

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 (2026)	18,095	127,593	384,697
AHH Income	\$164,748	\$138,575	\$131,619
Daytime Pop.	2,780	69,317	122,958

TENANTS



Walgreens

The UPS Store 

CHASE 



AVAILABILITIES

SUITE	TENANT	SQ. FT.
02	Chipotle	3,700
03	Chase	6,500
05	Walgreens	14,490
07	San Carlos Auto Service	2,887
08-11	AVAILABLE	33,958
12-13	Aldi	19,134
14	SEI Sushi	2,400
16-17	SpineZone	2,640
18	AVAILABLE	1,860
19	Fantastic Sam's	1,200
20	R&B Tea	1,400
21	AVAILABLE 1/1/27 (2nd Gen Rest)	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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This aerial map of the Lake Murray area in San Diego, California, highlights a proposed retail site. The site is marked with a red arrow and labeled "SITE" on Fletcher Parkway, just north of its intersection with Highway 125. The map shows a dense network of roads, including El Cajon Blvd, University Ave, Fletcher Pkwy, and Highway 8. Major landmarks like Lake Murray and Murray Park are visible. Numerous retail locations are identified with callouts, including Keil's, CVS, Smart & Final, Michaels, Sharp, Ross, Walmart, Target, Barnes & Noble, Macy's, World Market, Costco, Office Depot, Petco, Burlington, Dixieline, Habit Burger Grill, Chick-fil-A, Guitar Center, and Trader Joe's. The map also shows local businesses like Albertsons, Rite Aid, and Jersey Mike's.

GALLERY



DEMOGRAPHICS

1 Mile

Demographic and Income Profile

8766 Navajo Rd, San Diego, California, 92119

Ring: 1 mile radius



Latitude: 32.80349, Longitude: -117.00889

Summary	Census 2010	Census 2020	2026	2031
Population	17,424	18,483	18,095	17,756
Households	6,827	6,955	6,920	6,863
Families	4,550	-	4,782	4,742
Average Household Size	2.54	2.65	2.61	2.58
Owner Occupied Housing Units	4,731	-	4,743	4,719
Renter Occupied Housing Units	2,096	-	2,177	2,145
Median Age	41.3	-	41.6	42.6
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	-0.38%	0.17%	0.30%	
Households	-0.17%	0.42%	0.49%	
Families	-0.17%	0.37%	0.44%	
Owner HHs	-0.10%	0.48%	0.66%	
Median Household Income	3.33%	2.75%	2.57%	
Households by Income		2026	2031	
	Number	Percent	Number	Percent
<\$15,000	192	2.8%	166	2.4%
\$15,000 - \$24,999	296	4.3%	226	3.3%
\$25,000 - \$34,999	271	3.9%	208	3.0%
\$35,000 - \$49,999	428	6.2%	349	5.1%
\$50,000 - \$74,999	725	10.5%	586	8.5%
\$75,000 - \$99,999	549	7.9%	468	6.8%
\$100,000 - \$149,999	1,367	19.8%	1,256	18.3%
\$150,000 - \$199,999	1,110	16.0%	1,151	16.8%
\$200,000+	1,983	28.7%	2,454	35.7%
Median Household Income	\$132,126		\$155,604	
Average Household Income	\$164,748		\$187,417	
Per Capita Income	\$63,484		\$73,019	
Population by Age	Census 2010	2026	2031	
	Number	Percent	Number	Percent
0 - 4	917	5.3%	986	5.4%
5 - 9	922	5.3%	1,145	6.3%
10 - 14	1,008	5.8%	1,210	6.7%
15 - 19	1,072	6.2%	1,026	5.7%
20 - 24	1,275	7.3%	848	4.7%
25 - 34	2,176	12.5%	2,184	12.1%
35 - 44	2,204	12.7%	2,659	14.7%
45 - 54	2,654	15.2%	2,319	12.8%
55 - 64	2,151	12.3%	2,162	11.9%
65 - 74	1,442	8.3%	1,847	10.2%
75 - 84	1,211	7.0%	1,211	6.7%
85+	390	2.2%	499	2.8%

