



Mission Gorge

Shopping center

6501-6585 Mission Gorge Road

San Diego, CA 92120

±7,380 s.f. retail space available for lease





Mission Gorge Shopping center

6501-6585 Mission Gorge Road,
San Diego, CA 92120

Property description

- Located at the high traffic intersection of Friars Road and Mission Gorge Road
- Offers excellent visibility, convenient parking and easy ingress/egress

Strong tenant

VONS



**WELLS
FARGO**



BANK OF AMERICA

POSTALANNEX⁺
Your Home Office[®]

Site plan

Suite	Tenant	Sf
6501	Bank Of America	6,250
6505	Consignment Classics	20,100
6507-11	Available	7,380
6515	Homestreet Bank	1,807
6519	Longhorn Bar & Grill	2,200
6525	Lavender Nails	1,000
6529	Adina Manolescu, D.d.s.	1,440
6531	Wells Fargo Atm	1,064
6533	Pho Xpress	1,600
6535	Hi-Tech Lock & Key	459
6541	Banfield Pet Hospital	2,560
6545	Jersey Mike's	1,760
6549	Postal Annex	1,440
6551	Perlman Clinic	1,600
6555	Vons	35,172
6585	Wendy's	3,200



*This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such $\pm 7,380$ s.f. retail space available for lease changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.



Competition aerial



Walmart VONS DOLLAR TREE

Fry's

INTERSTATE 15

Mission Gorge Shopping Center

CVS Armstrong Garden Centers Black Angus

KAISER PERMANENTE

COSTCO WHOLESALE IKEA LOWE'S

SDCCU Stadium

Friars Road

petco SAN JUAN PERRY'S rubio's

GROCERYOUTLET bargain market DOLLAR TREE Union Bank of India O'Reilly AUTO PARTS Little Caesars

Pollo Loco EVANS TIRE SERVICE CENTER

THE FARMER'S MARKET

chili's Starbucks Tuesday Morning

INTERSTATE 8

INTERSTATE 8

INTERSTATE 15



Demographics



Traffic counts

Friars Rd
41,949 ADT

Mission Gorge Rd
23,579 ADT



Average HHI*

1 Mile : \$85,381

3 Miles : \$93,519

5 Miles : \$90,974



Population

1 Mile : 16,149

3 Miles : 192,267

5 Miles : 473,740



Daytime population

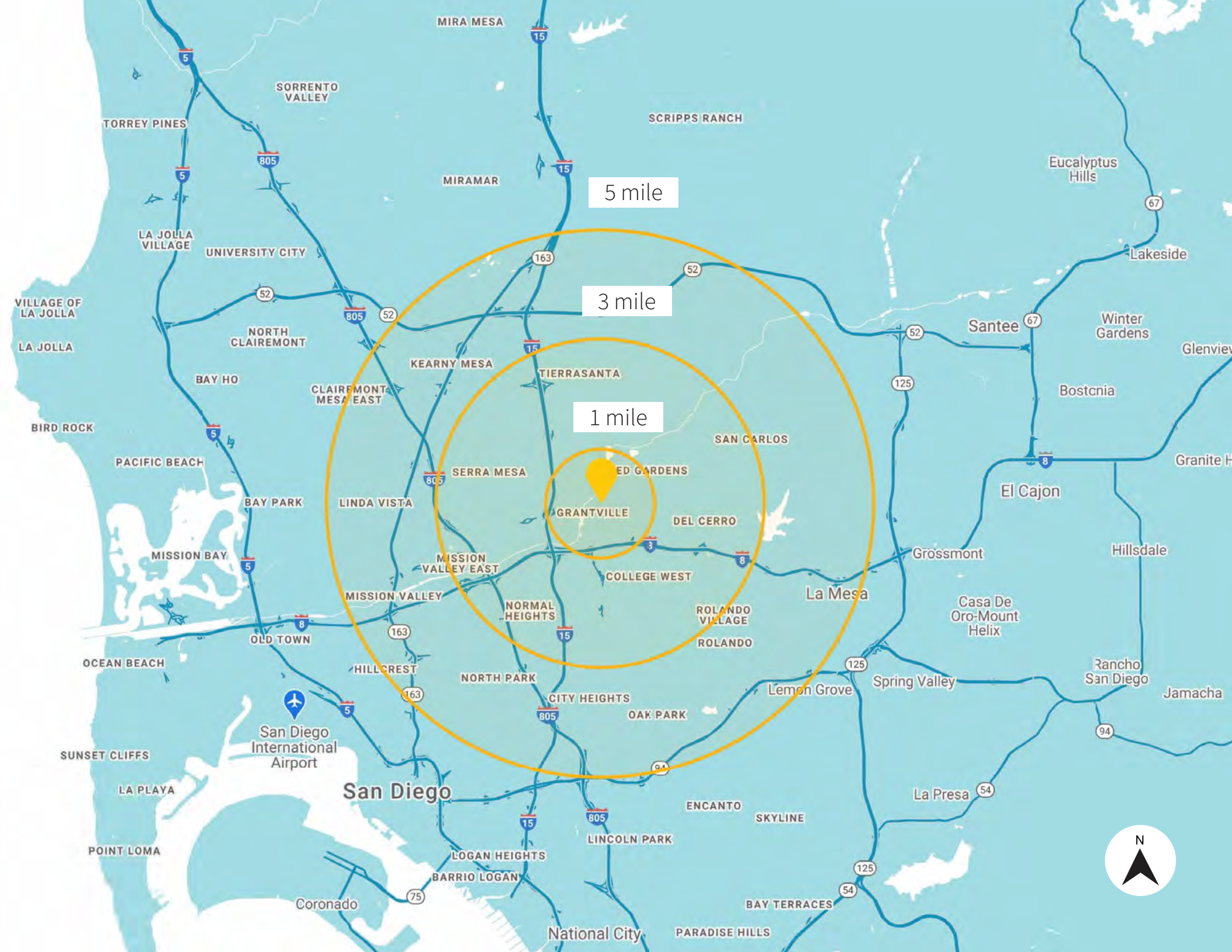
1 Mile : 19,670

3 Miles : 150,402

5 Miles : 399,110

Demographics produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.





5 mile

3 mile

1 mile

GRANTVILLE

San Diego

San Diego International Airport

National City





Contact

Brian J. Quinn

Senior Vice President

+1 858 352 2902

brian.quinn@jll.com

Bryan A. Cunningham

Senior Vice President

+1 858 410 6326

bryan.cunningham@jll.com

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