

FOR LEASE

5201-5259 LINDA VISTA RD, SAN DIEGO, CA 92110



EXCLUSIVELY LISTED BY

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SVN® VANGUARD COMMERCIAL REAL ESTATE ADVISORS

4455 Murphy Canyon Rd
San Diego, CA 92123

svnvanguardsd.com

PROPERTY SUMMARY

Located at 5201 Linda Vista Rd, San Diego, this property enjoys exceptional street visibility with approximately 35,000 cars passing daily, according to SANDAG. The site offers flexible retail or office configurations, complemented by convenient on-site parking for both tenants and visitors. Strategically situated just one mile from the University of San Diego, the location is surrounded by a dense student housing population, creating consistent foot traffic and a strong customer base for service-oriented or retail businesses.

Additionally, the property offers immediate access to San Diego's primary freeway network—less than five minutes from both Interstate 5 and Interstate 8. This central location ensures convenient connectivity to Downtown San Diego, Mission Valley, and coastal neighborhoods, making it easily accessible for commuters and customers throughout the region.

For more details and leasing options, contact advisor.

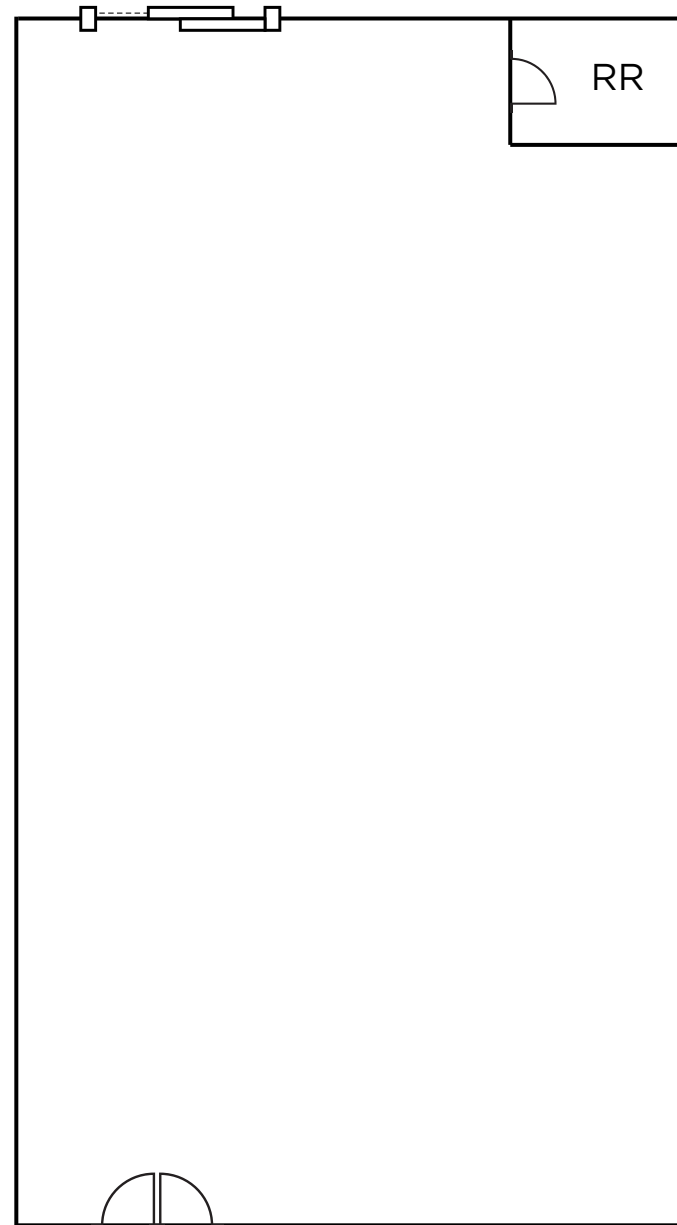
PROPERTY DETAILS

LEASE RATE	\$3.25/SF + NNN	LOCATION	San Diego, CA
SPACE SIZE	1,300 SF	PROPERTY TYPE	Retail

LEASE SUMMARY

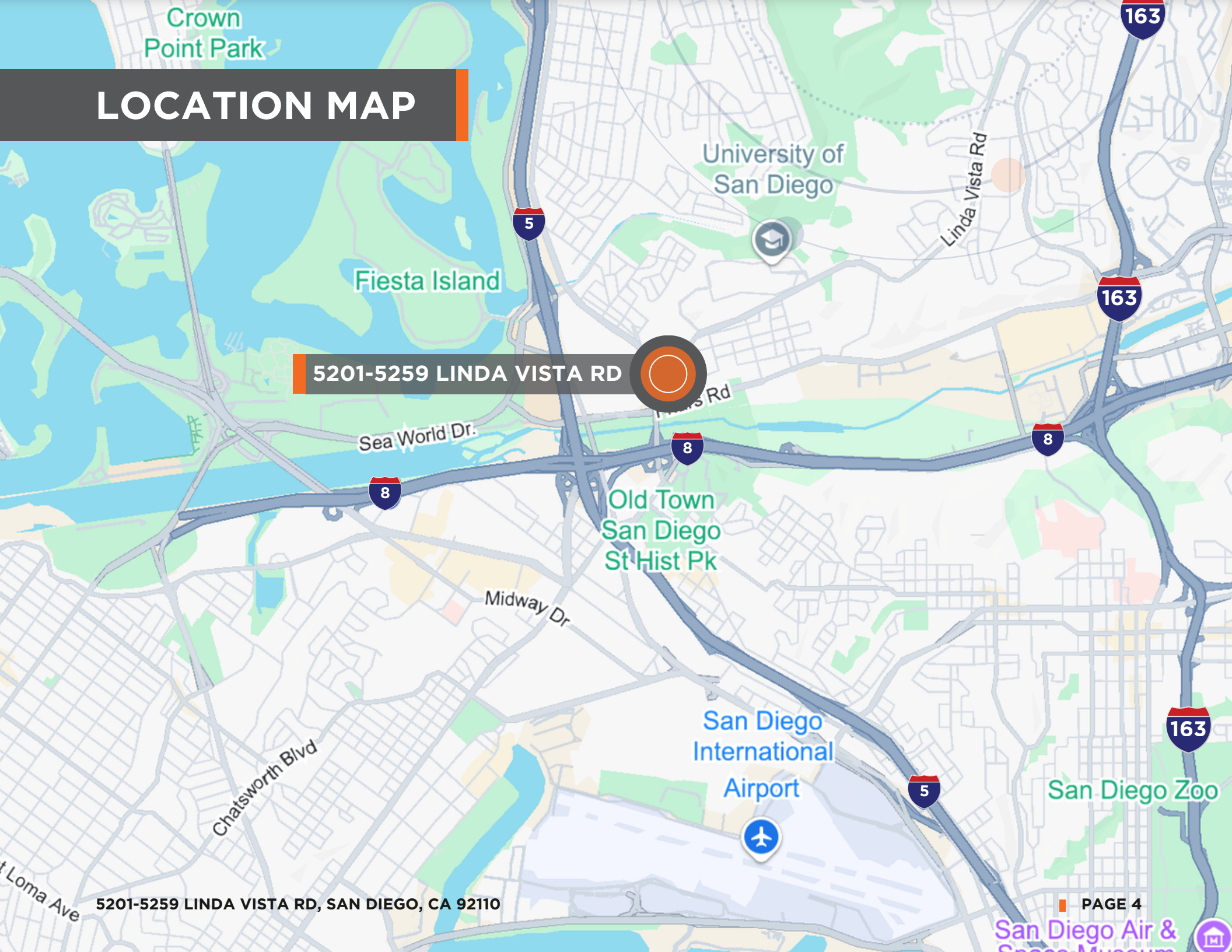
SPACE AVAILABLE

LEASE RATE	\$3.25/SF + NNN
SPACE SIZE	1,300 SF
SPACE CONDITION	Delivered in shell condition (<i>Build to Suite</i>)