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Source: Esri, U.S. Census

3 Mile

Demographic and Income Profile

8766 Navajo Rd, San Diego, California, 92119

Ring: 3 mile radius



Latitude: 32.80349, Longitude: -117.00889

Summary	Census 2010	Census 2020	2026	2031
Population	119,882	128,413	127,593	126,860
Households	48,649	50,074	50,821	51,080
Families	30,154	-	32,401	32,524
Average Household Size	2.44	2.53	2.48	2.45
Owner Occupied Housing Units	26,784	-	27,517	27,731
Renter Occupied Housing Units	21,865	-	23,304	23,349
Median Age	38.8	-	40.6	42.0
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	-0.12%	0.17%	0.30%	
Households	0.10%	0.42%	0.49%	
Families	0.08%	0.37%	0.44%	
Owner HHs	0.16%	0.48%	0.66%	
Median Household Income	2.46%	2.75%	2.57%	
Households by Income		2026	2031	
	Number	Percent	Number	Percent
<\$15,000	3,059	6.0%	2,733	5.4%
\$15,000 - \$24,999	2,527	5.0%	2,036	4.0%
\$25,000 - \$34,999	2,367	4.7%	1,873	3.7%
\$35,000 - \$49,999	3,913	7.7%	3,347	6.6%
\$50,000 - \$74,999	6,049	11.9%	5,346	10.5%
\$75,000 - \$99,999	5,948	11.7%	5,496	10.8%
\$100,000 - \$149,999	9,789	19.3%	9,682	19.0%
\$150,000 - \$199,999	6,730	13.2%	7,377	14.4%
\$200,000+	10,438	20.5%	13,191	25.8%
Median Household Income	\$105,324		\$118,944	
Average Household Income	\$138,575		\$156,668	
Per Capita Income	\$55,380		\$63,273	
Population by Age	Census 2010	2026	2031	
	Number	Percent	Number	Percent
0 - 4	7,376	6.2%	6,910	5.4%
5 - 9	6,585	5.5%	7,523	5.9%
10 - 14	6,718	5.6%	7,574	5.9%
15 - 19	7,211	6.0%	7,389	5.8%
20 - 24	9,423	7.9%	6,526	5.1%
25 - 34	16,985	14.2%	16,918	13.3%
35 - 44	15,217	12.7%	19,326	15.1%
45 - 54	17,874	14.9%	15,516	12.2%
55 - 64	14,102	11.8%	14,565	11.4%
65 - 74	8,542	7.1%	13,498	10.6%
75 - 84	6,595	5.5%	8,375	6.6%
85+	3,255	2.7%	3,472	2.7%

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Source: Esri, U.S. Census

DEMOGRAPHICS (cont.)

