

# PASEO PLACE FOR LEASE

5665 LINDO PASEO  
SAN DIEGO, CA 92115

UPG URBAN  
PROPERTY  
GROUP est. 1989

PASEO PLACE  
NOW LEASING  
619.255.3000  
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NOW LEASING  
THEPASEOPLACE.COM

**SDSU**

San Diego State  
University

COLLEGE AREA

LIGHT BULB COFFEE

5675

5665

WUHU TEA

JUST SUSHI TO GO

+608 SF  
AND  
+1,131 SF  
PLUS PATIO

SECOND-GEN  
RESTAURANT  
SPACE

WUHU TEA

JUST SUSHI TO GO

# PROPERTY HIGHLIGHTS

## SECOND-GEN. RESTAURANT FOR LEASE

5665 LINDO PASEO  
SAN DIEGO, CA 92115

- ±608 SF & 1,131 SF second-gen. restaurant space
- Ideally located within steps of the San Diego State University campus
- Situated below 46 student housing units
- Just one block from Montezuma Road (±22,397 ADT) and two blocks from College Avenue (±24,880 ADT), which are the main thoroughfares into SDSU
- Easy access to the I-8 freeway
- Close proximity to La Mesa, Lemon Grove, and North Park
- Co-tenancy with Lightbulb Coffee

**SDSU**  
San Diego State  
University



**+37,000**  
Students



**3RD**  
Largest University in Calif.



**204**  
Degree Programs



**±1,131 SF PLUS PATIO**

**±608 SF**

## LINDO PASEO



Large Outdoor Patio

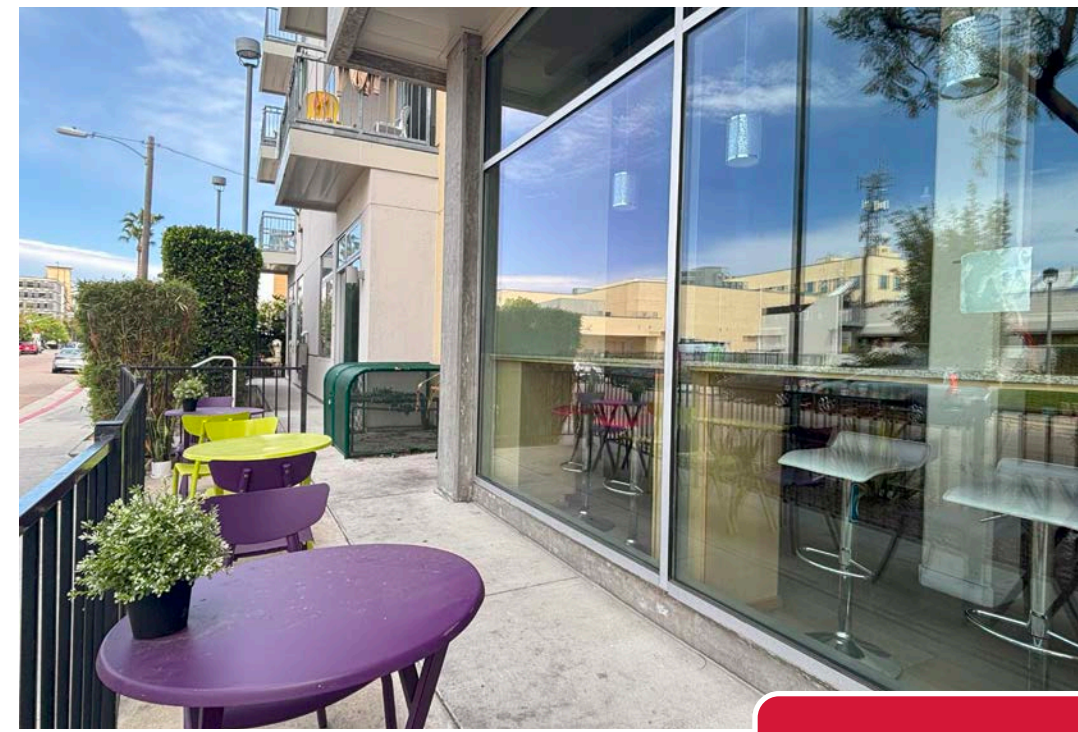


±608 SF

±1,131 SF

## Site Plan

- ±608 SF second-generation cafe space formerly occupied by Just Sushi To Go
- ±1,131 SF second-generation cafe space formerly occupied by WuHu Tea
- At the base of 46 SDSU student housing units



