



City Heights Center

San Diego, CA

San Diego-Chula Vista-Carlsbad (CA)



Matt Magnaghi

Leasing Representative

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KRC Property Management I, Inc., a Subsidiary of Kimco Realty®
CA Salesperson License ID: 02019850 | CA KRC License ID: 01518685





AERIAL



GROSS LEASABLE AREA (GLA)	108,741 SF
PARKING SPACES	322

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Google Earth

DENSITY AERIAL

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■ Available ● Curbside Pick-up

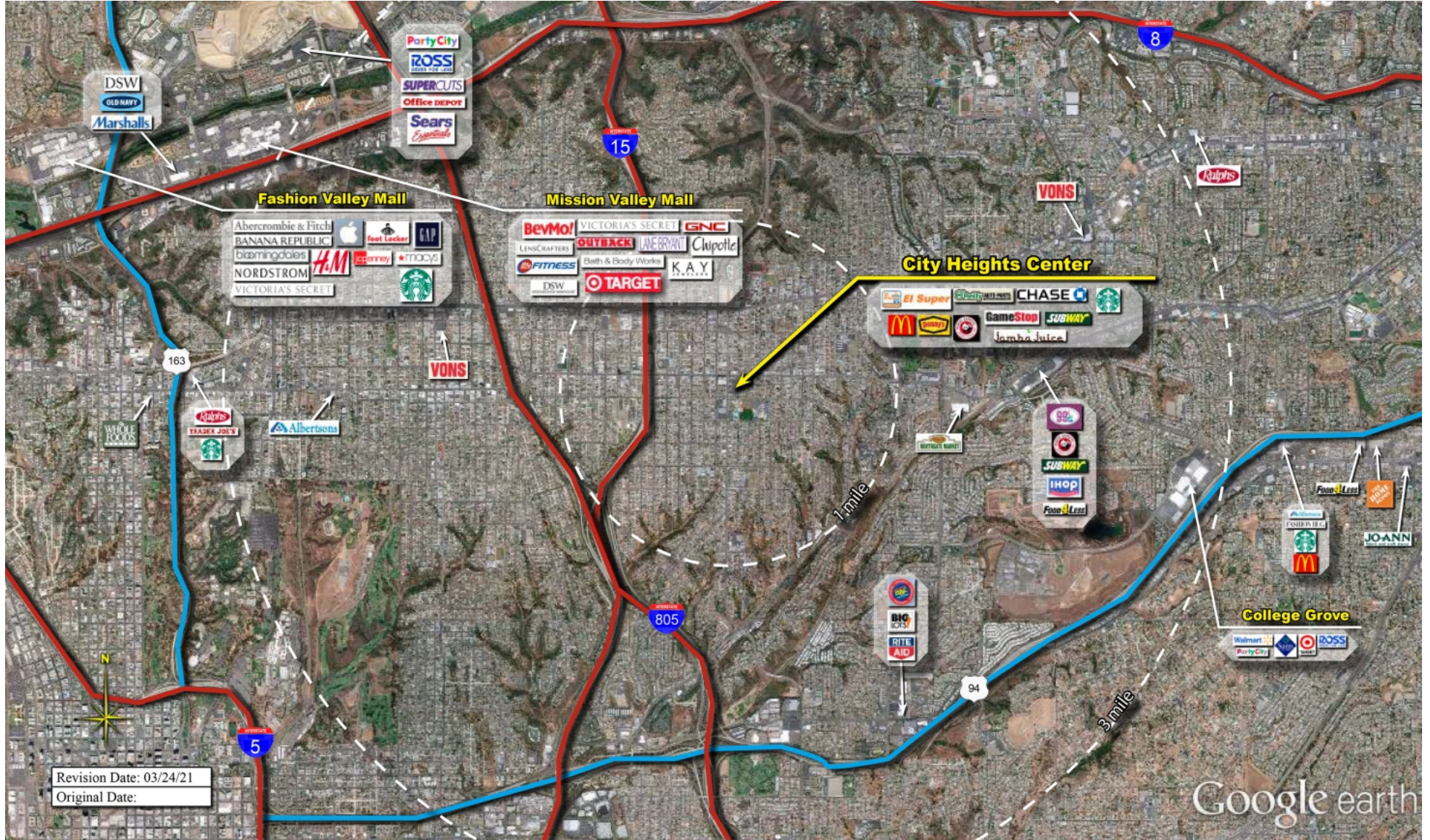


	TENANT	SQ FT
1	Denny's	3,210
2	Panda Express	2,340
3	T-Mobile	2,610
4	Santa Ana Fresh Mexican Food	2,592
5	GameStop	1,115
6	Wingstop Restaurant	1,400
7	O'Reilly Auto Parts	6,000
8	McDonald's	4,582
9	La Michocana Plus	1,500
10	Starbucks Coffee	1,500
11	El Super	48,587
13	AT&T Authorized Retailer	1,483
14	San Diego Vision Care Optomet*	1,210
15	Jamba Juice	1,200
16	Available	1,192
17	Subway	1,298
18	JPMorgan Chase Bank	4,715
19	Available (Former Medical)	4,510
R19	dd's Discounts	17,697

