



OFFICE SUITES FOR LEASE



5425-5435 LINDA VISTA RD

Two Suites — ±850 SF & ±750 SF | \$1,800/Mo Each · Modified Gross

Across from USD · San Diego, CA 92110

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THE PROPERTY & THE AREA

5425–5435 Linda Vista Rd is a two-story mixed-use building on the Linda Vista Road corridor, directly across from the University of San Diego. The ground floor is anchored by long-standing neighborhood retail — coin laundry, smoke shop, print shop, and professional services — generating steady daily foot traffic, while the second floor offers walk-up office suites overlooking the corridor.

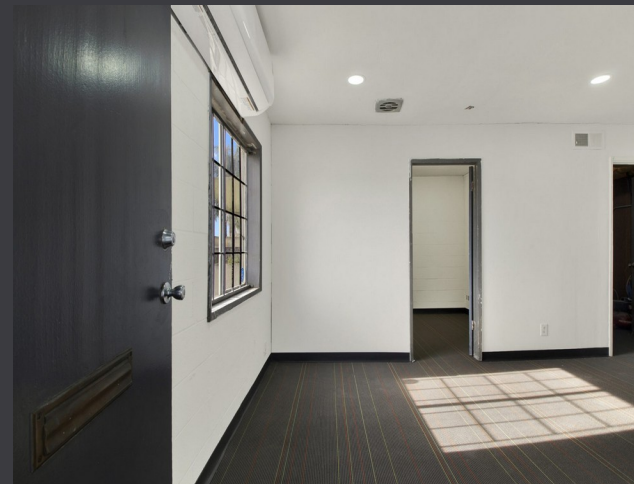
Two second-floor suites of ± 850 SF and ± 750 SF are available at \$1,800 per month each on a modified gross lease. Both feature fresh paint, recessed lighting, large view windows toward the USD hillside, and a mix of open work area and private rooms. Tenants benefit from pylon signage on Linda Vista Road and parking in the rear lot.

The location puts a tenant minutes from everything west-central San Diego offers: USD's 9,000-person campus community across the street, Fashion Valley and the Mission Valley employment core via I-8, Old Town, and the airport — all within a 10-minute drive.



OFFERED AT	\$1,800 / Mo Each · MG
SUITE A	± 850 SF (\$2.12/SF)
SUITE B	± 750 SF (\$2.40/SF)
FLOOR	Second — Walk-Up
SIGNAGE	Pylon on Linda Vista Rd
PARKING	On-Site — In Rear

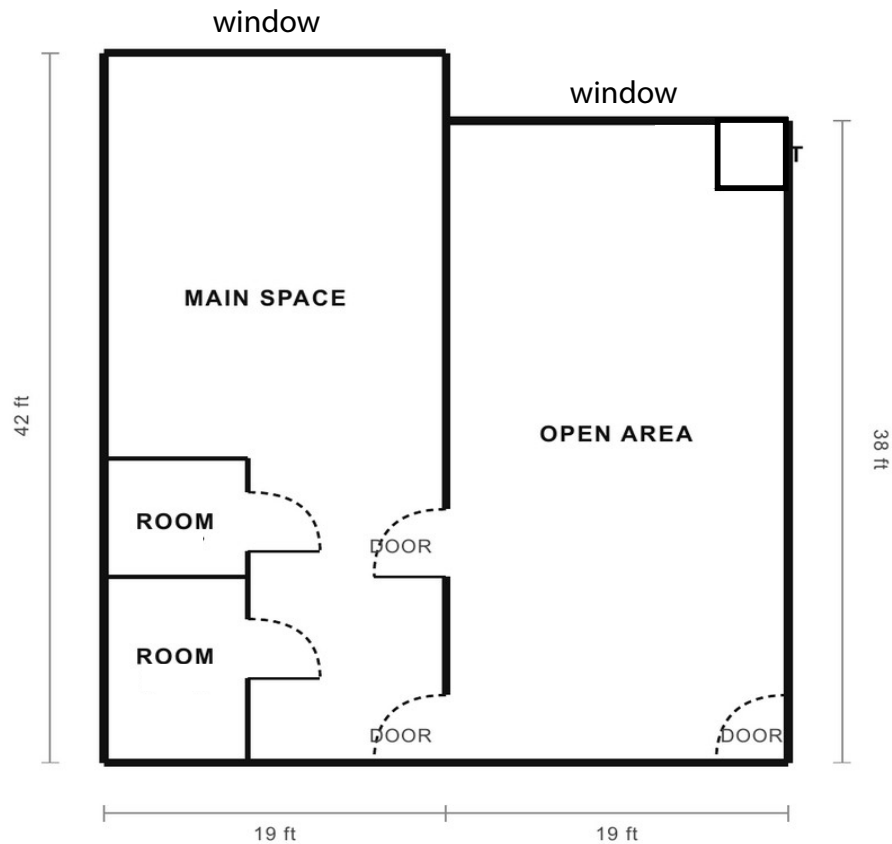
THE SUITES ±850 SF & ±750 SF



SUITE FEATURES

- Open work areas with private rooms
- Fresh paint & recessed lighting
- Large view windows facing USD
- Mini-split A/C
- Private suite entries

FLOOR PLAN & SIGNAGE



FLOOR PLAN

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

Representative suite layout — main open area with two private rooms and closet. Dimensions approximate.



PYLON VISIBILITY ON LINDA VISTA RD

Tenants receive panel placement on the property's pylon sign fronting Linda Vista Road — everyday exposure to corridor traffic and the USD community. A dedicated "AVAILABLE" panel is reserved today for the incoming tenant.



LOCATION **LANDMARKS & DEMAND DRIVERS**

5425–5435 Linda Vista Rd sits directly across from the University of San Diego on the Linda Vista Road corridor — minutes from Fashion Valley, Old Town, and the I-8 / Morena interchange.



UNIVERSITY OF SAN DIEGO **ACROSS THE ST**

9,000+ students plus faculty & staff directly above the corridor



I-8 / MORENA INTERCHANGE **0.8 MI**

Immediate access to I-8, SR-163 and the Mission Valley employment core



SAN DIEGO INTL AIRPORT **2.9 MI**

Under 10 minutes door to terminal



FASHION VALLEY **1.0 MI**

San Diego's premier regional mall — 1.7M SF of retail & dining



OLD TOWN SAN DIEGO **1.7 MI**

Historic district, transit center, and year-round visitor draw



DOWNTOWN SAN DIEGO **4.3 MI**

Central business district via I-5 or Pacific Highway

AREA DEMOGRAPHICS

ZIP 92110 — spanning Linda Vista, Morena, and Old Town — pairs a strong-income residential base with one of the youngest median ages in the city, driven by USD's campus community across the street. For service, professional, education, and wellness tenants, the result is a dense, young, and affluent customer pool with built-in daily traffic from the ground-floor retail below.

±31,000

POPULATION

\$110,790

MEDIAN HH INCOME

\$127,361

AVERAGE HH INCOME

±11,900

HOUSEHOLDS

33.8

MEDIAN AGE

\$53,019

PER CAPITA INCOME

9,000+

USD CAMPUS COMMUNITY

10 MIN

TO AIRPORT & DOWNTOWN

Demographics: ZIP 92110 · U.S. Census Bureau, American Community Survey 2020–2024 5-Year Estimates. Information deemed reliable but not guaranteed; square footage and dimensions approximate. Prospective tenants should independently verify all information.