

# FOR LEASE

±6,500 SF BUILDING (DIVISIBLE TO ±2,300 & ±4,200 SF)



## 4604 UNIVERSITY AVENUE

SAN DIEGO, CA 92105

**BRANDON KEITH**

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**Voit**

REAL ESTATE SERVICES

# FEATURES

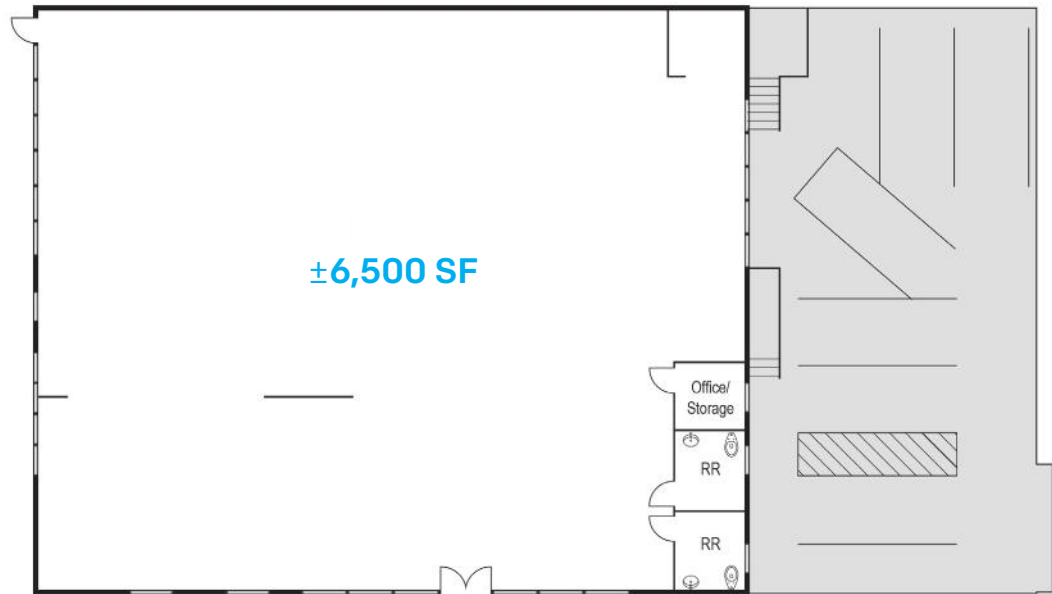
- » ±6,500 SF Retail Building (Divisible to ±2,300 & ±4,200 SF)
- » Available Now
- » Fully Remodeled Building
- » Secure parking or yard area, with grade loading door
- » Pole signage + building signage available
- » 18' high ceilings
- » Corner location
- » Flexible CC-5-4 Zoning



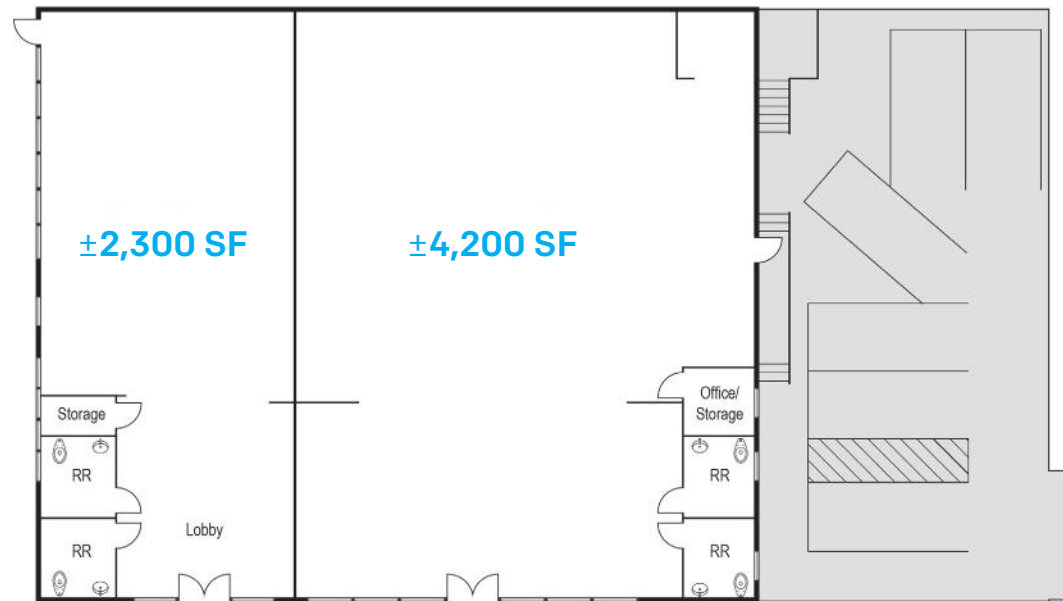
**LEASE RATE: \$1.85 NNN (NNN's=\$0.42)**

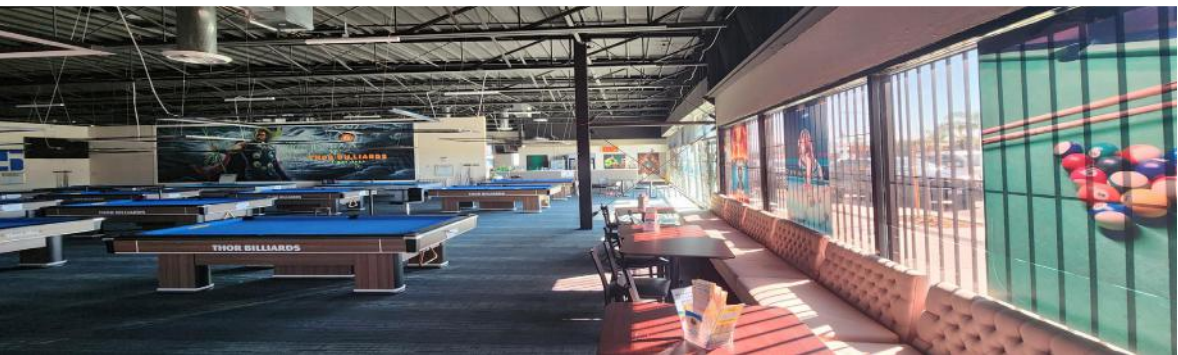
# FLOOR PLAN

Option 1: ±6,500 SF



Option 2: ±2,300 SF  
& ±4,200 SF





# DEMOGRAPHICS



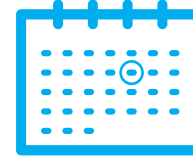
**256,211**

2024 POPULATION\*



**99,426**

# OF HOUSEHOLDS



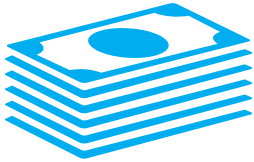
**35.2 YEARS**

MEDIAN AGE



**21,641 CPD**

AVERAGE TRAFFIC COUNT



**\$91,585**

AVERAGE HOUSEHOLD  
INCOME



**\$697,386**

MEDIAN HOME VALUE\*\*



**1969**

MEDIAN YEAR HOUSE  
BUILT\*\*\*



**BACHELOR'S  
DEGREE**

EDUCATION LEVEL

*\*BASED ON A 3 MILE RADIUS*

*\*\*MEDIAN HOME VALUE BASED UPON MEDIAN PRICE IN 92105 PER COSTAR*

*\*\*\*MEDIAN YEAR BUILT BASED UPON 92105, PER COSTAR*



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