

**FORMER
RESTAURANT**
±6,530 SF

Daley Square

3755 Murphy Canyon Rd. | San Diego, CA 92123



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San Diego, CA 92123

PROPERTY HIGHLIGHTS

- ±30,400 SF Retail Center
- Exceptional visibility to Interstate 15 and convenient access via Aero Drive
- Excellent demographics
- Located near the Kearny Mesa Business Park, with ±73,000 daytime population

CO-TENANTS

T-Mobile



NEAR BY TENANTS





CPD: ±197,610

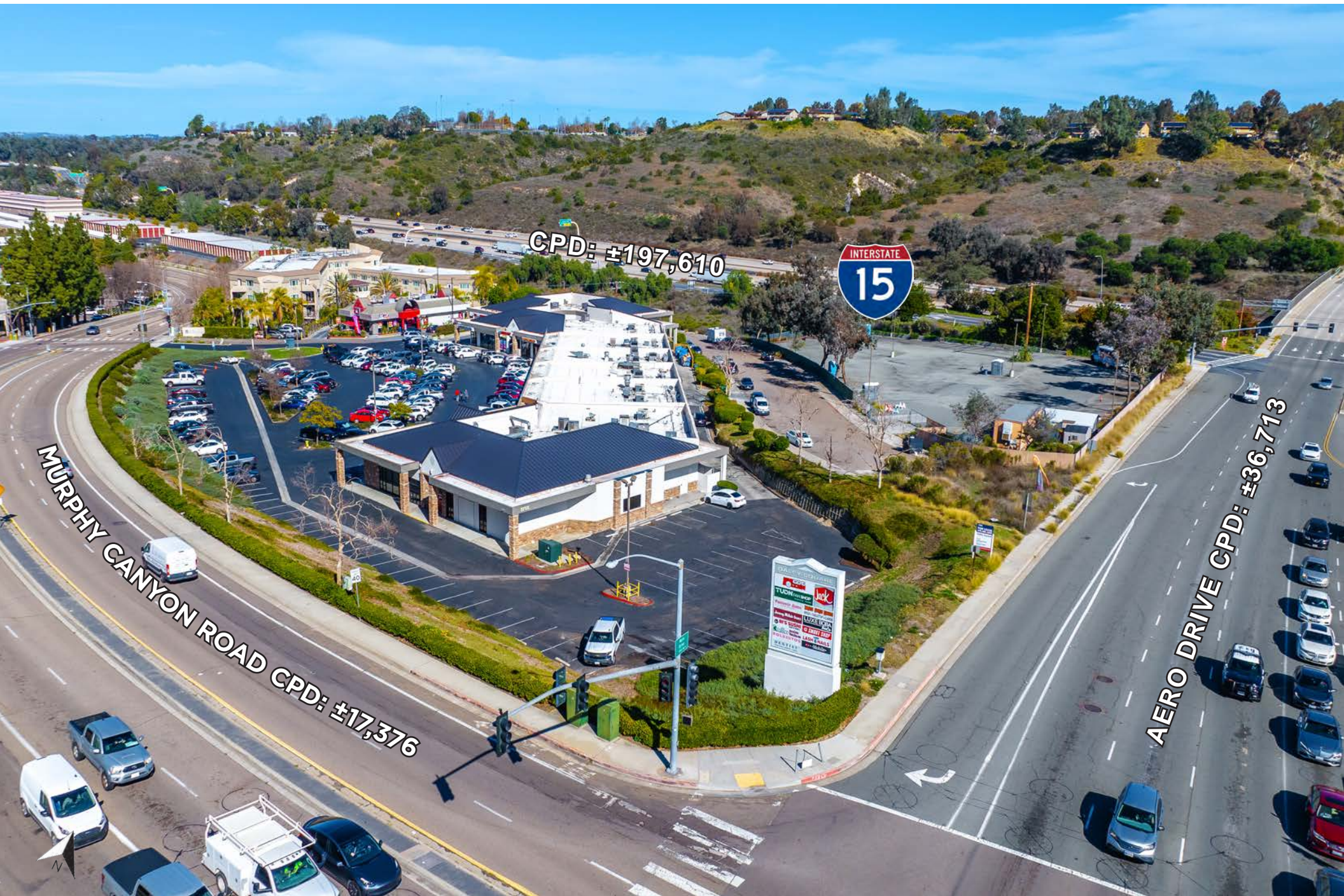


AERO DRIVE CPD: ±36,713

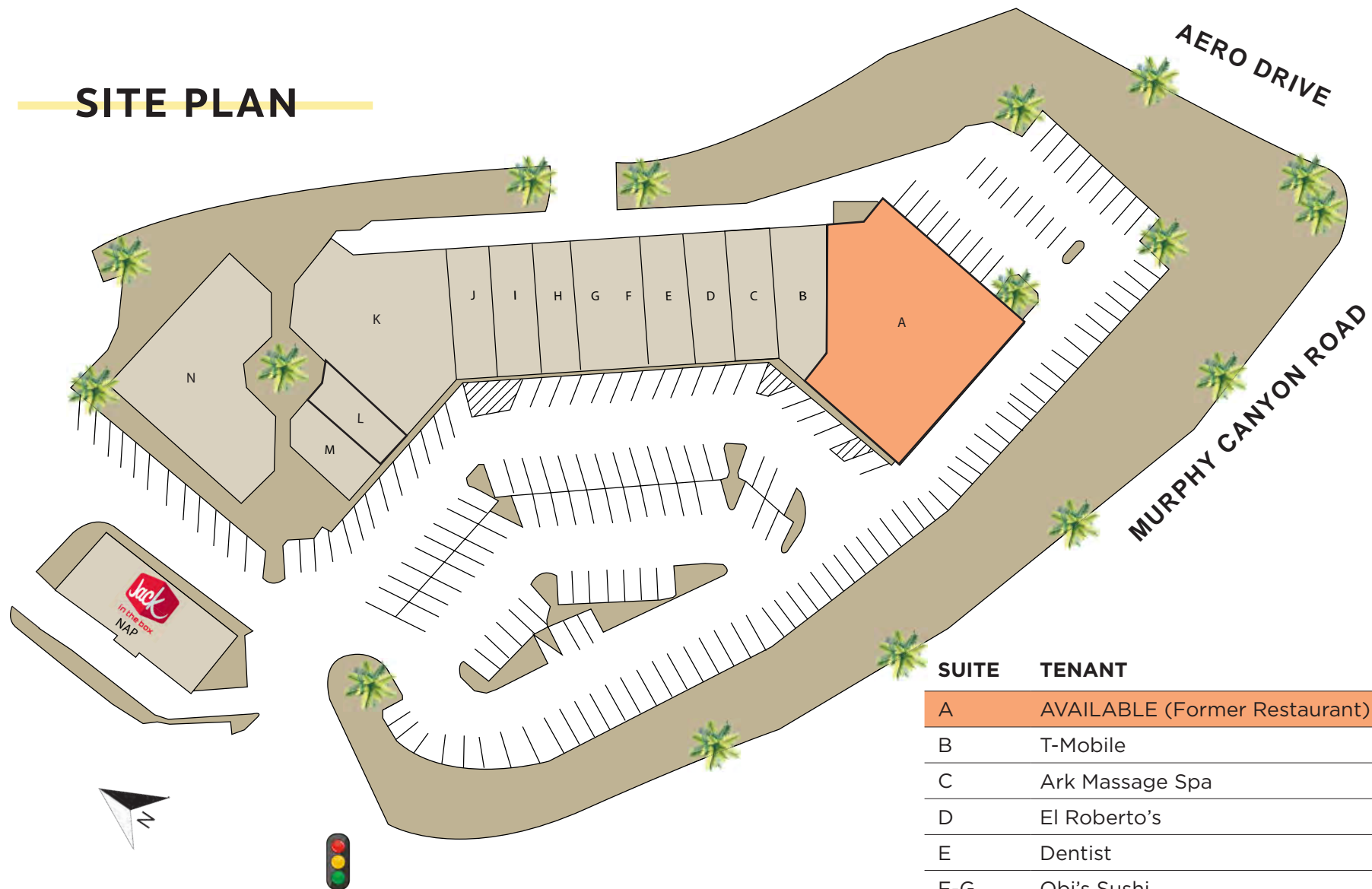
MURPHY CANYON ROAD CPD: ±17,376

Available
±6,530 SF



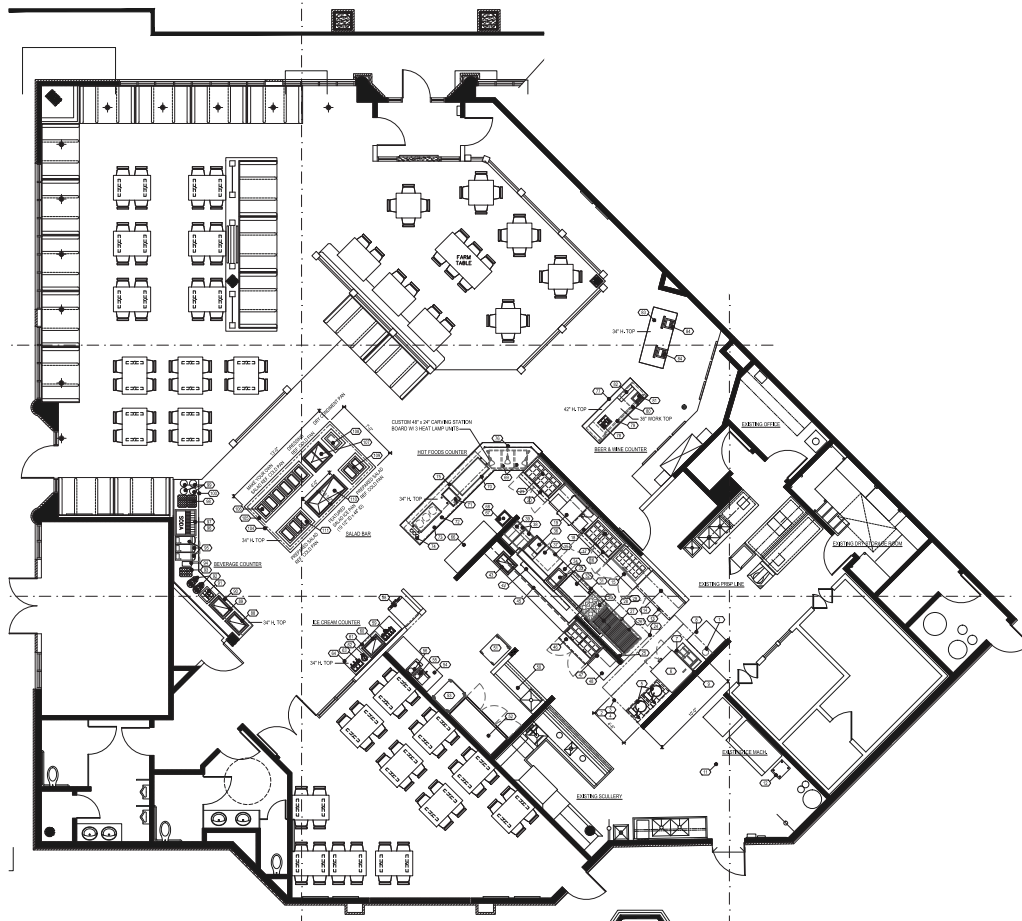


SITE PLAN



SUITE	TENANT	SF
A	AVAILABLE (Former Restaurant)	6,530
B	T-Mobile	1,523
C	Ark Massage Spa	1,529
D	El Roberto's	1,166
E	Dentist	1,191
F-G	Obi's Sushi	2,340
H	Jersey Mike's	1,507
I	Revive Lash & Nail	819
J	Cucina Basilico	1,524
K	Brute Force Game	4,786
L	Vape Kingz	737
M	Luxe Boba & Tea Co	1,200
N	WeGotSoccer	5,552