**JOIN THE SDSU NEIGHBORHOOD!**



*\*This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.*

# Area Location

**1 TOWN AND COUNTRY RESORT**  
675 HOTEL ROOMS; 840 UNITS

**2 DAYS INN - HOTEL CIRCLE**  
280 HOTEL ROOMS

**3 BEST WESTERN SEVEN SEAS**  
307 HOTEL ROOMS

**4 MISSION VALLEY CROSSROADS**  
±138,747 SF OFFICE

**5 AMP&RSAND**  
±345,000 SF OFFICE

**6 FASHION VALLEY MALL**  
±1.7M SF RETAIL

**7 TOWER 591**  
±183,000 SF OFFICE

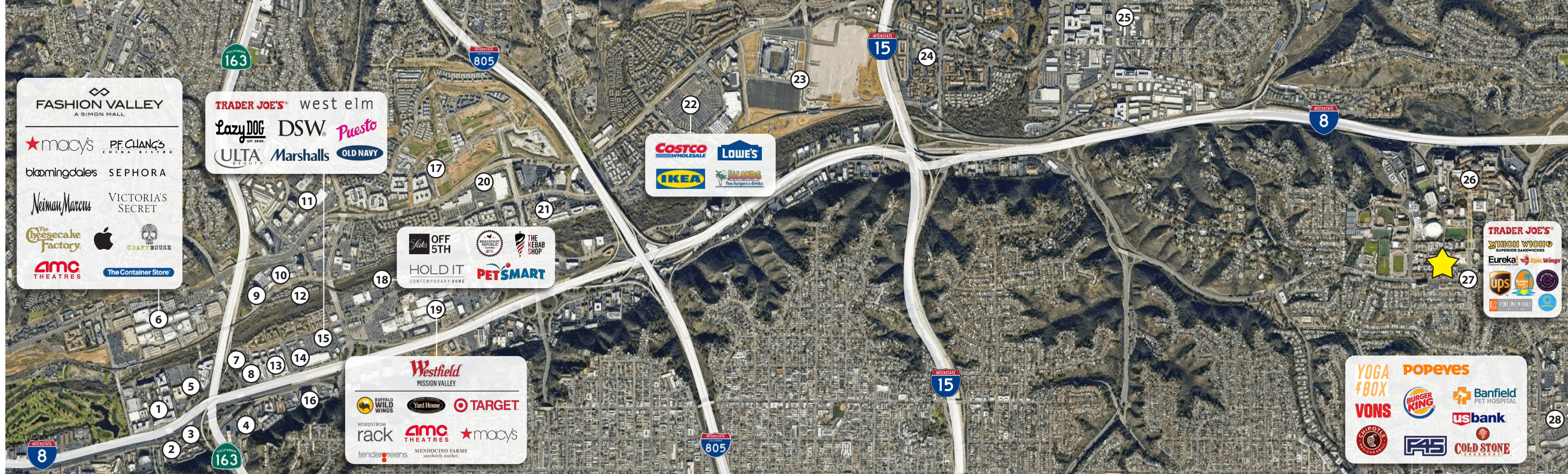
**8 MISSION COURTYARD**  
±86,615 SF OFFICE

