

for lease



COLLEGE GROVE CENTER

COLLEGE AVENUE & HIGHWAY 94 | SAN DIEGO, CA | 92115





±629,764 SF SHOPPING CENTER

DEMOGRAPHICS

PROPERTY HIGHLIGHTS

- College Grove offers retailers access to one of San Diego's most densely populated trade areas
- Strong anchor tenants include Target, Walmart, Sam's Club, Kohl's & Ross
- Freeway visible location consists of ±629,000 square feet of retail space
- Excellent mix of daily needs, soft goods, fitness & service tenants generating a strong 7-day a week draw

TRAFFIC COUNTS

- Highway 94: 160,231 ADT
- College Avenue: 34,636 ADT

	1 MILE	3 MILES	5 MILES
Pop (2024)	20,372	237,154	574,142
AHH Income	\$101,219	\$102,403	\$114,514
Daytime Pop.	6,560	55,031	151,730

TENANTS



AVAILABILITIES

SUITE	TENANT	SQ. FT.
3406	Rubios	2,000
3408	Pacific Dental	3,665
3412	Walmart	131,000
3414	Chuck E Cheese	15,812
3418	AVAILABLE	24,000
3420	Family Health Center of SD	20,000

SUITE	TENANT	SQ. FT.
3430	USPS	4,680
3432	Sprint	2,650
3434	Supercuts	1,325
3436	Starbucks	1,325
3444	AVAILABLE	6,056
3450	Kohl's	74,168

SUITE	TENANT	SQ. FT.
3450-265	Ross	3,042
3450-A	Target	135,000
3470	Mission Federal CU	7,000
3490	Chase	6,000
6336	Sam's Club	127,344



Cushman & Wakefield Copyright 2024. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

AVAILABILITIES

SUITE	TENANT	SQ. FT.
6348-100	Jamba Juice	1,723
6348-101	Subway	1,411
6348-102	Mr. Sushi	1,254
6348-103	Sally's Beauty	1,254
6348-104	ProfessioNail	1,254
6348-105	SalonCentric	2,508
6348-107	Verizon	1,254
6348-108	Bank of America	1,254
6348-109	24-Hour Fitness	39,998



Cushman & Wakefield Copyright 2024. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

AERIAL



GALLERY





COLLEGE GROVE CENTER

COLLEGE AVENUE & HIGHWAY 94 | SAN DIEGO, CA | 92115

Phil Lyons, CCIM
+1 760 431 4210
phil.lyons@cushwake.com
LIC #01093731

EXCLUSIVE BROKER



©August 19, 2024 8:15 AM Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.