

Stonecrest *Plaza*

SWC Interstate 15 & Aero Drive, San Diego, CA 92123

**NEW DRIVE-THRU PADS PROPOSED
FOR LEASE**

Walmart 

**FLOCKE &
AVOYER**

Commercial Real Estate



Fry's
ELECTRONICS

DALEY CENTER DR.

STONECREST BLVD.

Walmart

INTERSTATE
15



Stonecrest *Plaza*

SWC Interstate 15 & Aero Drive
San Diego, CA 92123

Proposed Drive-Thru Pads

Pad 1: ±4,500 SF

Pad 2: ±3,667 SF

Property Profile

- Located in a dominate power center anchored by Walmart, Vons and Fry's
- Exceptional visibility to Interstate 15 and convenient access via Aero Drive
- Ample Parking
- Located near a large business park with approximately 53,232 employees

DRIVE THRU



Stonecrest *Plaza*

PROPOSED SITE PLAN

Pad 1
±4,500 SF



Pad 2
±3,667 SF



**This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.*

Stonecrest Plaza

SITE PLAN



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DEMOGRAPHICS



Traffic Counts

Cars Per Day

Aero Drive: $\pm 31,923$

Murphy Canyon Drive: $\pm 9,684$

Interstate 15: $\pm 217,070$

Average HHI

1 Mile: \$99,850

3 Miles: \$111,605

5 Miles: \$96,095

Population

1 Mile: 16,994

3 Miles: 116,018

5 Miles: 412,890

Daytime Population

1 Mile: 15,269

3 Miles: 176,781

5 Miles: 378,793

*Demographics are derived from 2000-2010 Census, 2020 Estimates and 2025 Projection. Additional information available upon request. Traffic Counts taken from the most recent Regis report dated 2019.



Food4Less

Walmart

805

163

15

**BUSINESS PARK
±53,232 EMPLOYEES**

VONS

TARGET THE HOME DEPOT 99

Staples

Smart&Final RITE AID

ROSS DRESS FOR LESS DOLLAR TREE

TARGET COSTCO WHOLESALE

KOHL'S VONS

MONTGOMERY GIBBS EXECUTIVE AIRPORT

PROPERTY

ADMIRAL BAKER GOLF COURSE

CVS

petco STARBUCKS

163

805

15

CVS

VONS RITE AID

THE HOME DEPOT

SAN DIEGO STATE UNIVERSITY WEST PROPOSED

IKEA COSTCO WHOLESALE LOWE'S





For More Information

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