

for lease

# SAN CARLOS VILLAGE

SHOPPING CENTER



8766-8898 NAVAJO ROAD | SAN DIEGO, CA | 92119

EXCLUSIVE BROKER







# ±125,661 SF SHOPPING CENTER

## DEMOGRAPHICS

### PROPERTY HIGHLIGHTS

- San Carlos Village is an excellent neighborhood center conveniently located off the 125 Highway and Navajo Road. This center offers retailers a great mix of co-tenants with excellent accessibility.

### TRAFFIC COUNTS

- Navajo Road: 40,000 ADT
- Lake Murray Blvd: 16,000 ADT
- CA Hwy 125: 80,000 ADT

	1 MILE	3 MILES	5 MILES
Pop (2025)	17,823	131,259	380,212
AHH Income	\$150,835	\$126,814	\$124,091
Daytime Pop.	3,319	74,530	127,814

## TENANTS



The UPS Store 



*Walgreens*

# AVAILABILITIES

SUITE	TENANT	SQ. FT.
02	Chipotle	3,700
03	Chase	6,500
05	Walgreens	14,490
07	San Carlos Auto Service	2,887
<b>08-11</b>	<b>AVAILABLE</b>	<b>33,958</b>
12-13	Aldi	19,134
14	SEI Sushi	2,400
16-17	SpineZone	2,640
<b>18</b>	<b>AVAILABLE</b>	<b>1,860</b>
19	Fantastic Sam's	1,200
20	R&B Tea	1,400
21	Subway	1,400
24	24-Hour Fitness	38,000
35	Wells Fargo	2,000
36	Persimmon Nails	1,400
37	The UPS Store	1,200
38	Starbucks	1,400



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# AERIAL





# GALLERY



# DEMOGRAPHICS

1 Mile

## Demographic and Income Profile

8898 Navajo Road, San Diego, California, 92119

Ring: 1 mile radius



Latitude: 32.80309, Longitude: -117.00631

Summary	Census 2010	Census 2020	2025	2030		
Population	17,270	18,320	17,823	17,479		
Households	6,636	6,766	6,691	6,633		
Families	4,471	-	4,662	4,630		
Average Household Size	2.59	2.70	2.66	2.63		
Owner Occupied Housing Units	4,583	-	4,565	4,574		
Renter Occupied Housing Units	2,053	-	2,126	2,059		
Median Age	40.8	-	41.3	42.2		
Trends: 2024-2029 Annual Rate	Area	State	National			
Population	-0.39%	0.07%	0.30%			
Households	-0.17%	0.33%	0.49%			
Families	-0.14%	0.32%	0.44%			
Owner HHs	0.04%	0.49%	0.66%			
Median Household Income	3.42%	2.33%	2.57%			
Households by Income	2025		2030			
	Number	Percent	Number	Percent		
<\$15,000	186	2.8%	160	2.4%		
\$15,000 - \$24,999	274	4.1%	212	3.2%		
\$25,000 - \$34,999	269	4.0%	218	3.3%		
\$35,000 - \$49,999	447	6.7%	391	5.9%		
\$50,000 - \$74,999	738	11.0%	600	9.0%		
\$75,000 - \$99,999	613	9.2%	515	7.8%		
\$100,000 - \$149,999	1,381	20.6%	1,287	19.4%		
\$150,000 - \$199,999	1,108	16.6%	1,195	18.0%		
\$200,000+	1,675	25.0%	2,055	31.0%		
Median Household Income	\$123,488		\$146,108			
Average Household Income	\$150,835		\$168,903			
Per Capita Income	\$57,482		\$65,078			
Population by Age	Census 2010		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	929	5.4%	966	5.4%	904	5.2%
5 - 9	936	5.4%	1,113	6.2%	995	5.7%
10 - 14	993	5.7%	1,163	6.5%	1,149	6.6%
15 - 19	1,083	6.3%	1,025	5.8%	1,089	6.2%
20 - 24	1,296	7.5%	879	4.9%	909	5.2%
25 - 34	2,209	12.8%	2,189	12.3%	2,032	11.6%
35 - 44	2,176	12.6%	2,642	14.8%	2,349	13.4%
45 - 54	2,662	15.4%	2,270	12.7%	2,523	14.4%
55 - 64	2,084	12.1%	2,155	12.1%	1,947	11.1%
65 - 74	1,376	8.0%	1,804	10.1%	1,802	10.3%
75 - 84	1,147	6.6%	1,153	6.5%	1,278	7.3%
85+	379	2.2%	466	2.6%	504	2.9%

