

# Rancho San Diego Village

3681 AVOCADO BLVD, LA MESA, CA 91941

## CONTACT US FOR RETAIL LEASING INFORMATION:

### **BRYAN A. CUNNINGHAM**

Senior Vice President

+1 858 410 6326

[bryan.cunningham@jll.com](mailto:bryan.cunningham@jll.com)

RE License#01348498

### **BRIAN J. QUINN**

Senior Vice President

+1 858 352 2902

[brian.quinn@jll.com](mailto:brian.quinn@jll.com)

RE License#01009041



Jones Lang LaSalle Brokerage, Inc. RE license #01856260



# PROPERTY HIGHLIGHTS



## AVAILABILITIES

| SUITE      | SF       |
|------------|----------|
| Suite 3703 | 2,085 SF |
| Suite 3735 | 1,520 SF |



This ±230,000 SF community shopping center is positioned at the gateway to the affluent Rancho San Diego trade area



Anchored by Smart & Final, CVS, Dixieline and 24 Hour Fitness, this project offers phenomenal exposure and excellent access to the 94 Freeway



Excellent opportunity for financial, restaurant and retail/service tenants



Strategically located at the NEQ of Hwy 94 (46,498 ADT) and Avocado Boulevard (15,198 ADT)

# SITE PLAN

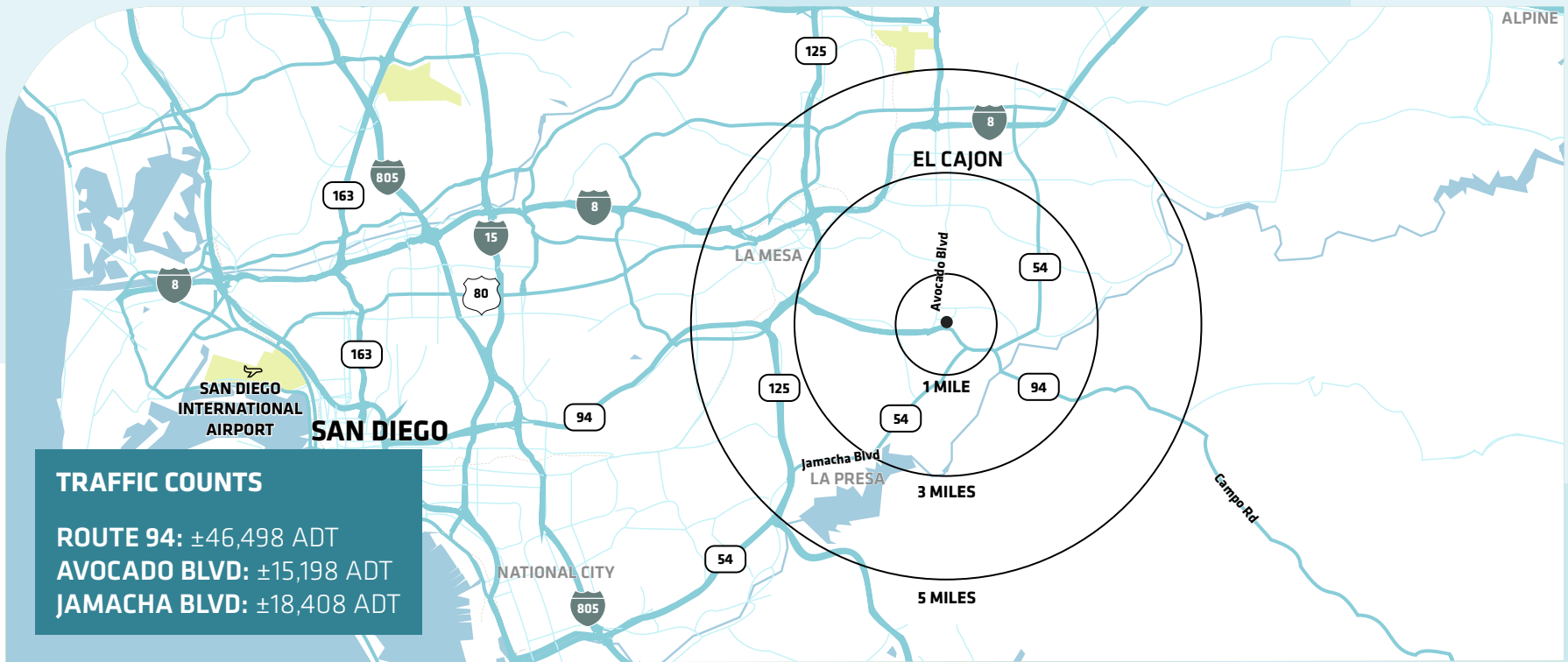


| Suite | Tenant                    | SF     |
|-------|---------------------------|--------|
| 3605  | Little Sprouts Academy    | 7,556  |
| 3607  | Dixieline Lumber          | NAP    |
| 3633  | 24 Hour Fitness           | 25,000 |
| 3637  | Jjang Korean BBQ          | 4,680  |
| 3641  | Golden Bay Asian Food     | 1,020  |
| 3647  | Rancho Village Veterinary | 3,033  |
| 3649  | Cox Store                 | 1,580  |
| 3651  | Skin MD                   | 1,343  |
| 3653  | Living Water              | 857    |
| 3655  | Bougie Beauty Salon       | 1,100  |
| 3657  | Fur Gala                  | 800    |
| 3659  | Mr. Bowties Hair Studio   | 600    |
| 3661  | State Farm Insurance      | 600    |
| 3663  | Del Rancho Jewelers       | 630    |
| 3665  | Avocado Hair Salon        | 630    |
| 3667  | Remi's Hair Extensions    | 768    |
| 3681  | Smart & Final             | 39,777 |
| 3703  | Available                 | 2,085  |
| 3705  | Phra Ram 9                | 1,390  |
| 3707  | Domino's Pizza            | 1,297  |
