

# RETAIL FOR LEASE

± 1,500 SF AVAILABLE

## PROPERTY HIGHLIGHTS

- Offers area shoppers a neighborhood environment not duplicated by its more “regional” competition.
- Anchored by Vons Supermarket.
- Center provides a dynamic mix of restaurant, retail service, financial and office/medical uses with excellent tenants such as Corepower Yoga, iTan, The UPS Store, Tapioca Express, San Diego County Credit Union, Leucadia Pizza, H&R Block, and many more!
- Excellent vehicular and pedestrian access due to its proximity to area housing.
- Benefits from its proximity to the UTC/Golden Triangle area and its daytime population of 108,011 people within a 3-mile radius.
- Located on UCSD Shuttle Route.
- Convenient parking.

## TRAFFIC COUNTS

Regents Road ± 10,742

Arriba Street ± 6,801

Source: CoStar 2020



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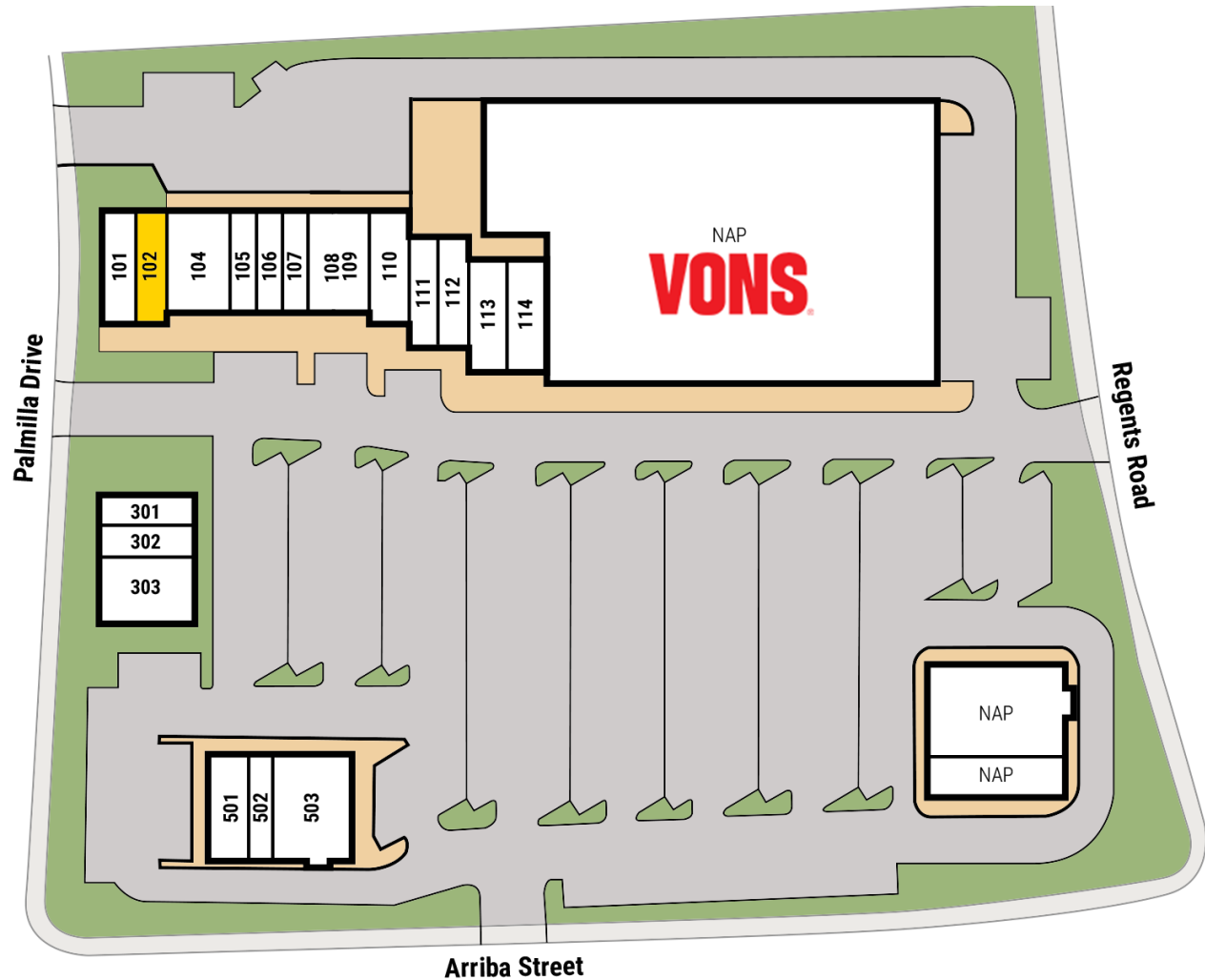
# LA JOLLA COLONY

