

ROLANDO PLAZA

6411-6535 UNIVERSITY AVENUE,
SAN DIEGO, CA 92115

SPACE AVAILABLE

FULLY IMPROVED
MEDICAL SPACE AVAILABLE

SPACE AVAILABLE

SPACE AVAILABLE

UNIVERSITY AVENUE

RYAN KING

858-395-7208

ryan.king@cast-cap.com

License #01885401

JOSH SIMMS

619-500-7473

josh.simms@cast-cap.com

License #02080261

CARRIE DUDA

619-489-5373

carrie.duda@cast-cap.com

License #02199169

CAST
CAPITAL PARTNERS



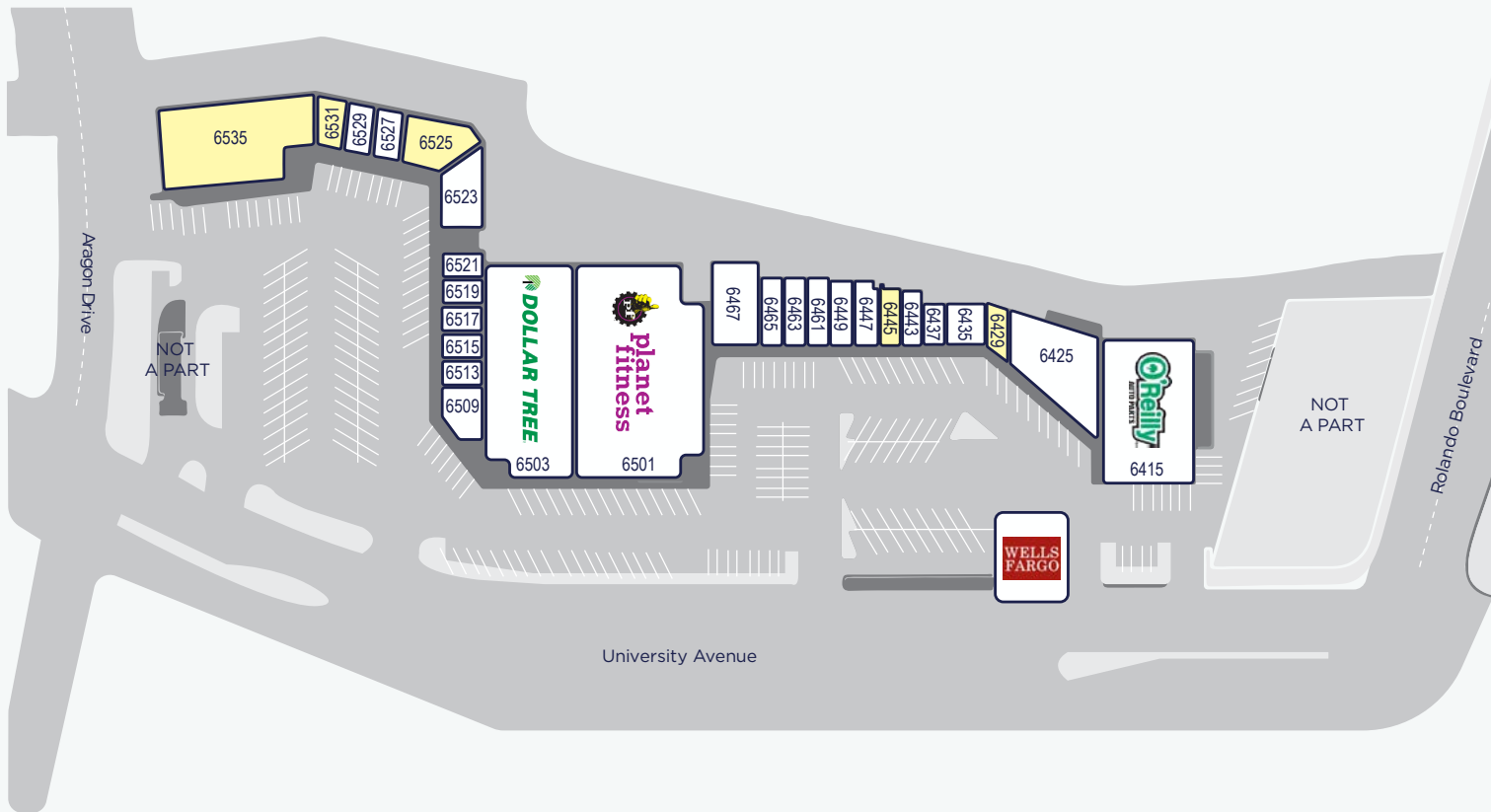
PROPERTY HIGHLIGHTS

- An approximately 78,461 SF retail center
- Parking Ratio: 3.95/1,000 SF
- Excellent visibility along University Avenue
- Close proximity to San Diego State University

AVAILABLE SPACES:

- Suite 6429: ±700 SF (in-line retail space)
- Suite 6445: ±920 SF (in-line retail space)
- Suites 6525: ±1,931 SF
- Suites 6531-6535: ±9,303 SF (divisible)

LEASE RATE: \$1.50 - \$2.00/SF NNN



*6531-6535:±9,303 SF (Divisible)