**9 DOUBLETREE BY HILTON - MISSION VALLEY**  
300 HOTEL ROOMS

**10 HAZARD CENTER**  
±135,949 SF RETAIL

**11 FRIARS MISSION CENTER**  
±146,896 SF RETAIL

**12 RIVER FRONT APARTMENTS**  
229 UNITS



**13 THE TOWNSEND**  
±3,600 SF OFFICE; ±6,000 SF RETAIL;  
277 UNITS

**14 METRO MISSION VALLEY**  
±5,000 SF OFFICE; ±3,000 SF RETAIL;  
307 UNITS

**15 WESTFIELD MISSION VALLEY WEST**  
±177,043 SF RETAIL

**16 HILTON MISSION VALLEY**  
350 HOTEL ROOMS

**17 CIVITA**  
±900,000 SF OFFICE AND RETAIL; 4,800  
UNITS; 100 HOTEL ROOMS

**18 PARK VALLEY CENTER**  
±187,494 SF RETAIL

**19 WESTFIELD MISSION VALLEY**  
±1.8M SF RETAIL

**20 RIO VISTA SHOPPING CENTER**  
±251,277 SF RETAIL

**21 MARRIOTT MISSION VALLEY**  
352 HOTEL ROOMS

**22 FENTON MARKETPLACE**  
±591,585 SF RETAIL

**23 SNAPDRAGON STADIUM**  
±95,000 SF

**24 RANCHO MISSION PLAZA**  
±12,705 SF RETAIL

**25 KAISER PERMANENTE**  
±32,706 SF HOSPITAL

**26 SAN DIEGO STATE UNIVERSITY**  
±3.2M SF COLLEGE CAMPUS

**27 SOUTH CAMPUS PLAZA**  
±46,631 SF RETAIL

**28 CAMPUS PLAZA**  
±112,255 SF RETAIL

**FASHION VALLEY**  
A SIMON MALL

macy's P.F. CHANG'S  
bloomingdales SEPHORA  
Neiman Marcus VICTORIA'S SECRET  
The Cheesecake Factory Apple CRAFTHOUSE  
amc THEATRES The Container Store

