

AVAILABLE FOR LEASE

± 1,260 SF Retail Space

6035 - 6075
MISSION GORGE RD, SAN DIEGO, CA 92120

6035
MISSION GORGE RD

MISSION GORGE ROAD

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**PACIFIC COAST
COMMERCIAL**
SALES - MANAGEMENT - LEASING

TCN
WORLDWIDE
REAL ESTATE SERVICES

highlights & amenities



subject property

6035-6075 Mission Gorge Road, San Diego, CA 92120

Available



availability

⇒ 6035 Mission Gorge Road:
± 1,260 SF Retail Space



zoning

CC-3-8 ([click for details](#))

office, retail sales, service uses, etc.



visibility

450' Frontage on Mission Gorge Rd & 60' on Twain Ave
25,300 Vehicles Per Day. Next Door to Heavily Trafficked
Specialty Grocer - Iowa Meat Farms



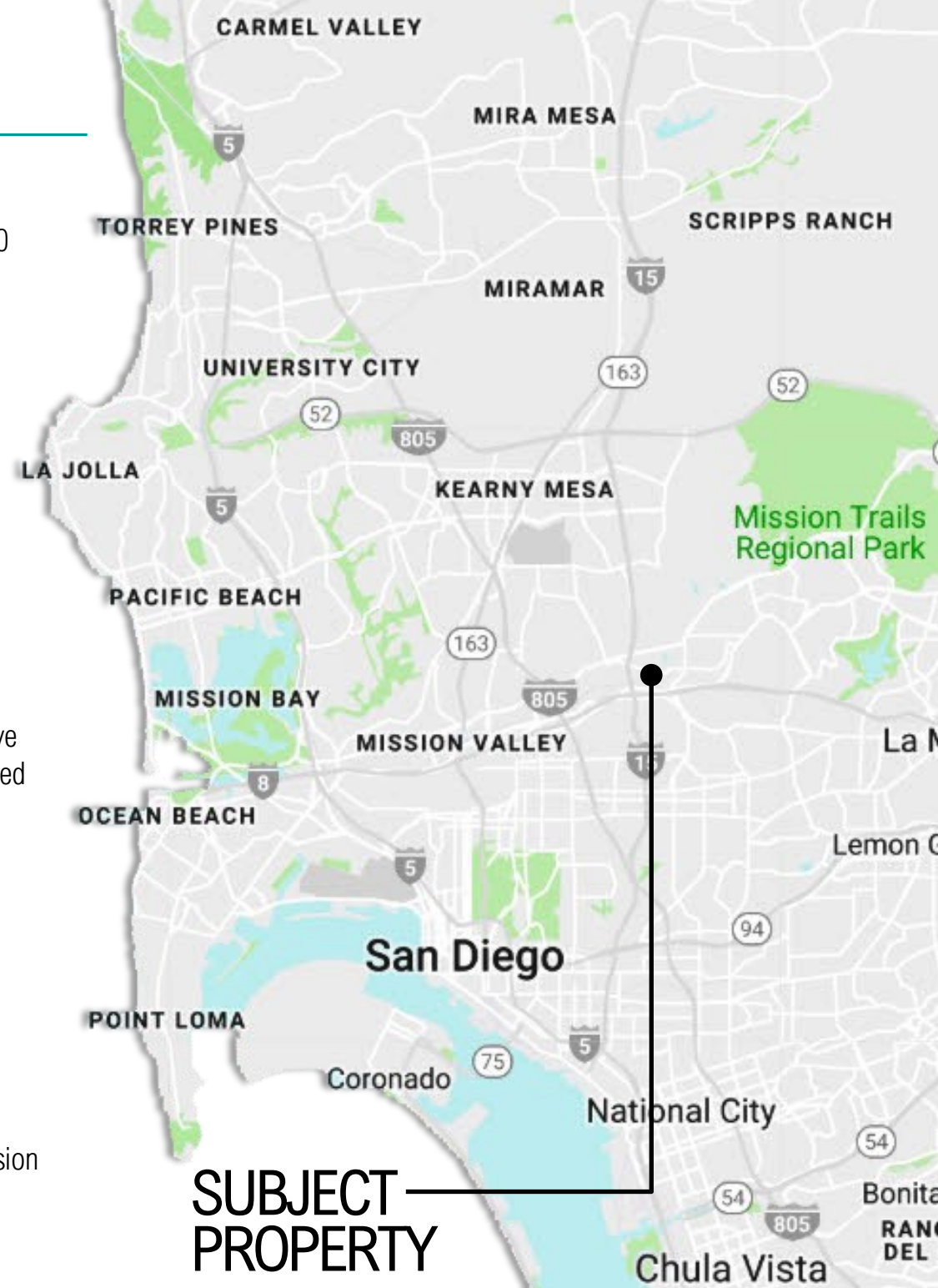
accessibility

Multiple Access Points to I-8 & I-15 Freeways and
Public Transportation



location

Centrally Located in the Heart of San Diego County.
Situated Between SDSU Main Campus and Future Mission
Valley Stadium and within Walking Distance to Multiple
Retail Amenities



