



# 5931 University Ave., San Diego, CA 92115

## Sublease space opportunity

### Dollar Tree Store

10563

### Size

6,966 s.f.

### Frontage

133'

### Lease Type

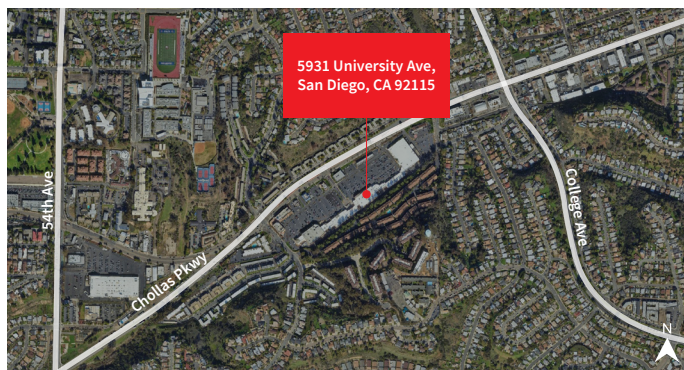
NNN

### Demographics

|                                                                                     | 1 mile                                | 2 miles                               | 3 miles                               |
|-------------------------------------------------------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|
|  | <b>31,108</b><br>Total population     | <b>120,692</b><br>Total population    | <b>237,903</b><br>Total population    |
|  | <b>2.78</b><br>Ave. household size    | <b>2.80</b><br>Ave. household size    | <b>2.73</b><br>Ave. household size    |
|  | <b>\$97,271</b><br>Ave. HH income     | <b>\$94,311</b><br>Ave. HH income     | <b>\$105,415</b><br>Ave. HH income    |
|  | <b>\$701,265</b><br>Median home value | <b>\$712,530</b><br>Median home value | <b>\$751,682</b><br>Median home value |