**TRADER JOE'S** west elm  
Lazy DOG DSW. Puesto  
ULTA BEAUTY Marshalls OLD NAVY

OFF 5TH THE KEBAB SHOP  
HOLD IT CONTEMPORARY HOME PET SMART

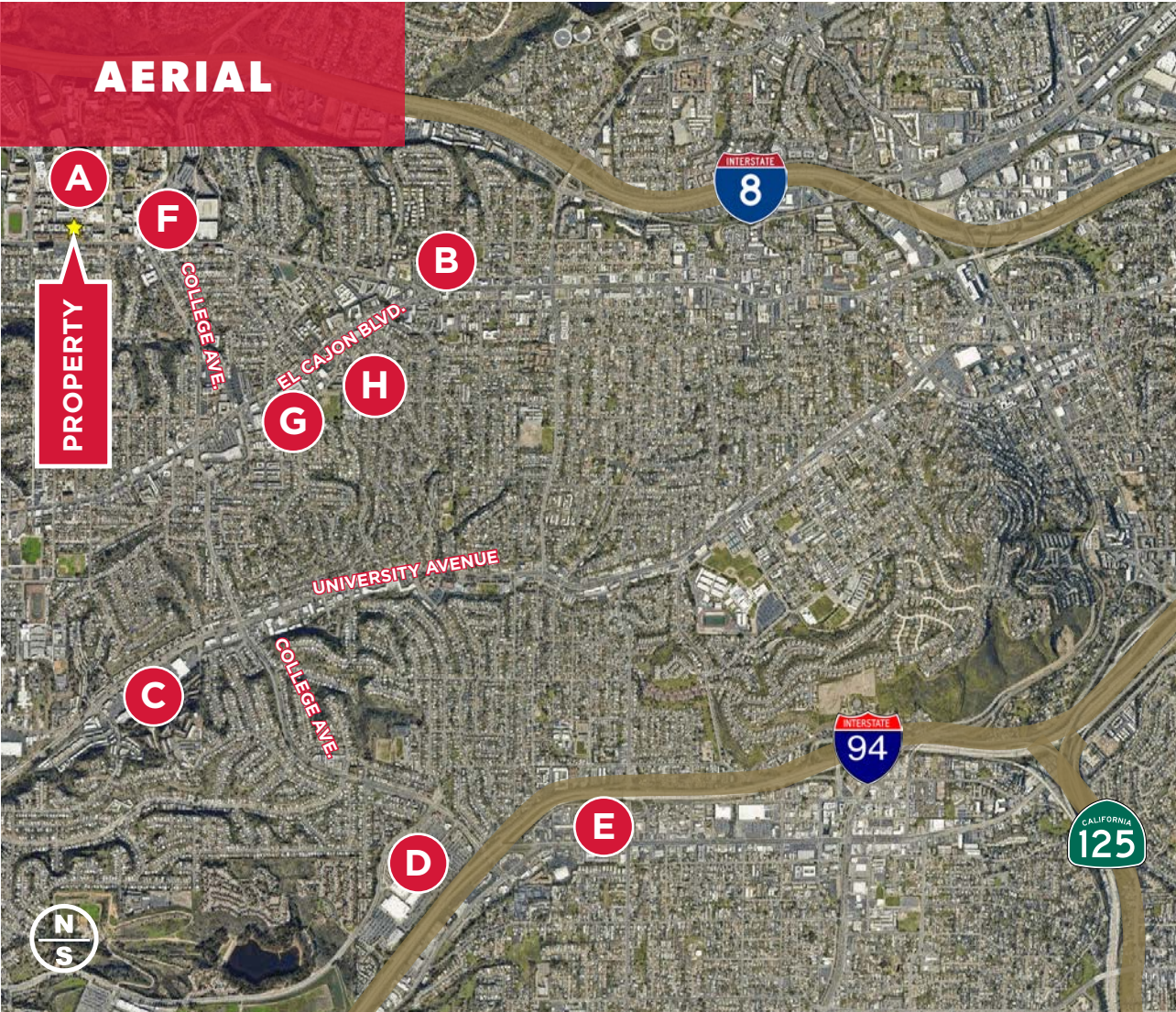
**Westfield**  
MISSION VALLEY

BUFFALO WILD WINGS Yard House TARGET  
NORDSTROM rack amc THEATRES macy's  
tenderloins MENDOCINO FARMS sandwich market

**COSTCO** WHOLESALE **LOWE'S**  
**IKEA** ISLANDS

**YOGA BOX** **POPEYES**  
**VONS** **BURGER KING** Banfield PET HOSPITAL  
**CHIPOTE** **usbank**  
**F45** **COLD STONE**

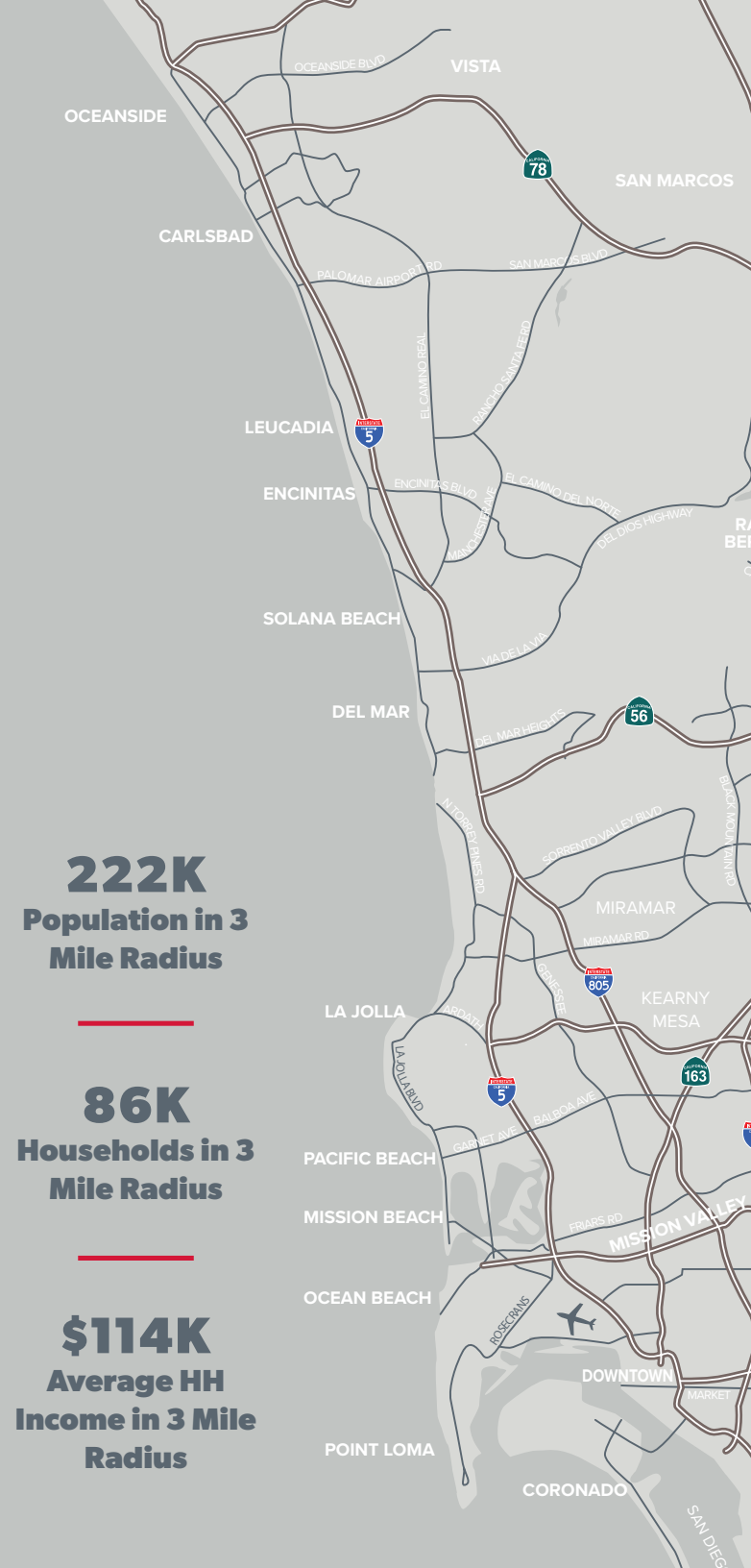
**TRADER JOE'S**  
WHICH WICH? SUPERIOR SANDWICHES  
Eureka! Epic Wings  
ups  
PORK LOINS IN HALF