Suite A | ±6,530 SF Available Former Restaurant, End Cap Space







DEMOGRAPHICS



TRAFFIC COUNTS

I-15: $\pm 197,610$ CPD
Aero Drive: $\pm 36,713$ CPD
Murphy Canyon Road: $\pm 17,376$ CPD



POPULATION

1 Mile: 16,298
3 Miles: 104,556
5 Miles: 379,439



AVERAGE HHI

1 Mile: \$100,885
3 Miles: \$115,333
5 Miles: \$103,591



DAYTIME POPULATION

1 Mile: 15,716
3 Miles: 191,538
5 Miles: 364,195



MURPHY CANYON ROAD CPD: $\pm 17,376$

CPD: $\pm 197,610$



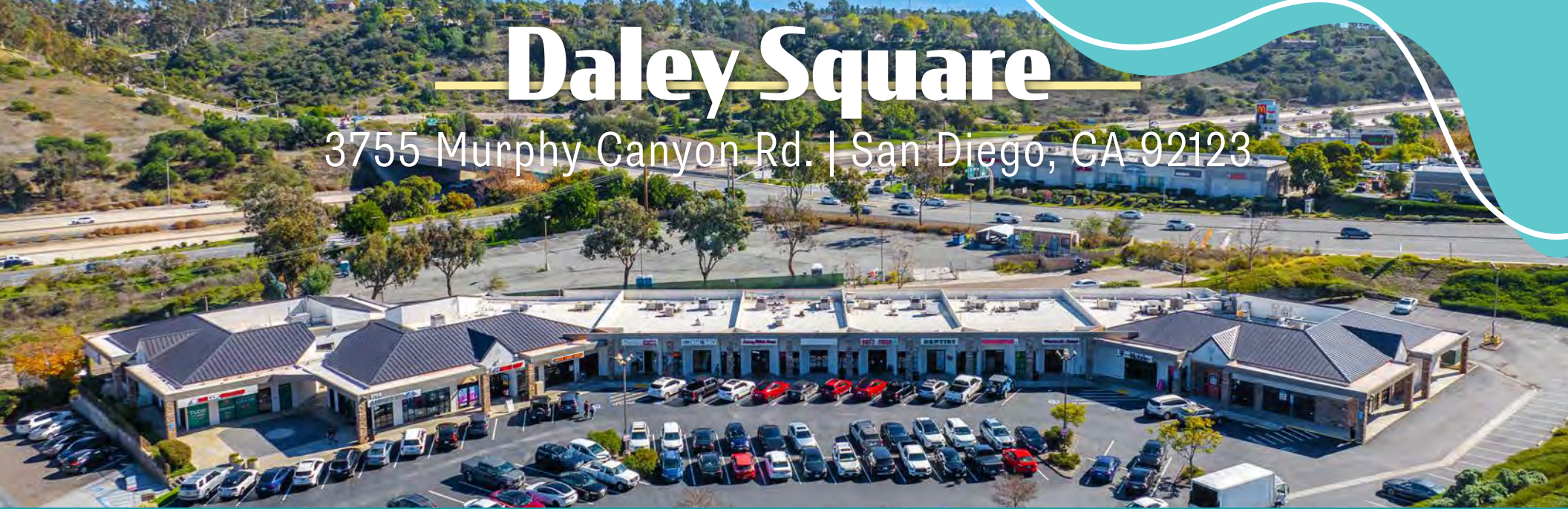
AERO DRIVE CPD: $\pm 36,713$

COMPETITION MAP



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*DISCLAIMER

*All information regarding this property is deemed to be reliable, however, no representation, guarantee or warranty is made to the accuracy thereof and is submitted subject to errors, omissions, change of price or withdrawal without notice.

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