ENTRANCE

LOCATION MAP



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DEMOGRAPHICS

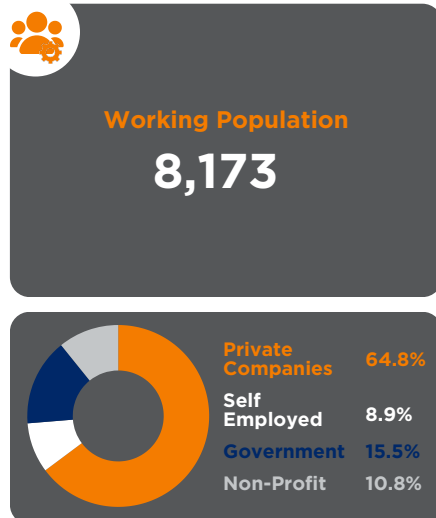
LINDA VISTA NEIGHBORHOOD

The property is supported by a growing Linda Vista trade area with **15,420 residents within one mile**. The surrounding area includes **10,033 households**, an **average household income of \$113,171**, and **8,173 daytime employees**, supporting demand for housing, retail, restaurant, service, and neighborhood-serving commercial uses. With projected population and household growth through 2030, the property is positioned to benefit from continued local market expansion.

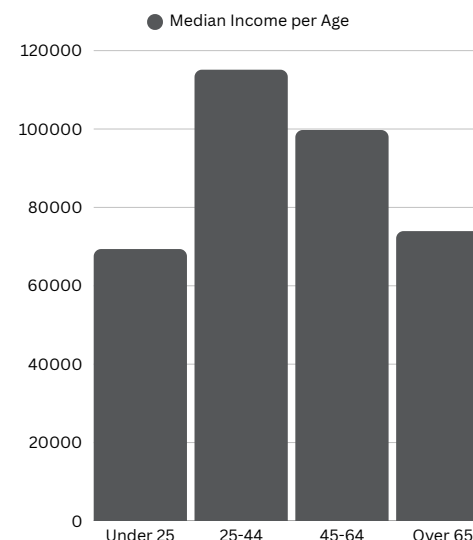
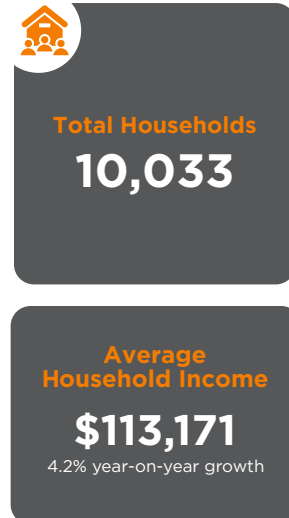
POPULATION



EMPLOYMENT



HOUSEHOLDS & INCOME



Source: [Point2Homes](#)

DISCLAIMER

The information provided has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation regarding its accuracy or completeness. It is the responsibility of the recipient to independently verify all information. Any projections, opinions, assumptions, or estimates are provided for illustrative purposes only and do not represent the current or future performance of the property. The value and suitability of this transaction depend on tax, zoning, property condition, and other factors that should be evaluated by your tax, financial, legal, and other professional advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, its suitability for your needs.

No representation or recommendation is made by SVN® Vanguard regarding the legal sufficiency or tax consequences of this document or the transaction to which it relates. These matters should be reviewed with your attorney and/or other professional advisors. In any real estate transaction, it is recommended that you consult with qualified professionals, including attorneys, accountants, civil engineers, property inspectors, and other advisors experienced in evaluating real estate transactions and the legal documents prepared in connection therewith.

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