5 Mile

Demographic and Income Profile

8766 Navajo Rd, San Diego, California, 92119

Ring: 5 mile radius

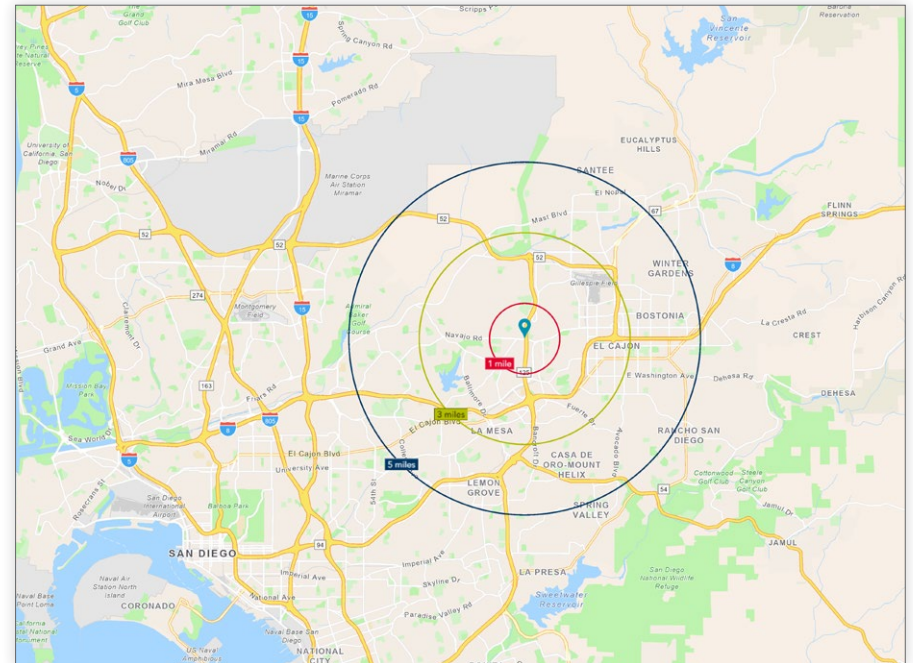


Latitude: 32.80349, Longitude: -117.00889

Summary	Census 2010	Census 2020	2026	2031
Population	355,230	387,393	384,697	383,435
Households	132,805	138,804	140,824	141,865
Families	85,922	-	93,203	93,721
Average Household Size	2.62	2.70	2.64	2.62
Owner Occupied Housing Units	71,380	-	73,712	74,446
Renter Occupied Housing Units	61,425	-	67,112	67,419
Median Age	36.0	-	38.2	39.4
Trends: 2024-2029 Annual Rate		Area	State	National
Population		-0.07%	0.17%	0.30%
Households		0.15%	0.42%	0.49%
Families		0.11%	0.37%	0.44%
Owner HHS		0.20%	0.48%	0.66%
Median Household Income		2.49%	2.75%	2.57%
Households by Income		Number	2026 Percent	2031 Number Percent
<\$15,000		9,042	6.4%	8,162 5.8%
\$15,000 - \$24,999		7,705	5.5%	6,304 4.4%
\$25,000 - \$34,999		6,356	4.5%	5,096 3.6%
\$35,000 - \$49,999		11,507	8.2%	9,987 7.0%
\$50,000 - \$74,999		18,569	13.2%	16,657 11.7%
\$75,000 - \$99,999		16,445	11.7%	15,240 10.7%
\$100,000 - \$149,999		26,267	18.7%	26,216 18.5%
\$150,000 - \$199,999		17,424	12.4%	19,106 13.5%
\$200,000+		27,509	19.5%	35,095 24.7%
Median Household Income		\$101,012		\$114,203
Average Household Income		\$131,619		\$148,907
Per Capita Income		\$48,510		\$55,433
Population by Age		Census 2010 Number Percent	2026 Number Percent	2031 Number Percent
0 - 4		22,951 6.5%	21,257 5.5%	20,602 5.4%
5 - 9		20,685 5.8%	22,642 5.9%	20,820 5.4%
10 - 14		21,131 5.9%	23,241 6.0%	22,341 5.8%
15 - 19		26,140 7.4%	23,961 6.2%	23,519 6.1%
20 - 24		32,039 9.0%	30,492 7.9%	33,719 8.8%
25 - 34		50,229 14.1%	52,862 13.7%	47,721 12.4%
35 - 44		45,222 12.7%	55,536 14.4%	53,750 14.0%
45 - 54		51,302 14.4%	45,223 11.8%	49,450 12.9%
55 - 64		39,830 11.2%	42,094 10.9%	39,004 10.2%
65 - 74		22,215 6.3%	37,794 9.8%	37,841 9.9%
75 - 84		15,926 4.5%	21,658 5.6%	25,549 6.7%
85+		7,560 2.1%	7,934 2.1%	9,117 2.4%

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Source: Esri, U.S. Census





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