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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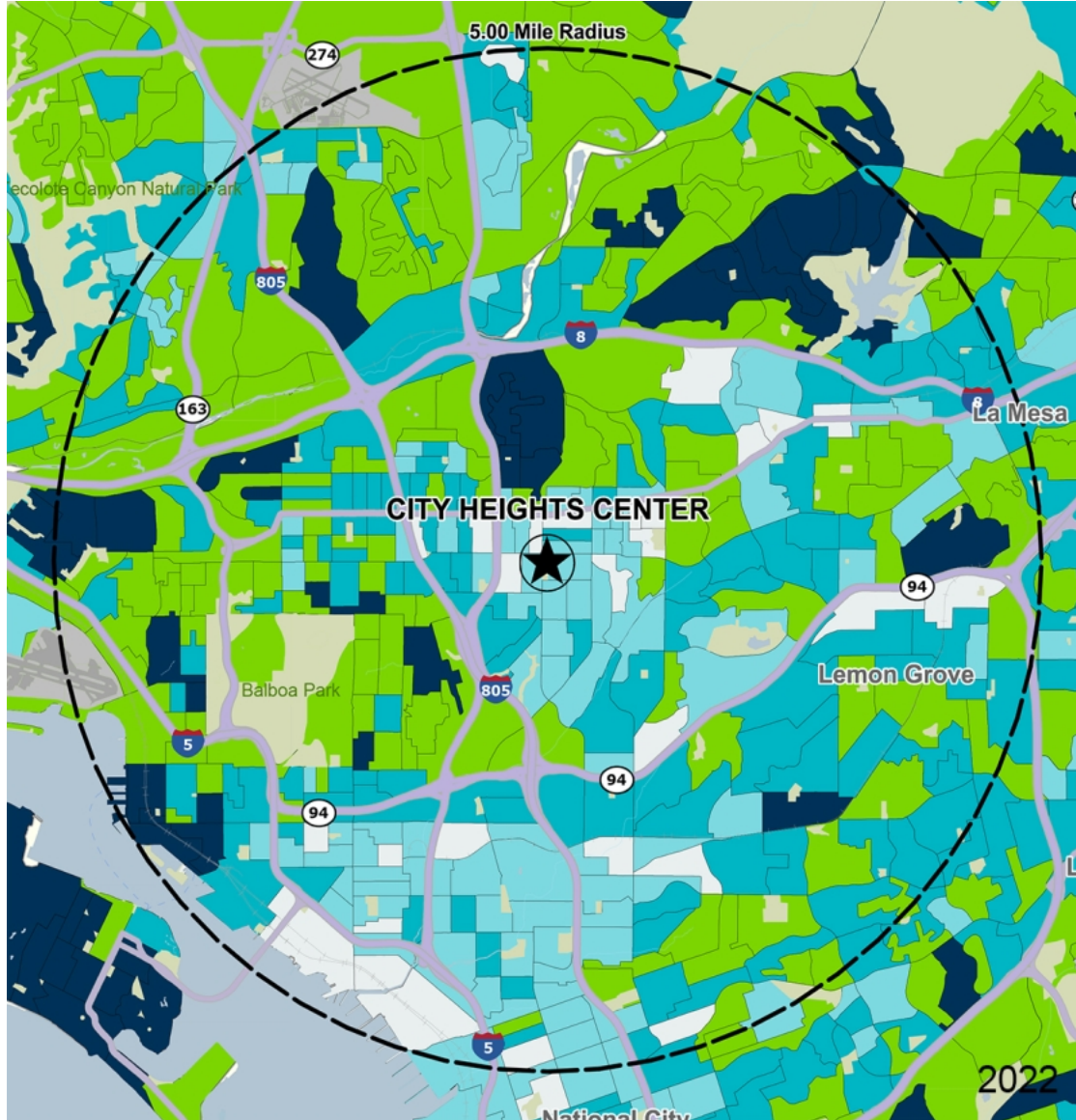
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COMPETITION MAP

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by Block Group

Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	63,480	262,004	659,780
Daytime Pop	42,670	244,105	697,086
Households	19,759	102,551	253,771
Average HH Income	\$70,602	\$92,557	\$100,308
Median HH Income	\$53,456	\$70,654	\$75,731
Per Capita Income	\$22,075	\$36,548	\$39,570

Average Household Income

Popstats, 4Q 2022, Trade Area Systems

- \$150K and up
- \$100K - \$150K
- \$75K - \$100K
- \$50K - \$75K
- \$0K - \$50K



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City Heights Center

University Ave. & Fairmount Ave., San Diego, CA



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