**SUBJECT
PROPERTY**

available for lease

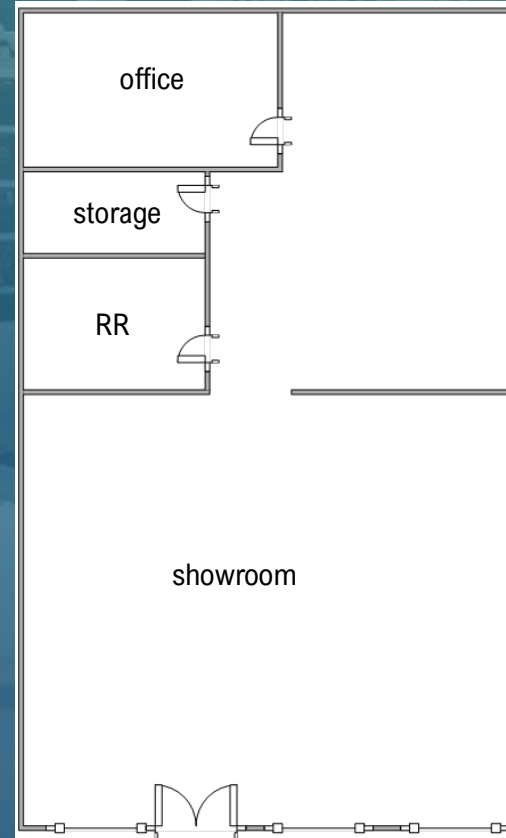
6035 mission gorge road



retail space

size	rent	features
± 1,260 sf	\$2,500/month + utilities	retail showroom, office, storage room, and private restroom

floor plan not to scale; for reference purposes only.



grantville retail



KAISER PERMANENTE

CVS pharmacy
Filippi's PIZZA GROTTO
BLACK ANGUS STEAKHOUSE

Jamba Juice
Starbucks COFFEE
Pizza Hut
petco
Carls Jr.
Denny's
Rubio's FRESH MEXICAN GRILL
SAN DIEGO BREWING CO.

Jersey Mike's
Bank of America
KFC
VONS

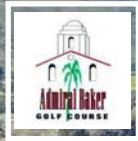
Souplantation. salads • soups • bakery
SUBWAY
Taste of Athens Greek and Mediterranean cuisine

El Pollo Loco
DISCOUNT TIRE

KAISER PERMANENTE



FRIARS ROAD



FAIRMOUNT AVENUE

TWAIN AVENUE











25,300 Cars Per Day

MISSION GORGE ROAD



grantville development

 <p>1</p> <p>THE VERGE 444 Luxury Units Newly Completed</p>	 <p>2</p> <p>WAKELAND 75 Units Under Construction</p>
 <p>3</p> <p>HANOVER MISSION GORGE 10.4 Acres: 757 Residential Units, Two Phases, Resort Style Amenities</p>	 <p>4</p> <p>BLUEWATER/THE STELLA AFFIRMED HOUSING 160 Affordable Residential Units</p>
 <p>5</p> <p>GRAVITY APARTMENTS FAIRFIELD 4.58 Acres: 325 Residential Units, 28 Live-Work Units</p>	 <p>6</p> <p>GREYSTAR 425 Units Proposed on MTS Site</p>
 <p>7</p> <p>ZEPHYR AFFIRMED HOUSING 80 Affordable Residential Units</p>	 <p>8</p> <p>SUBJECT PROPERTY 6035-6075 Mission Gorge Rd</p>



grantville | market snapshot



494,008
full time population



475,370
daytime population



505,818
population growth (2024)



24,420
total businesses



266,861
total employees



10
trolley stops
(SDSU to Morena)



236,386
traffic count (I-8)



73
walk score
(very walkable)



\$90,905
avg. hh income

Just minutes away from the San Diego International Airport and within easy reach of all that San Diego has to offer, Grantville is a great place to grow your business. Conveniently located in the center of San Diego county, the area is within a 15 minute drive of the San Diego Zoo, SeaWorld San Diego and Downtown Gaslamp District and offers a wealth of affordable accommodations, family friendly dining options and great shopping at both the Fashion Valley and Mission Valley malls.

* demographics source: costar, based upon a 5 mile

FOR LEASE RETAIL SPACE

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information including zoning and use should be verified prior to purchase or lease.

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