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Source: Esri, U.S. Census

3 Mile

## Demographic and Income Profile

8898 Navajo Road, San Diego, California, 92119

Ring: 3 mile radius



Latitude: 32.80309, Longitude: -117.00631

Summary	Census 2010		Census 2020		2025	2030
Population	123,125		132,512		131,259	130,567
Households	49,502		51,127		51,574	51,853
Families	30,656		-		32,871	33,085
Average Household Size	2.46		2.55		2.51	2.48
Owner Occupied Housing Units	26,365		-		27,053	27,542
Renter Occupied Housing Units	23,137		-		24,521	24,312
Median Age	38.1		-		40.2	41.5
Trends: 2024-2029 Annual Rate		Area	State		National	
Population	-0.11%		0.07%		0.30%	
Households	0.11%		0.33%		0.49%	
Families	0.13%		0.32%		0.44%	
Owner HHs	0.36%		0.49%		0.66%	
Median Household Income	2.13%		2.33%		2.57%	
Households by Income			2025		2030	
			Number	Percent	Number	Percent
<\$15,000			3,155	6.1%	2,766	5.3%
\$15,000 - \$24,999			2,563	5.0%	2,030	3.9%
\$25,000 - \$34,999			2,695	5.2%	2,214	4.3%
\$35,000 - \$49,999			4,380	8.5%	3,844	7.4%
\$50,000 - \$74,999			6,693	13.0%	6,088	11.7%
\$75,000 - \$99,999			6,673	12.9%	6,380	12.3%
\$100,000 - \$149,999			9,733	18.9%	9,840	19.0%
\$150,000 - \$199,999			6,766	13.1%	7,581	14.6%
\$200,000+			8,915	17.3%	11,111	21.4%
Median Household Income			\$98,218		\$109,154	
Average Household Income			\$126,814		\$141,246	
Per Capita Income			\$49,939		\$56,212	
			Census 2010		2025	2030
Population by Age			Number	Percent	Number	Percent
0 - 4			7,777	6.3%	7,275	5.5%
5 - 9			6,868	5.6%	7,799	5.9%
10 - 14			7,024	5.7%	7,810	5.9%
15 - 19			7,545	6.1%	7,572	5.8%
20 - 24			9,787	7.9%	6,980	5.3%
25 - 34			17,744	14.4%	17,885	13.6%
35 - 44			15,635	12.7%	19,650	15.0%
45 - 54			18,180	14.8%	15,821	12.1%
55 - 64			14,122	11.5%	15,102	11.5%
65 - 74			8,477	6.9%	13,598	10.4%
75 - 84			6,618	5.4%	8,290	6.3%
85+			3,346	2.7%	3,479	2.7%

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# DEMOGRAPHICS (cont.)

5 Mile

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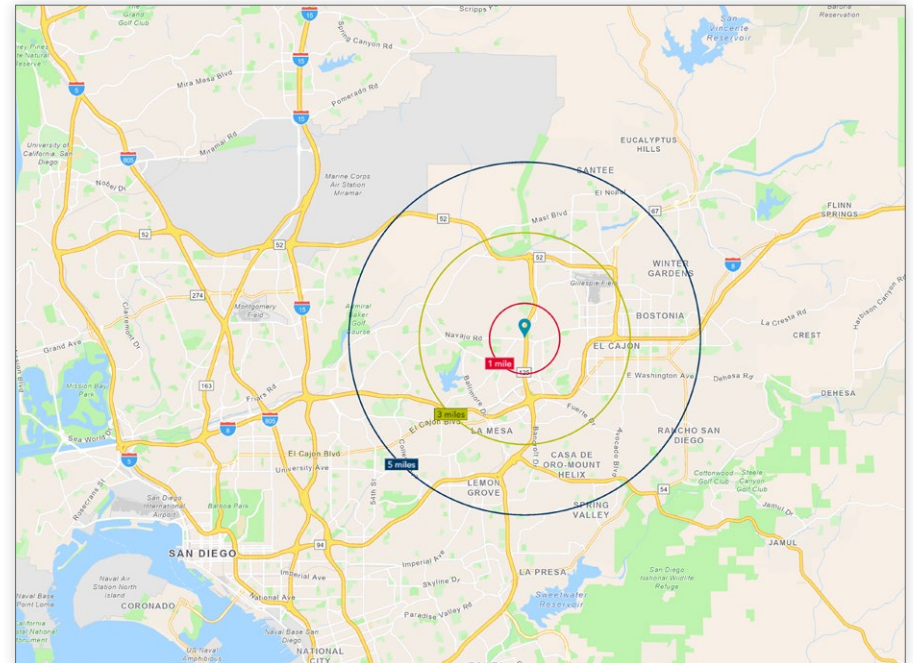


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8766-8898 NAVAJO ROAD | SAN DIEGO, CA | 92119

**Phil Lyons, CCIM**

+1 760 431 4210

[phil.lyons@cushwake.com](mailto:phil.lyons@cushwake.com)

LIC #01093731

**Chad Iafrate, CCIM**

+1 760 431 4234

[chad.iafrate@cushwake.com](mailto:chad.iafrate@cushwake.com)

LIC #01329943

**Vince Provenzano**

+1 760 431 4212

[vince.provenzano@cushwake.com](mailto:vince.provenzano@cushwake.com)

LIC #01926894



12830 El Camino Real, Suite 100  
San Diego, CA 92130  
[cushmanwakefield.com](http://cushmanwakefield.com)