| 3709  | Tappi Sushi & Grill       | 1,900  |
| 3715  | Goodwill                  | 7,973  |
| 3719  | Avocado Nails             | 1,020  |
| 3721  | Yogurtland                | 1,390  |

| Suite | Tenant                    | SF    |
|-------|---------------------------|-------|
| 3723  | Natural Delights          | 678   |
| 3727  | Massage Envy              | 3,492 |
| 3729  | IB Pet Supply             | 2,653 |
| 3731  | H&R Block                 | 1,622 |
| 3733  | Mathnazium                | 1,291 |
| 3735  | Available                 | 1,520 |
| 3737  | Bricks & Minifigs         | 1,500 |
| 3739  | Subway                    | 1,520 |
| 3741  | Frank's Pizza             | 1,600 |
| 3743  | LaserAway                 | 1,550 |
| 3745  | Spine & Sport             | 2,335 |
| 3749  | CVS                       | NAP   |
| 3753  | Nutrimart                 | 1,080 |
| 3755  | The UPS Store             | 1,200 |
| 3757  | Machos Tacos              | 1,200 |
| 3759  | Wingstop                  | 1,488 |
| 3761  | Great Clips               | 1,100 |
| 3767  | Rancho San Diego Dentists | 3,600 |
| 3769  | Keller Williams Realty    | 2,278 |
| 3773  | Keg N Bottle              | 2,306 |
| 3777  | Starbucks                 | 3,245 |
| 3781  | McDonalds                 | 3,872 |
| 3787  | California Bank & Trust   | 4,946 |



# DEMOGRAPHICS



|                          | 1 MILES     | 3 MILES   | 5 MILES   |
|--------------------------|-------------|-----------|-----------|
| POPULATION               | 10,067      | 105,292   | 311,249   |
| AVERAGE HOUSEHOLD INCOME | \$109,406   | \$101,318 | \$88,279  |
| DAYTIME POPULATION       | \$1,040,930 | \$944,777 | \$840,699 |

# SURROUNDING RETAIL AND LANDMARKS



# GALLERY





## CONTACT US FOR RETAIL LEASING INFORMATION:

### **BRYAN A. CUNNINGHAM**

Senior Vice President

+1 858 410 6326

[bryan.cunningham@jll.com](mailto:bryan.cunningham@jll.com)

RE License #01348498

### **BRIAN J. QUINN**

Senior Vice President

+1 858 352 2902

[brian.quinn@jll.com](mailto:brian.quinn@jll.com)

RE License #01009041

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle Brokerage, Inc. All rights reserved.