

A photograph of a shopping center under a clear blue sky. The building is a single-story structure with a tan stucco finish and stone accents. It features several storefronts: Starbucks Coffee on the left, Primos in the center, Salon de Ombre to the right of Primos, and Karate on the far right. The roof is a light brown tile. A parking lot in the foreground contains several cars, including a white sedan, a dark SUV, a silver sedan, and a teal car. A tall light pole stands on the left side of the image.

# 4S Ranch Village

**16611-16629 Dove Canyon Road**

San Diego, CA 92127

±1,078 s.f. retail space available for lease







## 4S Ranch Village

16611-16629 Dove Canyon Road  
San Diego, CA 92127

### Property description

- Located at the entryway to the master planned community of 4S Ranch and easily accessible by the Del Sur community.
- Contains the only gas station in the 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 Carl's Jr. ±3,900

**16615 Dove Canyon Road**

101	Coastal Premier Properties	±847
103	Kumon Math & Reading Center	±1,062
105-107	Eyelux Optometry	±3,674
109	Flippin' Pizza	±1,089
111	T-Mobile Cellular	±1,056
113	Sports Clips	±1,181
115	Club Pilates	±1,340
117	Carmel Plaza Cleaners	±1,349

**16617 Dove Canyon Road**

Home Consignment Centers ±13,969

**16621 Dove Canyon Road**

110	Starbucks	±1,347
111	Los Primos	±1,645
112	Salon de Claude	±1,588
<b>113</b>	<b>Available</b>	<b>±1,078</b>
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	IKA Sushi & Grill	±1,308
109	Greenspot Salad	±1,169

**16629 Dove Canyon Road**

PAD Shell Gas/Car Wash ±3,380





# Site plan





# Aerial





# Demographics



## Traffic counts

Camion Del Norte  
317,800 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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