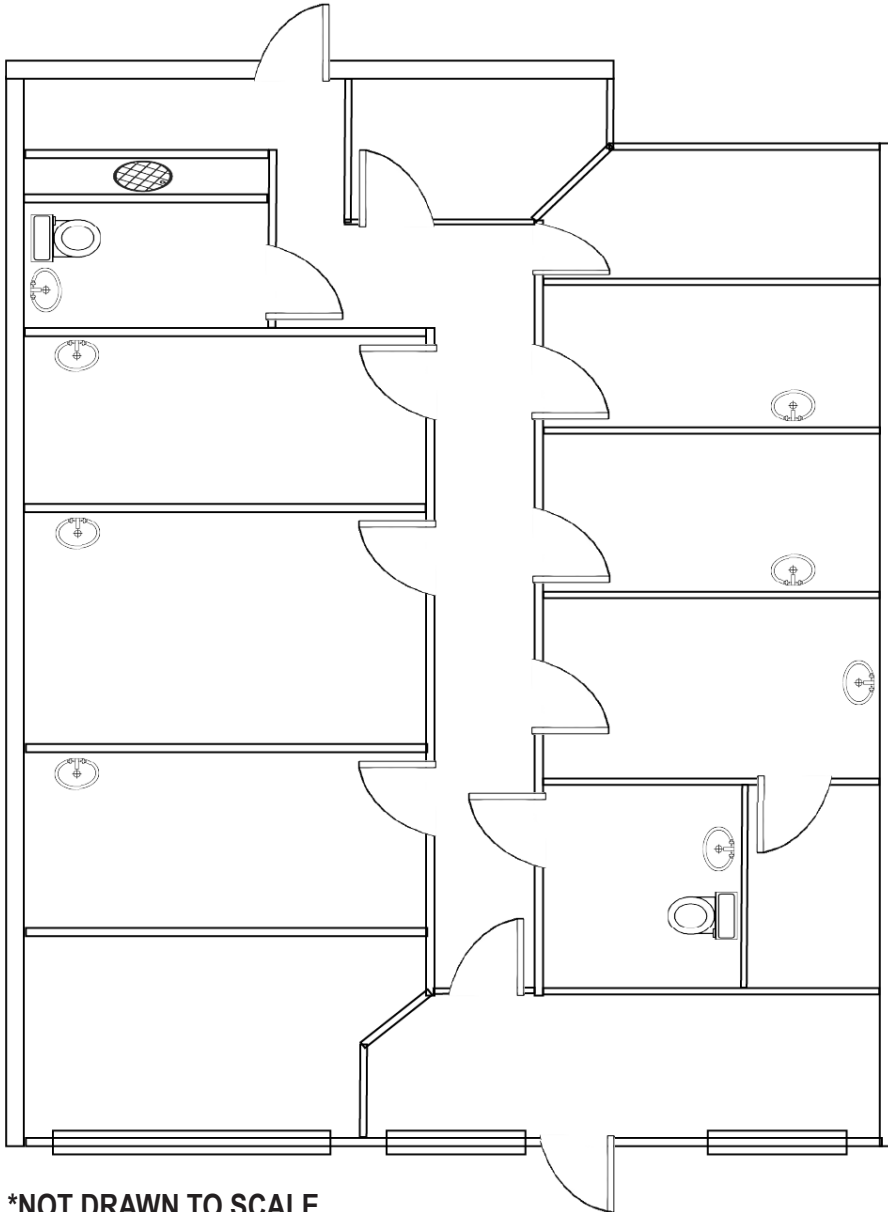
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FLOOR PLAN



*NOT DRAWN TO SCALE

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
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4455 Murphy Canyon Road
Suite 200 San Diego, CA 92123

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DEMOGRAPHICS



2020 TOTAL POPULATION

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



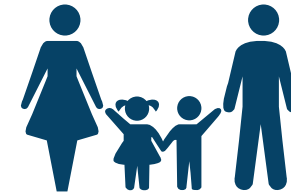
MEDIAN AGE

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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