

500-502

UNIVERSITY AVENUE

SAN DIEGO, CALIFORNIA 92103

AVAILABLE FOR LEASE

**±1,575 SF & ±1,868 SF
GROUND FLOOR RETAIL SPACE**



Voit

REAL ESTATE SERVICES

SPENCER KERRIGAN

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\$4.25/SF

LEASE RATE



±1,575 SF

SUITE 500
AVAILABILITY

±1,835 SF

SUITE 501
AVAILABILITY

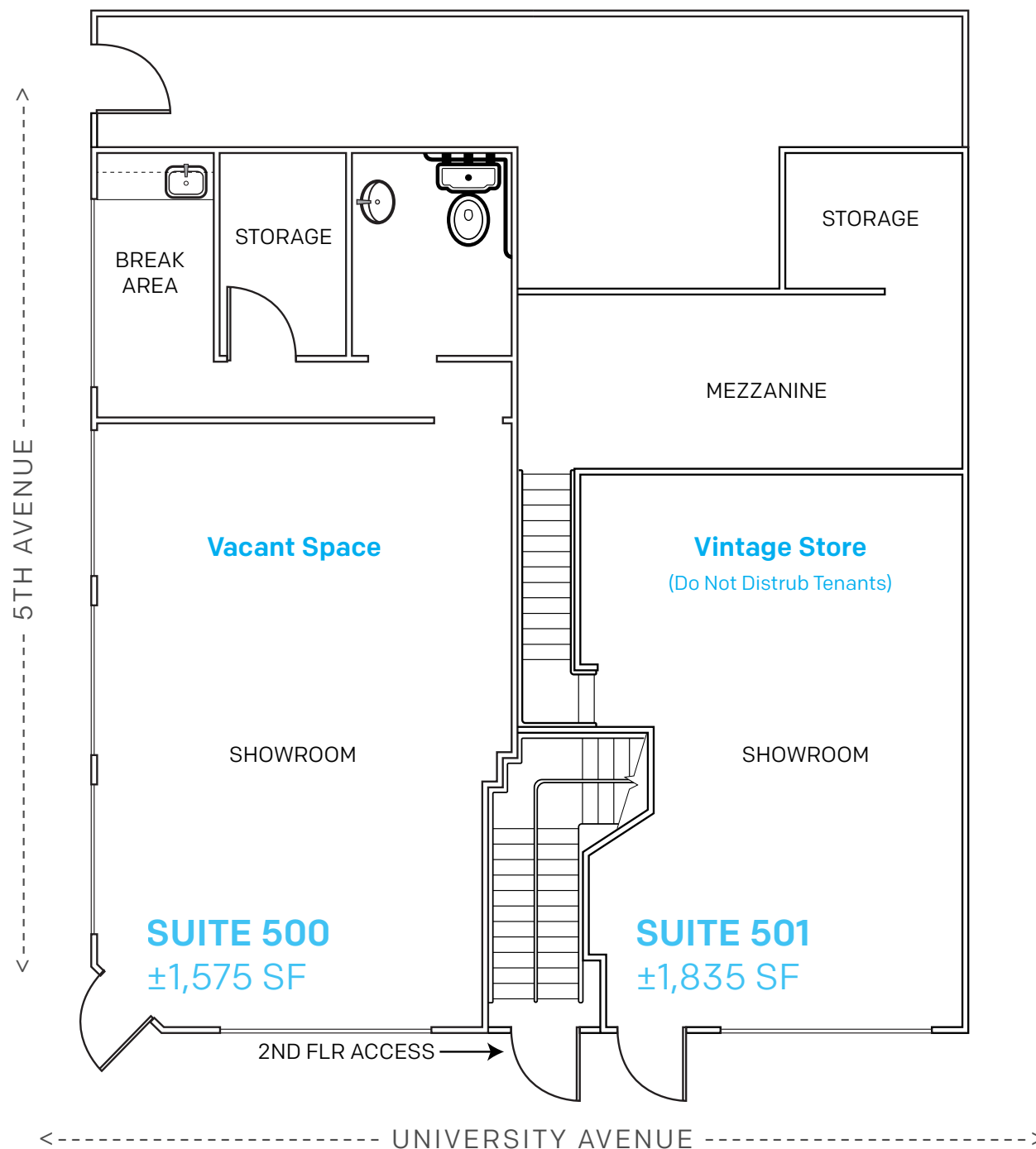
*Spaces can be combined for a total of 3,450 SF

PROPERTY HIGHLIGHTS

- Located on the corner of University & 5th Avenue within blocks of over 900 newly constructed apartments
- High ceilings and molding throughout
- Ground floor suite(s) inside the most recognized building in the heart of Hillcrest
- Close proximity to the following:
San Diego Zoo, Balboa Park, Naval Medical Center, Scripps Mercy Hospital, San Diego International Airport