## SITE PLAN AND TENANT ROSTER



### TENANT ROSTER

| SUITE      | TENANT                        | SF           |
|------------|-------------------------------|--------------|
| 501        | Yakimono Restaurant           | 1,080        |
| 502        | Fantastic Sam's               | 920          |
| 503        | Corepower Yoga                | 3,000        |
| 301        | Dentist                       | 1,260        |
| 302        | Colony Veteriary Clinic       | 1,260        |
| 303        | Leucadia Pizzeria             | 2,520        |
| 101        | Tapioca Express               | 1,300        |
| <b>102</b> | <b>AVAILABLE</b>              | <b>1,500</b> |
| 104        | Colony Plaza Optometry        | 1,900        |
| 105        | Chiropractor                  | 900          |
| 106        | The Daily Bagel               | 900          |
| 107        | Shanghai Café                 | 900          |
| 108-109    | Los Primos Mexican Restaurant | 2,100        |
| 110        | Colony Cleaners               | 1,430        |
| 111        | H&R Block                     | 1,138        |
| 112        | Nails 2000                    | 1,138        |
| 113        | UPS                           | 1,463        |
| 114        | iTAN                          | 1,463        |
| Bldg 4     | VONS                          | NAP          |
| Bldg 2     | San Diego County Credit Union | NAP          |
| Bldg 2     | Real Estate Office            | NAP          |









|                               | 1 Mile    | 3 Miles   | 5 Miles   |
|-------------------------------|-----------|-----------|-----------|
| <b>POPULATION</b>             |           |           |           |
| 2020 Total Population         | 37,366    | 102,974   | 233,435   |
| 2025 Total Population         | 38,637    | 105,236   | 238,901   |
| Total Business                | 1,385     | 6,835     | 19,737    |
| Total Employees               | 14,086    | 190,833   | 317,972   |
| Total Daytime Population      | 37,340    | 147,619   | 311,936   |
| <b>HOUSEHOLDS</b>             |           |           |           |
| 2020 Households               | 17,140    | 40,337    | 96,237    |
| 2020 Housing Units            | 18,219    | 43,113    | 102,686   |
| Owner Occupied Housing Units  | 27.1%     | 42.1%     | 43.6%     |
| Renter Occupied Housing Units | 67.0%     | 51.5%     | 50.1%     |
| Vacant Occupied Housing Units | 5.9%      | 6.4%      | 6.3%      |
| 2020 Median Home Value        | \$627,218 | \$732,777 | \$750,029 |
| <b>INCOME</b>                 |           |           |           |
| 2020 Average Household Income | \$103,197 | \$128,175 | \$131,000 |
| < \$15,000                    | 12.1%     | 8.3%      | 6.9%      |
| \$15,000-\$24,999             | 5.5%      | 4.7%      | 4.5%      |
| \$25,000-\$34,999             | 4.9%      | 4.8%      | 4.7%      |
| \$35,000-\$49,999             | 9.6%      | 8.5%      | 8.0%      |
| \$50,000-\$74,999             | 14.9%     | 13.6%     | 14.3%     |
| \$75,000-\$99,999             | 13.3%     | 11.8%     | 14.3%     |
| \$100,000-\$149,999           | 20.1%     | 20.5%     | 19.8%     |
| \$150,000-\$199,999           | 9.8%      | 12.4%     | 12.8%     |
| \$200,000+                    | 10%       | 15.4%     | 16.5%     |
| 2020 Median Household Income  | \$79,601  | \$95,719  | \$97,565  |
| 2020 Per Capita Income        | \$47,034  | \$50,394  | \$54,114  |

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