

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

1,1

**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
- 900-1,800 SF available
- Fully built out Dental office for lease
- 3.50 AC. total lot size
- 141 feet frontage on Mercy Road



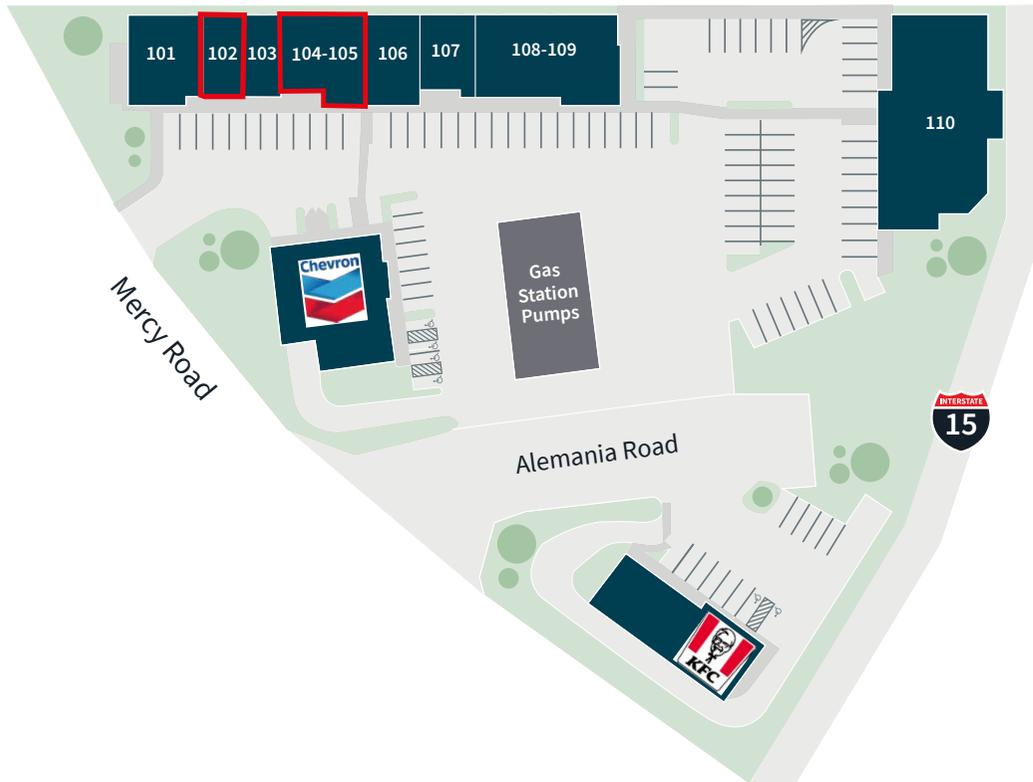
9932-9934 Mercy Road / San Diego, CA

## 900-1,800 SF retail space available with freeway signage visibility

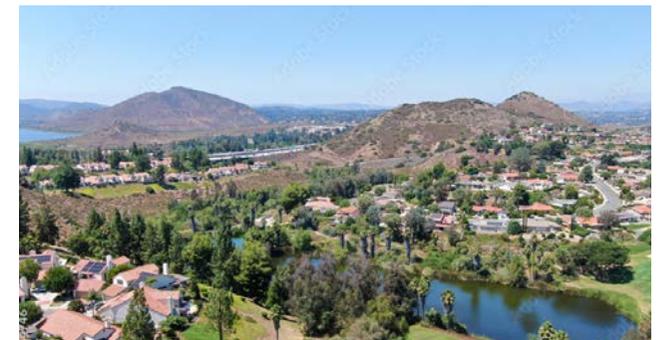
- Serving Scripps Ranch, Rancho Bernardo, Mira Mesa and Rancho Bernardo communities
- Convenience/daily needs center
- Quick service/accessibility
- Signalized intersection
- Highly identity location
- Located off the Scripps Poway Parkway/Mercy Road exit on I-15
- High income & high density traffic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



## Site plan and availabilities



Suite	Tenant
101	RC Realty
<b>102</b>	<b>Available: 900 SF</b>
103	Nail Salon
<b>104-105</b>	<b>Available: 1,800 SF (former dental office)</b>
106	Chiropractor
107	Hair Salon
108-109	Arumi Italian Cuisine
110	InFURmary





# Demographics

Population	1 mile	3 miles	5 miles
<b>2019 Total Population:</b>	12,413	1,51,429	2,50,550
<b>2024 Population:</b>	12,562	1,56,306	2,61,033
<b>Pop Growth 2019-2024:</b>	1.20%	3.22%	4.18%
<b>Average Age:</b>	37.3	38.2	37.6
<b>Households</b>			
<b>2019 Total Households:</b>	4,325	51,332	82,884
<b>HH Growth 2019-2024:</b>	0.92%	3.16%	4.00%
<b>Median Household Inc:</b>	\$114,687	\$108,253	\$107,693
<b>Avg Household Size:</b>	2.8	2.9	2.9
<b>2019 Avg HH Vehicles:</b>	2	2	2
<b>Housing</b>			
<b>Median Home Value:</b>	\$700,313	\$639,742	\$671,171
<b>Median Year Built:</b>	1990	1987	1988
<b>Traffic counts</b>		<b>Cars per day</b>	
<b>I-15</b>	Mercy Road	17,338	
<b>I-15</b>	Poway Road	251,344	
<b>Mercy Road</b>	Alemania Road	9,767	
<b>Mercy Road</b>	Kika Court	18,463	
<b>Scripps Poway Parkway</b>	Mercy Road	59,976	

# Neighboring retailers





**JLL**

**Brian J. Quinn**

*Senior Vice President*

brian.quinn@jll.com

+1 858 352 2902

CA License #01009041

Jones Lang LaSalle Brokerage, Inc. License #01856260

**Bryan Cunningham**

*Senior Vice President*

bryan.cunningham@jll.com

+1 858 410 6326

CA License #01348498

**Maxx Killman**

*Associate*

maxx.killman@jll.com

+1 858 812 2360

CA License #02243247