FLOOR PLAN

(Not to Scale; Reference Purposes Only)



DEMOGRAPHICS (1, 3, 5 MILE RADIUS)



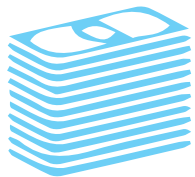
1 MI. **29,209**
3 MI. **240,804**
5 MI. **531,125**

POPULATION



1 MI. **58%**
3 MI. **48%**
5 MI. **41%**

BACHELOR'S DEGREE OR HIGHER



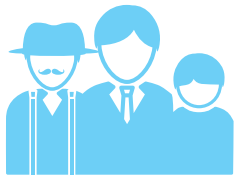
1 MI. **\$112,942**
3 MI. **\$107,232**
5 MI. **\$104,481**

AVERAGE HOUSEHOLD INCOME



1 MI. **\$844,699**
3 MI. **\$796,788**
5 MI. **\$789,785**

MEDIAN HOME VALUE



1 MI. **41.7 YRS**
3 MI. **38.0 YRS**
5 MI. **36.9 YRS**

MEDIAN AGE (YEARS)



1 MI. **17,01**
3 MI. **118,927**
5 MI. **222,104**

NUMBER OF HOUSEHOLDS



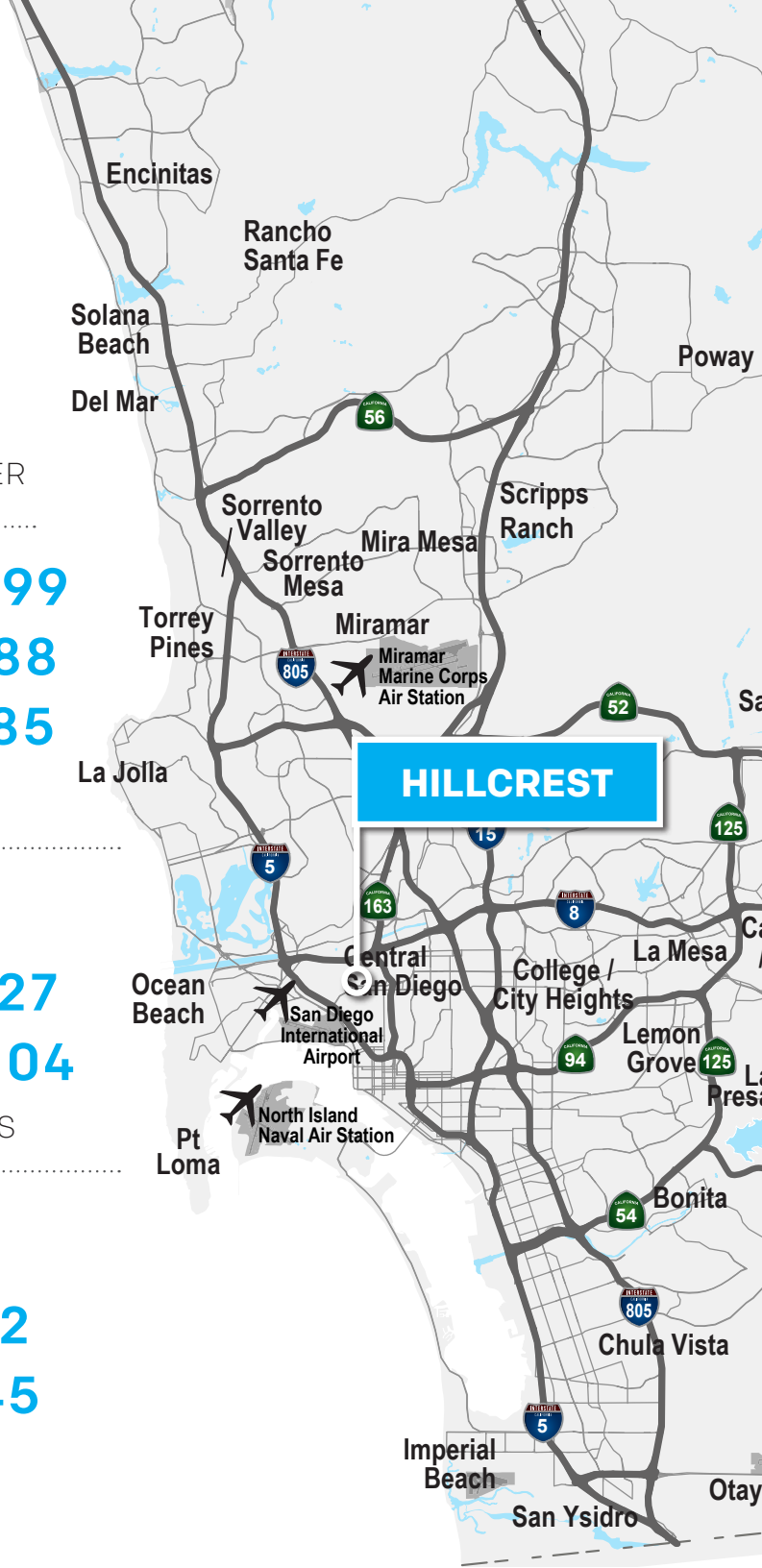
1 MI. **5,885**
3 MI. **28,260**
5 MI. **47,455**

