



Canyon Hills
SHOPPING CENTER

9932 MERCY ROAD - SAN DIEGO, CA 92129

**MULTI-TENANT RETAIL
STRIP CENTER FOR LEASE**

KIPP GSTETTENBAUER, CCIM
858.458.3345
kipp@voitco.com

MAX STONE
858.458.3348
mstone@voitco.com

Voit
REAL ESTATE SERVICES



PROPERTY FEATURES

BUILDING SIZE:	±15,200 SF
YEAR BUILT:	2002
PARKING:	2.96/1,000 SF
TENANCY:	Multi
APN:	318-021-19

Lease Rate: \$2.75 - \$3.00/SF/MO NNN
NNN = \$0.70

PROPERTY HIGHLIGHTS

- 800 - 1,256 SF of Retail Space Available
- Excellent Retail Opportunity on Signalized Intersection
- Highly Identifiable Location
- Located Next to I-15 Freeway Off Ramp
- Strong Demographics and Traffic Counts

NATIONAL CO-TENANTS INCLUDE:



Project Photos



Site Plan

800 - 1,256 SF Available

Appropriate Uses

- Phones
- Chiropractor
- Physical Therapy
- Insurance Agent
- Liberty Tax/H2L, Jackson Hewitt
- Charter School
- Cryo
- Orthodontist
- UPS/Fedex
- Dry Bar/Par Bar
- Club Pilates
- Core Power



SUITE	TENANT
101	Starbucks
102	Cleaners
103	Nail Space Available with 30 Day Notice - 800 SF
104-105	Smile Art Dentistry
106	Available - 1,256 SF
107	Bristol Hairdressing
108-109	Pernicanos

Demographics

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population (2016)	16,578	144,559	237,885
Projected Population (2021)	17,365	151,471	250,219
Average Household Size	2.96	2.99	3.01
Median Age	36.30	37.90	37.10
Average Household Income	\$126,732	\$121,808	\$127,502
Median Household Income	\$104,774	\$100,868	\$102,721
Median Home Value	\$566,257	\$554,378	\$579,500
Bachelor's Degree or higher	57.6%	52.7%	54.5%

TRAFFIC COUNTS

	ADT
Scripps Poway Pkwy/Mercy Rd	±21,900
I-15	±158,232

QUICK STATS 5 MILE RADIUS (2016)

237,885 RESIDENTS



AVERAGE AGE of 37.10



82,188
Households



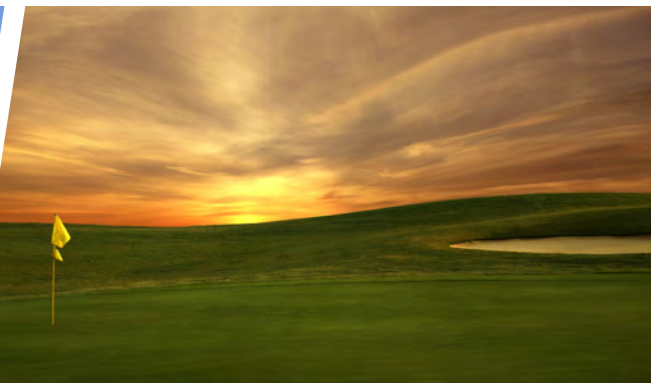
\$127,502
Avg. Household Income



\$579,500
Median Home Value



54.5%
College Educated



Aerial



KIPP GSTETTENBAUER, CCIM

Senior Vice President | 858.458.3345

kipp@voitco.com | Lic. #01405420

MAX STONE

Associate | 858.458.3348

mstone@voitco.com | Lic. #01944151

Voit

REAL ESTATE SERVICES

Licensed as Real Estate Brokers and a Salesperson by the CA Bur of Real Estate. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2016 Voit Real Estate Services, Inc. All Rights Reserved. Real People. Real Solutions.® is a registered trademark of Voit Real Estate Services.