

# SOUTHLAND PLAZA

615 SATURN BOULEVARD  
SAN DIEGO, CA 92154

Walmart 

**FOR LEASE**  
±2,450 - 3,600 SF (DIVISIBLE) AVAILABLE  
±8,500 SF (TO BE BUILT)



## TENANTS

Walmart



VONS



BIG 5

Bank of America



## SOUTHLAND PLAZA

is one of the most dominant community/power centers in the South Bay Area of San Diego.

## SOUTHLAND PLAZA

has excellent visibility to Interstate 5 and is located within approx. 3.5 miles of the United States/Mexico border.



## TRAFFIC COUNTS

Interstate 5: ±121,300 ADT

Palm Avenue: ±52,700 ADT



## AVERAGE HHI\*

1 Mile: \$87,790

3 Miles: \$97,346

5 Miles: \$111,272



## POPULATION

1 Mile: 20,272

3 Miles: 152,930

5 Miles: 279,178



## DAYTIME POPULATION

1 Mile: 11,236

3 Miles: 79,092

5 Miles: 152,834



## VISITS

VISITS

4.8M

3/1/24-2/28/25

# Southland Plaza SITE PLAN



\*Disclaimer on pg. 6

STE	TENANT	BLDGD
A	AVAILABLE ±2,450 SF	9
B	Army/Navy Recruiting	
C	Kidz Shine Pediatric Dentist	
	Big 5	10
A	Marine Recruiting	11
B	T&N Nails	
C1	Pet Market	
C2	Imperial Beach Hair Lounge	
D	Hydro Charge Water Store	
E-G	AVAILABLE UP TO ±8,500 SF (TO BE BUILT)	12
A	Wells Fargo	
B-1	Metro PCS	
B-2	AT&T	13
C	All American Sandwiches & Pizza	
A-B	Mission Federal Credit Union	
C/D	Spine & Sport	15
E	Fastsigns	
F	Pho Anh & Grill	
G-1	Cotija's Taco Shop	17
G-2	J&J Smoke Shop	
A	Cold Stone Creamery	
B	Sally Beauty Supply	18
C-D	AVAILABLE ±3,600 SF (8/31/25)	
E	Saturn Cleaners	
F	GNC	17
G	Dentist - Dr. Lin	
H	Optometrist - Dr. Rummel	
J	Family Practice - Dr. Villa	18
A	Panda Express	
B	Starbucks	
A-B	Navy Federal Credit Union	18
C	Postal Annex+	



# Southland Plaza AERIAL

## PROPERTY

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10

# FOR LEASING INFORMATION

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**CVS/pharmacy**

**LIQUOR**

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