Source: ESRI 2024

### Area Map



**RI**

**RETAIL  
INSITE**  
COMMERCIAL REAL ESTATE

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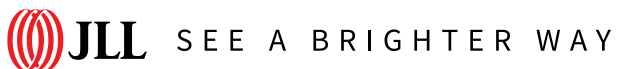
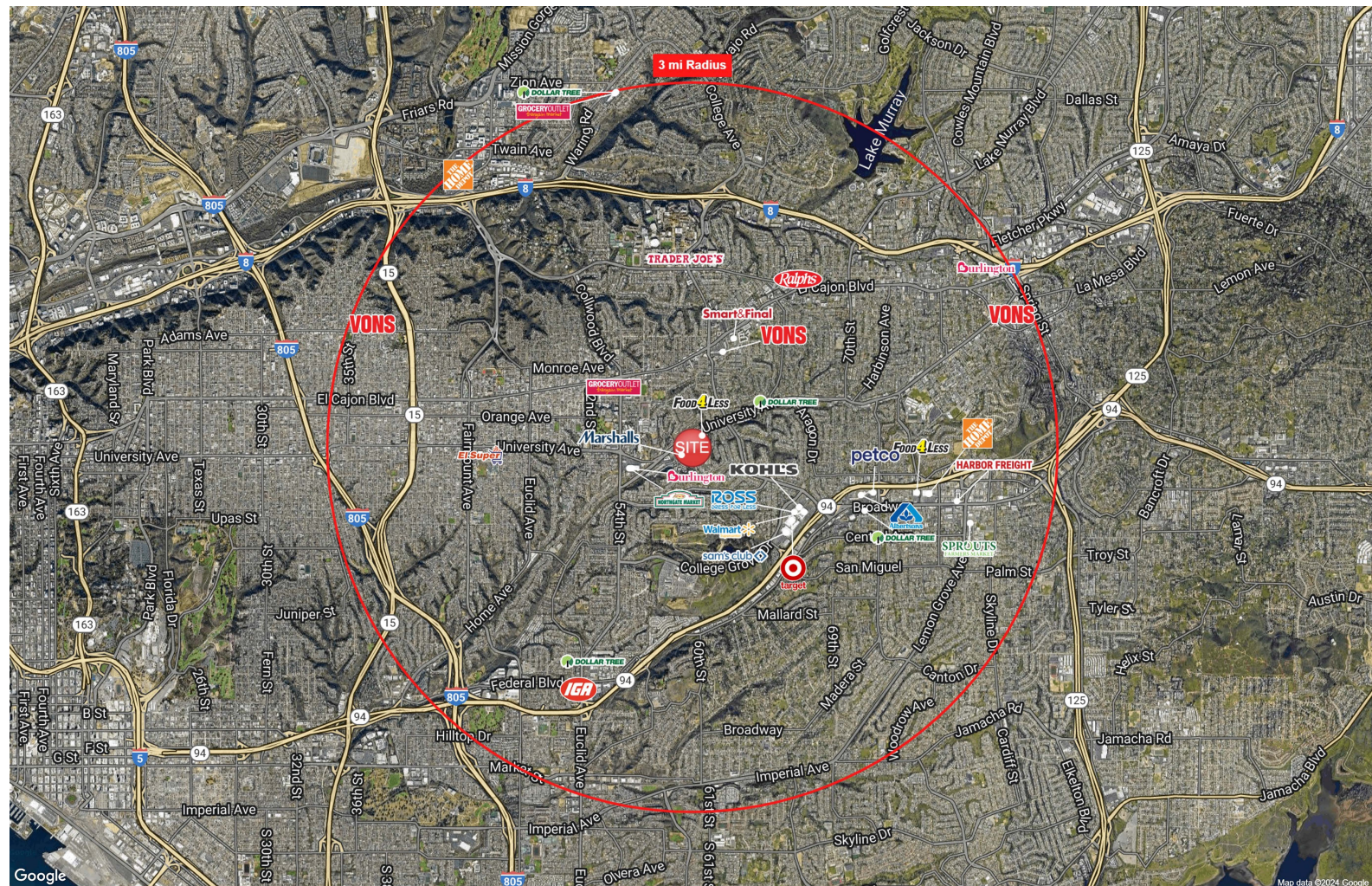
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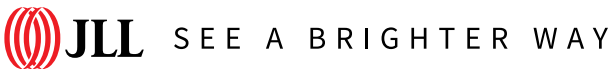
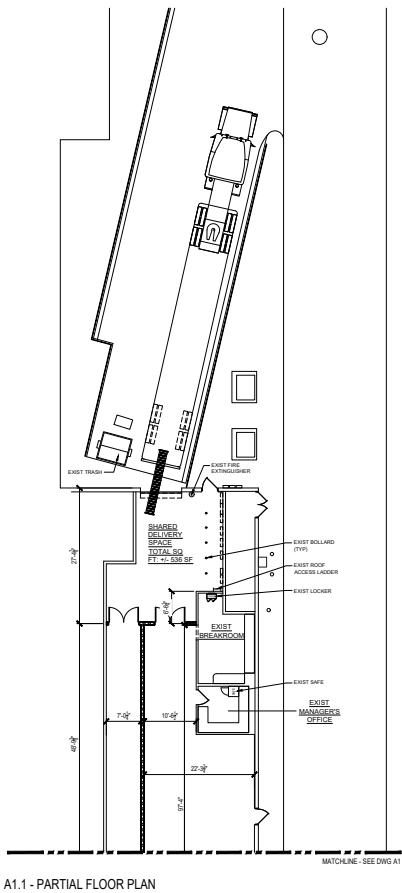
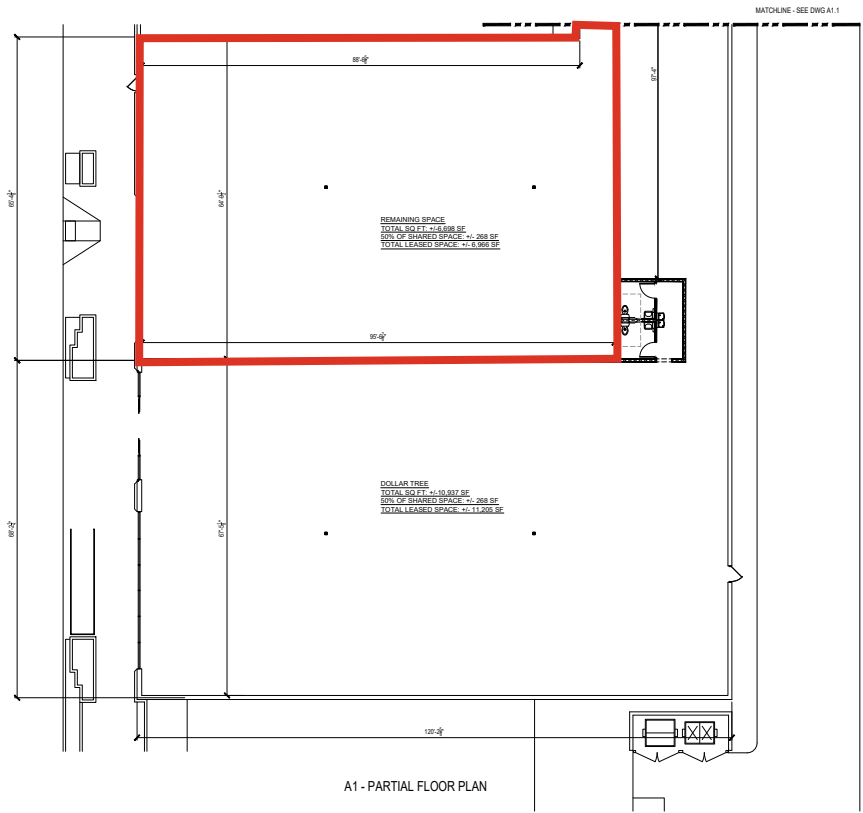
# Trade Area Aerial



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# Floor plan

| BUILDING DATA      |                                                                |
|--------------------|----------------------------------------------------------------|
| USE GROUP:         | M - MERCANTILE                                                 |
| CONSTRUCTION TYPE: | V B                                                            |
| NUMBER OF STORIES: | ONE                                                            |
| DECK HEIGHT:       | 20'-4"                                                         |
| SPRINKLERED:       | YES                                                            |
| TOTAL LEASE AREA:  | 11,205 SF                                                      |
| PROJECT ADDRESS:   | UNIVERSITY SQUARE<br>580 UNIVERSITY AVE<br>SAN DIEGO, CA 92115 |



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