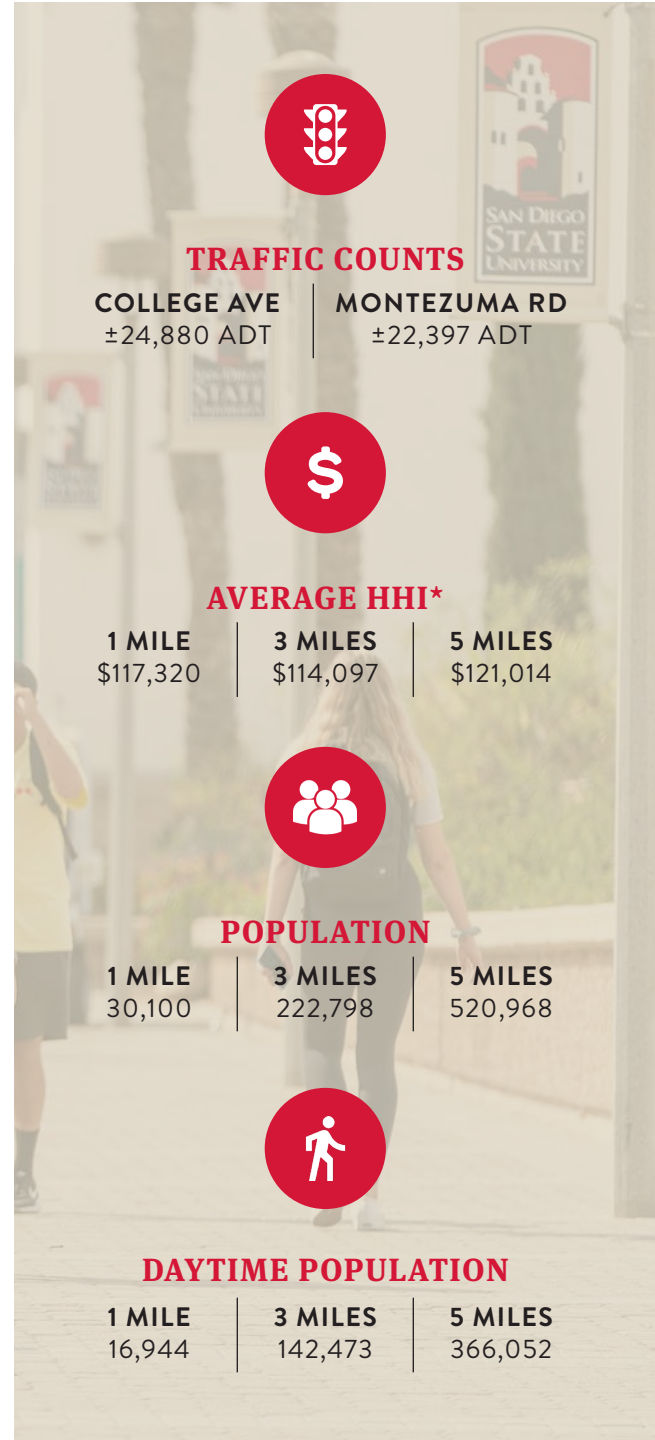
**AERIAL**

**PROPERTY**

- A** San Diego State University
- B** Ralph's
- C** Food4Less  
Marshalls  
99 Cents Only Store
- D** Walmart  
Target  
Sam's Club  
Kohl's
- E** Albertson's  
CVS
- F** Trader Joe's
- G** Rite Aid
- H** Smart & Final  
CVS



\*Demographics produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.





**+37,000**

STUDENTS THAT  
ATTEND SDSU

**71K**

EMPLOYEES IN THE  
SURROUNDING AREA  
3 MILE RADIUS

**12,621**

HOUSING UNITS IN THE SURROUNDING AREA





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