

An aerial photograph of the Canyon Hills Shopping Center in San Diego. The image shows a large commercial complex with multiple buildings, a gas station, and a large parking lot. The center is located at the intersection of Mercy Road and Interstate 15. The surrounding area includes residential neighborhoods and hills in the background.

**1,800 SF
FORMER DENTAL
OFFICE
MANY IMPROVEMENTS
IN PLACE**

INTERSTATE
15

MERCY ROAD

MUST SEE SPACE | CALL FOR TOUR

For lease

Canyon Hills Shopping Center
9932-9934 Mercy Road, San Diego, CA 92129

 **JLL** SEE A BRIGHTER WAY

Canyon Hills Shopping Center



Property Description

- Approximately 17,000 SF of shop space and 2 pads
- 1,800 SF available
- Fully built out Dental office for lease
- 3.50 AC. total lot size
- 141 feet frontage on Mercy Road



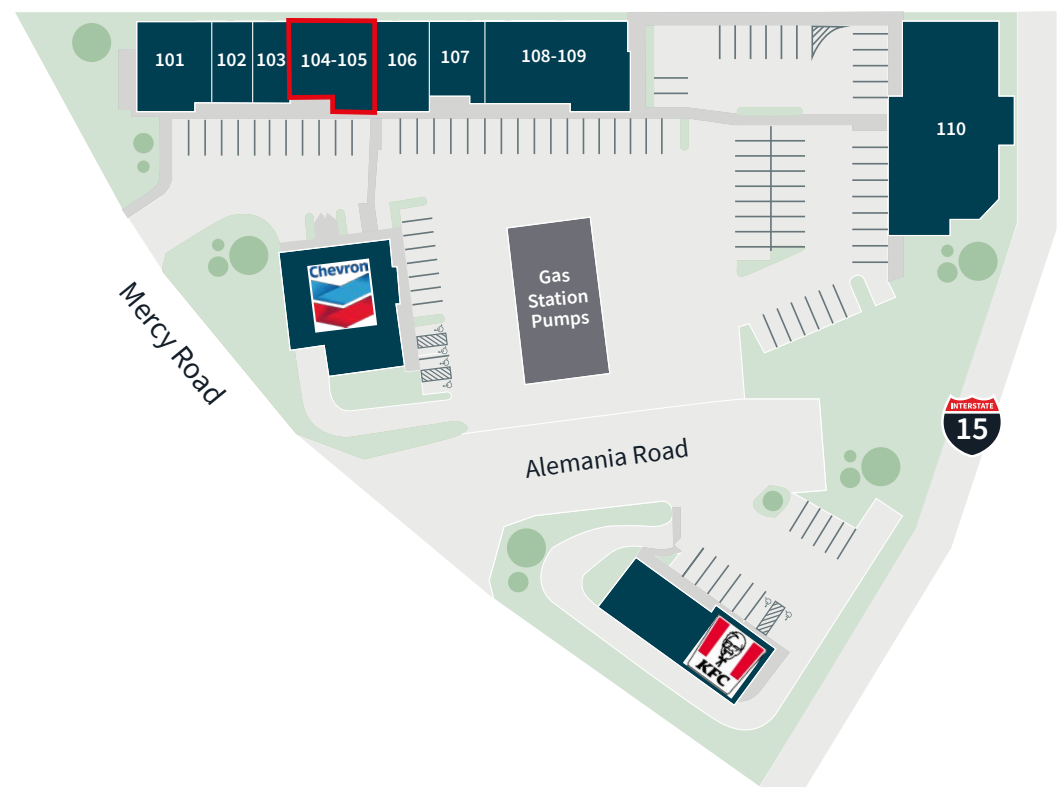
9932-9934 Mercy Road / San Diego, CA

1,800 SF retail space available with freeway signage visibility

- Serving Scripps Ranch, Rancho Bernardo, Mira Mesa and Rancho Bernardo communities
- Convenience/daily needs center
- Quick service/accessibility
- Signalized intersection
- Highly identity location
- Located off the Scripps Poway Parkway/Mercy Road exit on I-15
- High income & high density traffic counts
- High identity signage



Site plan and availabilities



Suite	Tenant
101	RC Realty
102	Cleaners
103	Nail Salon
104-105	Available: 1,800 SF (former dental office)
106	Chiropractor
107	Hair Salon
108-109	Arumi Italian Cuisine
110	InFURmary





Demographics

Population	1 mile	3 miles	5 miles
2019 Total Population:	12,413	1,51,429	2,50,550
2024 Population:	12,562	1,56,306	2,61,033
Pop Growth 2019-2024:	1.20%	3.22%	4.18%
Average Age:	37.3	38.2	37.6
Households			
2019 Total Households:	4,325	51,332	82,884
HH Growth 2019-2024:	0.92%	3.16%	4.00%
Median Household Inc:	\$114,687	\$108,253	\$107,693
Avg Household Size:	2.8	2.9	2.9
2019 Avg HH Vehicles:	2	2	2
Housing			
Median Home Value:	\$700,313	\$639,742	\$671,171
Median Year Built:	1990	1987	1988
Traffic counts		Cars per day	
I-15	Mercy Road	17,338	
I-15	Poway Road	2,51,344	
Mercy Road	Alemania Road	9,767	
Mercy Road	Kika Court	18,463	
Scripps Poway Parkway	Mercy Road	59,976	

Neighboring retailers





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