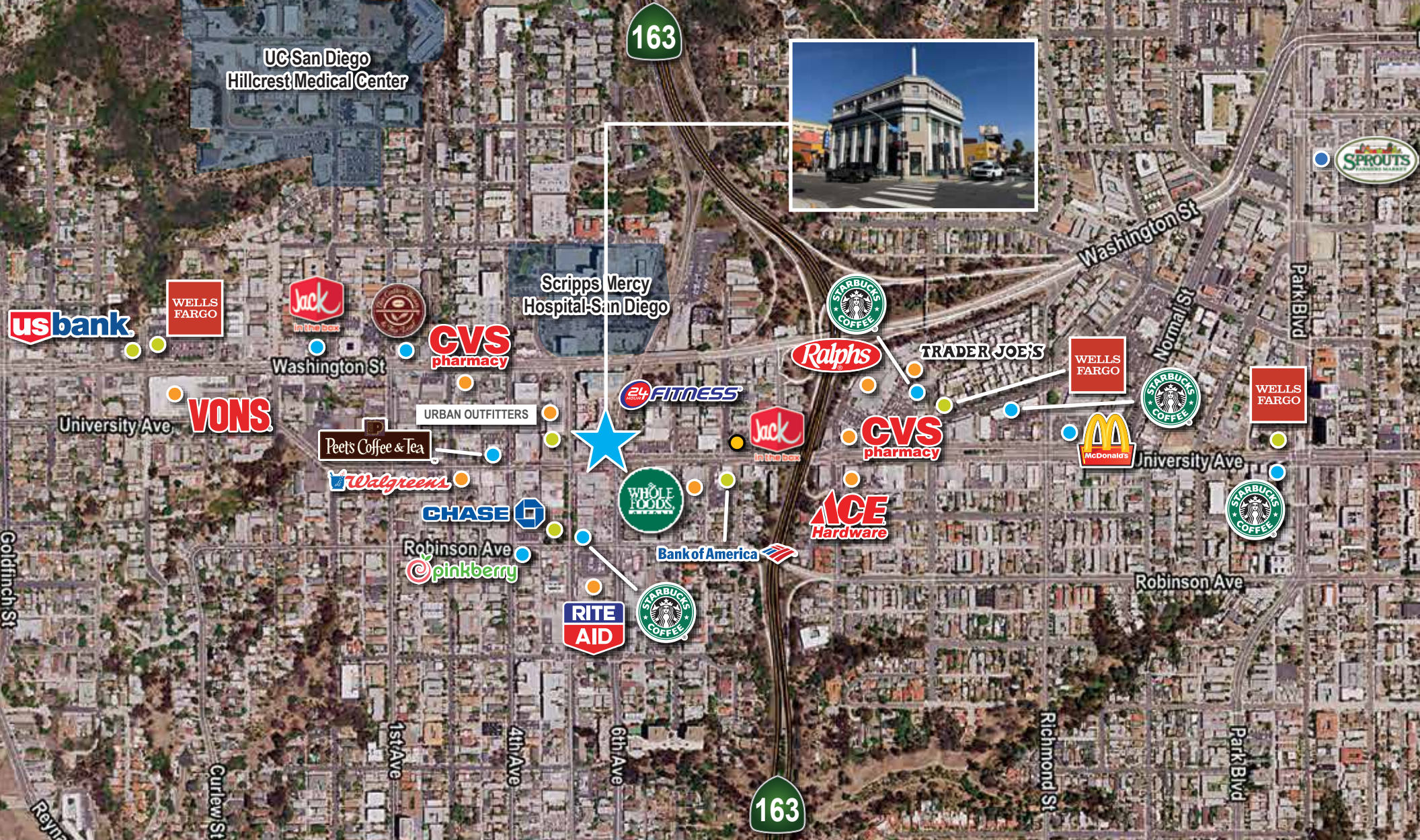
TOTAL BUSINESSES



1 MI. **34,216**
3 MI. **227,802**
5 MI. **424,545**

DAYTIME EMPLOYEES





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