HOUSEHOLD INCOME

\$61,940

1 MILE

\$61,180

3 MILE

\$69,940

5 MILE

OF HOUSES

10,645

1 MILE

79,471

3 MILE

202,965

5 MILE

TRAFFIC COUNTS

COLLECTION STREET

CROSS STREET

TRAFFIC
VOLUME

UNIVERSITY AVE

ROLANDO BLVD W

14,800

UNIVERSITY AVE

ALAMO DR W

14,661

UNIVERSITY AVE

SALVATION DY E

14,800

UNIVERSITY AVE

BONILLO DR E

15,880

ARAGON DR

UNIVERSITY AVE NW

2,202

28%

MEDIAN
BACHELOR'S
DEGREE OR HIGHER

1963

MEDIAN
YEAR HOME BUILT

2.0

MEDIAN
HOUSEHOLD SIZE

36

MEDIAN
AGE

HOME VALUE

\$522,811

1 MILE

\$537,182

3 MILE

\$551,674

5 MILE

POPULATION

27,663

1 MILE

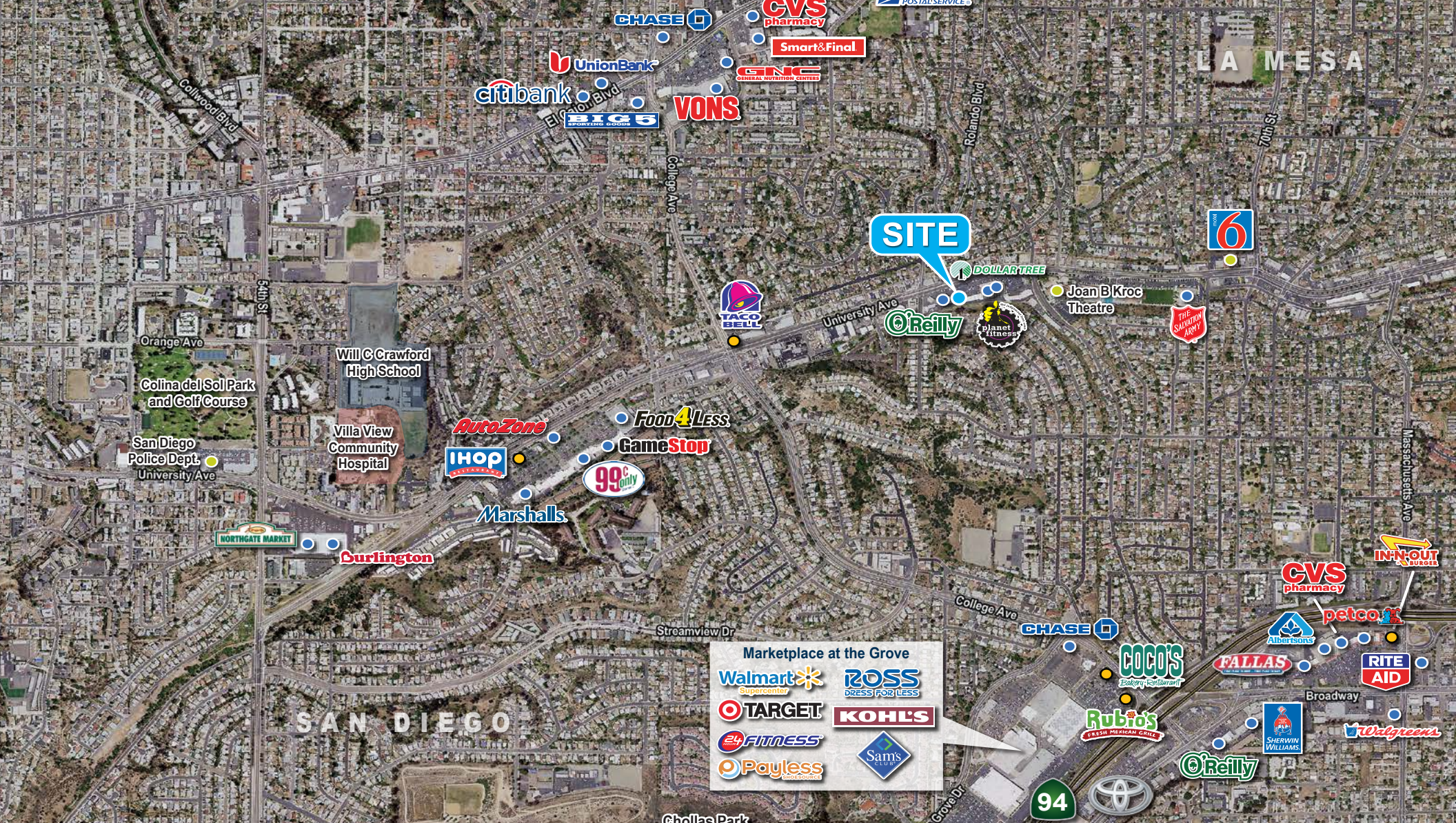
225,486

3 MILE

570,815

5 MILE





CAST

CAPITAL PARTNERS

5090 Shoreham Place Suite 100
San Diego, CA 92122
information@cast-cap.com
619-308-6680

www.Cast-Cap.com

RYAN KING
858-395-7208
ryan.king@cast-cap.com
License #01885401

JOSH SIMMS
619-500-7473
josh.simms@cast-cap.com
License #02080261

CARRIE DUDA
619-489-5373
carrie.duda@cast-cap.com
License #02199169

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