

# For lease



## Friars Village Shopping Center

10406-10460 Friars Road,  
San Diego, California 92120

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# Friars Village

## Shopping Center

**10406-10460 Friars Road  
San Diego, California 92120**

Friars Village Shopping Center is located at the high traffic intersection of Friars Road and Mission Gorge Road in the Mission Valley/Allied Gardens trade area. The shopping center offers excellent visibility, convenient parking and easy ingress/egress.







**Excellent  
visibility**



## Friars Village Shopping Center



RIVERDALE ST

FRIARS ROAD

ZION AVENUE



### Traffic counts

Cars per day

Friars Road

±39,212

Mission Gorge Road

±25,117

### Average HHI

1 Mile: \$88,233

3 Miles: \$103,012

5 Miles: \$100,285



### Population

1 Mile: 15,739

3 Miles: 180,928

5 Miles: 449,704



### Daytime population

1 Mile: 53,013

3 Miles: 184,959

5 Miles: 400,536



FRIARS ROAD

SAN DIEGO MISSION ROAD

FAIRMOUNT AVENUE

SAN DIEGO MISSION ROAD

MISSION GORGE ROAD



CAMINO DEL RIO N



NATIONAL UNIVERSITY

N

# Site plan

Suite	Tenant
<b>10406</b>	
A	Panda Express
B	Jamba Juice
<b>10450</b>	
A	Tobacco Outlet
B	Gaglione Bros Subs
C-D	Nail Boss
E-F	New Saigon Pho
G	Dentist
H	iTan Solariums
I	Friars Massage & Footcare
K	Yogart
L	San Diego Brewing Company
R	Jump Tokyo Restaurant
S	Brooklyn Pizzeria
T	Troys Greek
V	Emaki Art Collective
W	Cupcakes a la Yola
X	Tweety Thai
<b>10460</b>	
A	Rubio's
B	Einstein Bros Bagels





Thousands of units proposed and open in close proximity to the site

**Proximate to Kaiser Hospital, Kaiser Medical Center**

1,725 Residential Units **Newly Completed or Under Construction**  
An Additional 3,000 New Residential Units - **Proposed**  
4,775 units with 2-3 residents/unit = **9,550-14,325 New Residents**





Recently upzoned to high density residential

**“Grantville Focused Plan would add as many as 8,275 housing units and 22,000 people to the neighborhood”**

- San Diego Union Tribune



# Zoning













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