

500-502

UNIVERSITY AVENUE

SAN DIEGO, CALIFORNIA 92103

AVAILABLE FOR LEASE

±1,575 SF & ±1,868 SF

GROUND FLOOR RETAIL SPACE



Voit

REAL ESTATE SERVICES

SPENCER KERRIGAN

Vice President, Partner | Lic. #01921490

858.458.3310 | skerrigan@voitco.com

MARK CASTON

Senior Vice President, Partner | Lic. #00883791

858.453.0505 | mcaston@voitco.com



\$4.25/SF

LEASE RATE



±1,575 SF

SUITE 500
AVAILABILITY

±1,835 SF

SUITE 502
AVAILABILITY

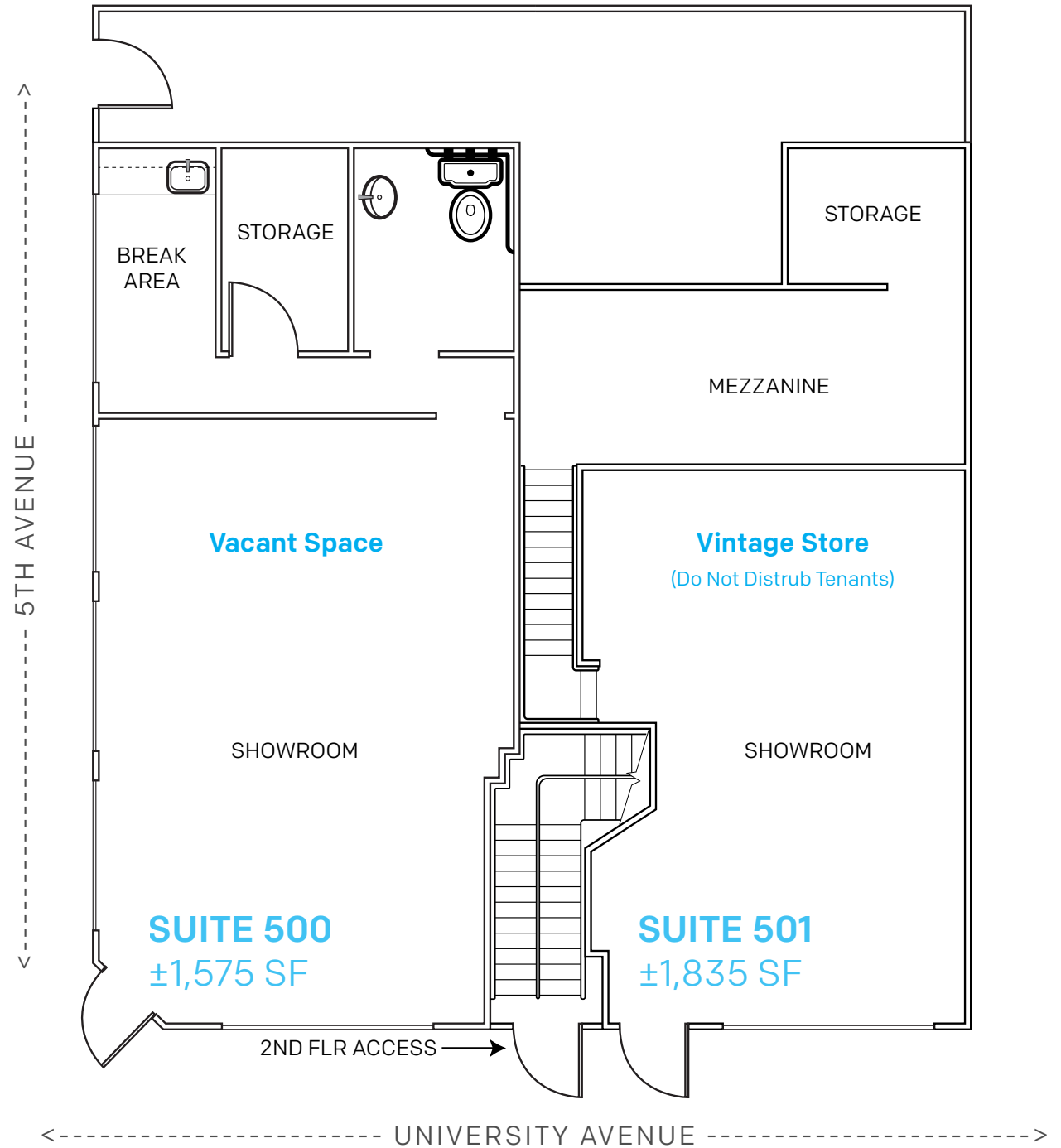
*Spaces can be combined for a total of 3,450 SF

PROPERTY HIGHLIGHTS

- Located on the corner of University & 5th Avenue within blocks of over 900 newly constructed apartments
- High ceilings and molding throughout
- Ground floor suite(s) inside the most recognized building in the heart of Hillcrest
- Close proximity to the following:
San Diego Zoo, Balboa Park, Naval Medical Center, Scripps Mercy Hospital, San Diego International Airport

FLOOR PLAN

(Not to Scale; Reference Purposes Only)



DEMOGRAPHICS (1, 3, 5 MILE RADIUS)



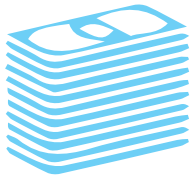
1 MI. **29,209**
 3 MI. **240,804**
 5 MI. **531,125**

