

±13,969 SF Anchor Available



4S Ranch Village

16611-16629 Dove Canyon Road
San Diego, CA 92127



Brian J. Quinn

Senior Vice President
+1 858 352 2902
brian.quinn@jll.com
RE 01009041

Bryan A. Cunningham

Senior Vice President
+1 858 410 6326
bryan.cunningham@jll.com
RE 01348498

Jones Lang LaSalle Brokerage, Inc. RE lic. #01856260



4S Ranch Village

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Property description

- Located at the center of the master planned community of 4S Ranch and easily accessible by the Del Sur community.
- Contains the only gas station in the trade area.
- Serves several affluent communities, including: 4S Ranch, Del Sur, The Lakes, Santaluz, Santa Fe Valley, Crosby Estates, Bernardo Springs, High Country West, and Westwood.
- Impressive mix of national and neighborhood tenants, including:



YOGA SIX



16611 Dove Canyon Road

KIOSK Info Center

16613 Dove Canyon Road

PAD Starbucks ±3,900

16615 Dove Canyon Road

101 Butler Realty ±847
 103 Kumon Math & Reading Center ±1,062
 105-107 Eyclux Optometry ±3,674
 109 Flippin' Pizza ±1,089
 111 Stretch Zone ±1,056
 113 Sports Clips ±1,181
 115 Club Pilates ±1,340
 117 Dry Cleaner ±1,349

16617 Dove Canyon Road**Available ±13,969****16621 Dove Canyon Road****110 Available ±1,347**

111 Los Primos ±1,645
 112 Salon de Claude ±1,588
 113 LoveSculpt ±1,078
 114 Subway ±1,116
 115 Yogurt Heaven ±1,229
 116 Donut Touch Bakery Cafe ±1,288

16625 Dove Canyon Road

101-102 Yoga Six ±3,663
 103 Bold Smiles DDS ±1,315
 104 Lantis Nail Salon ±1,200
 105 F45 Training ±2,476
 106-107 Bruce L. Barnes DVM ±2,760
 108 Hakumaru ±1,308
 109 Nautical Bowls ±1,169

16629 Dove Canyon Road

PAD Shell Gas/Car Wash ±3,380





Site plan



Aerial



Demographics



Traffic counts

Camino Del Norte
24,318 ADT



Average HHI*

1 Mile : \$165,645
3 Miles : \$132,436
5 Miles : \$135,834



Population

1 Mile : 15,640
3 Miles : 64,916
5 Miles : 169,435



Daytime population

1 Mile : 14,722
3 Miles : 42,682
5 Miles : 99,395





Contact

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