



# 4S Ranch Village

**16611-16629 Dove Canyon Road**  
San Diego, CA 92127



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## 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 Eylux 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**

Anchor 4S Ranch International Market ±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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