POPULATION



1 MI. **58%**
 3 MI. **48%**
 5 MI. **41%**

BACHELOR'S DEGREE OR HIGHER



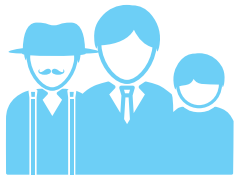
1 MI. **\$112,942**
 3 MI. **\$107,232**
 5 MI. **\$104,481**

AVERAGE HOUSEHOLD INCOME



1 MI. **\$844,699**
 3 MI. **\$796,788**
 5 MI. **\$789,785**

MEDIAN HOME VALUE



1 MI. **41.7 YRS**
 3 MI. **38.0 YRS**
 5 MI. **36.9 YRS**

MEDIAN AGE (YEARS)



1 MI. **17,01**
 3 MI. **118,927**
 5 MI. **222,104**

NUMBER OF HOUSEHOLDS



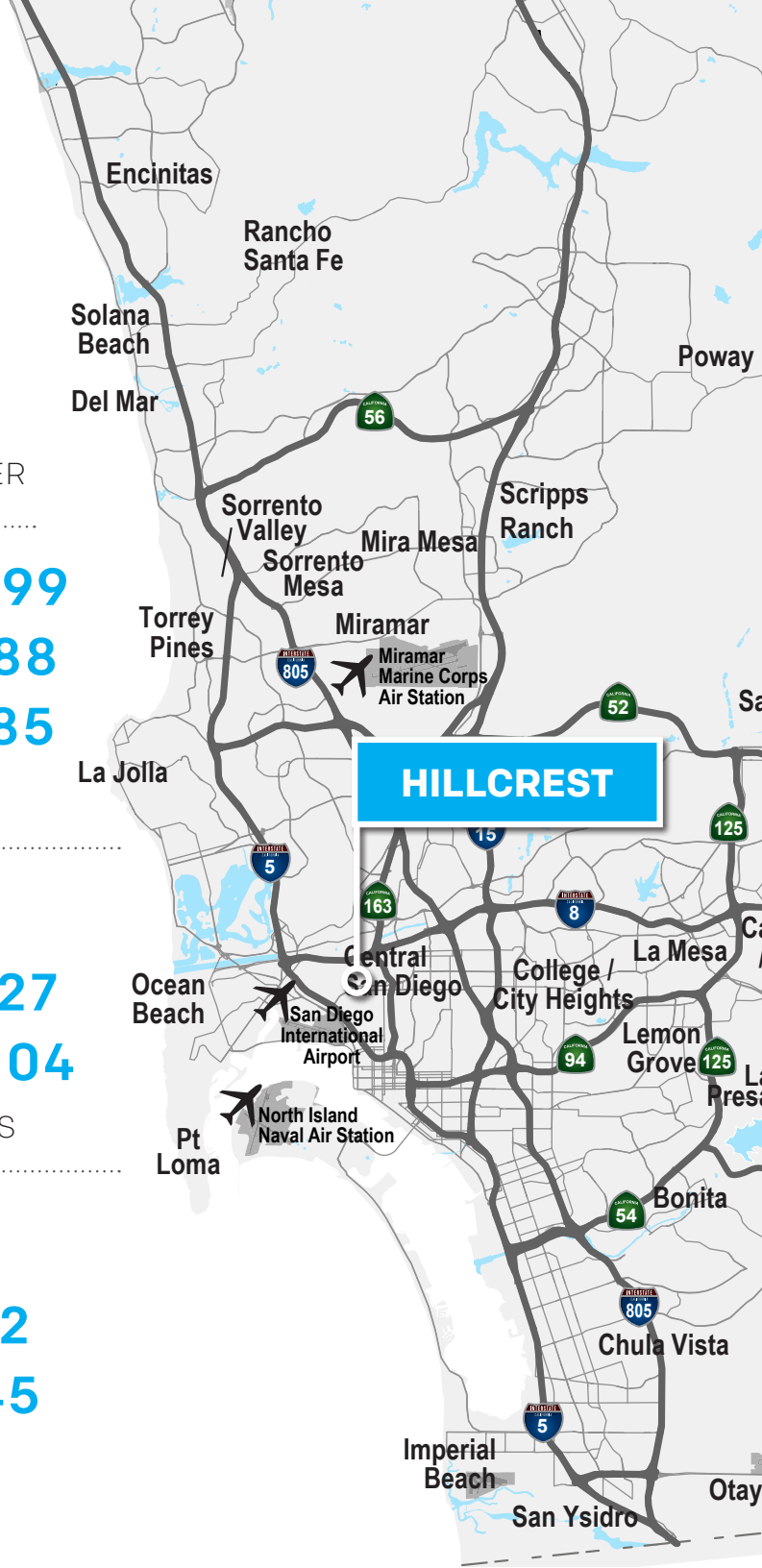
1 MI. **5,885**
 3 MI. **28,260**
 5 MI. **47,455**

TOTAL BUSINESSES



1 MI. **34,216**
 3 MI. **227,802**
 5 MI. **424,545**

DAYTIME EMPLOYEES





SPENCER KERRIGAN

Vice President, Partner | Lic. #01921490
 858.458.3310 | skerrigan@voitco.com

MARK CASTON

Senior Vice President, Partner | Lic. #00883791
 858.453.0505 | mcaston@voitco.com



REAL ESTATE SERVICES

4180 La Jolla Village Drive, Suite 100, La Jolla, CA 92037 | 858.453.0505 | 858.408.3976 f | Lic: #01991785 | www.voitco.com

Licensed as Real Estate Salespersons by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2025 Voit Real Estate Services, Inc. All Rights Reserved.