

BUILDING LEASE OR PAD  
GROUND LEASE OPPORTUNITY

10430  
FRIARS  
ROAD



Armstrong  
Garden Centers

CVS



IN-N-OUT  
BURGER

petco



jamba

rubios  
MEXICAN BURGERS



Carl's Jr.

FLOCKE &  
AVOYER

Commercial Real Estate

EXISTING RESTAURANT BUILDING/PAD AVAILABLE MAY 2025  
PLEASE DO NOT DISTURB OCCUPANT



# 10430 Friars Rd.

San Diego, CA 92120



**Building Size:** ±4,800 SF  
**Parcel Size:** ±28,750 SF  
**Availability:** May 1 2025  
(Existing Lease expires April, 2025)



## *traffic counts*

Cars Per Day  
Friars Road: ±39,212  
Mission Gorge Road: ±25,117

## *average household income*

1 Mile: \$88,233  
3 Miles: \$103,012  
5 Miles: \$100,285

## *population*

1 Mile: 15,739  
3 Miles: 180,928  
5 Miles: 449,704

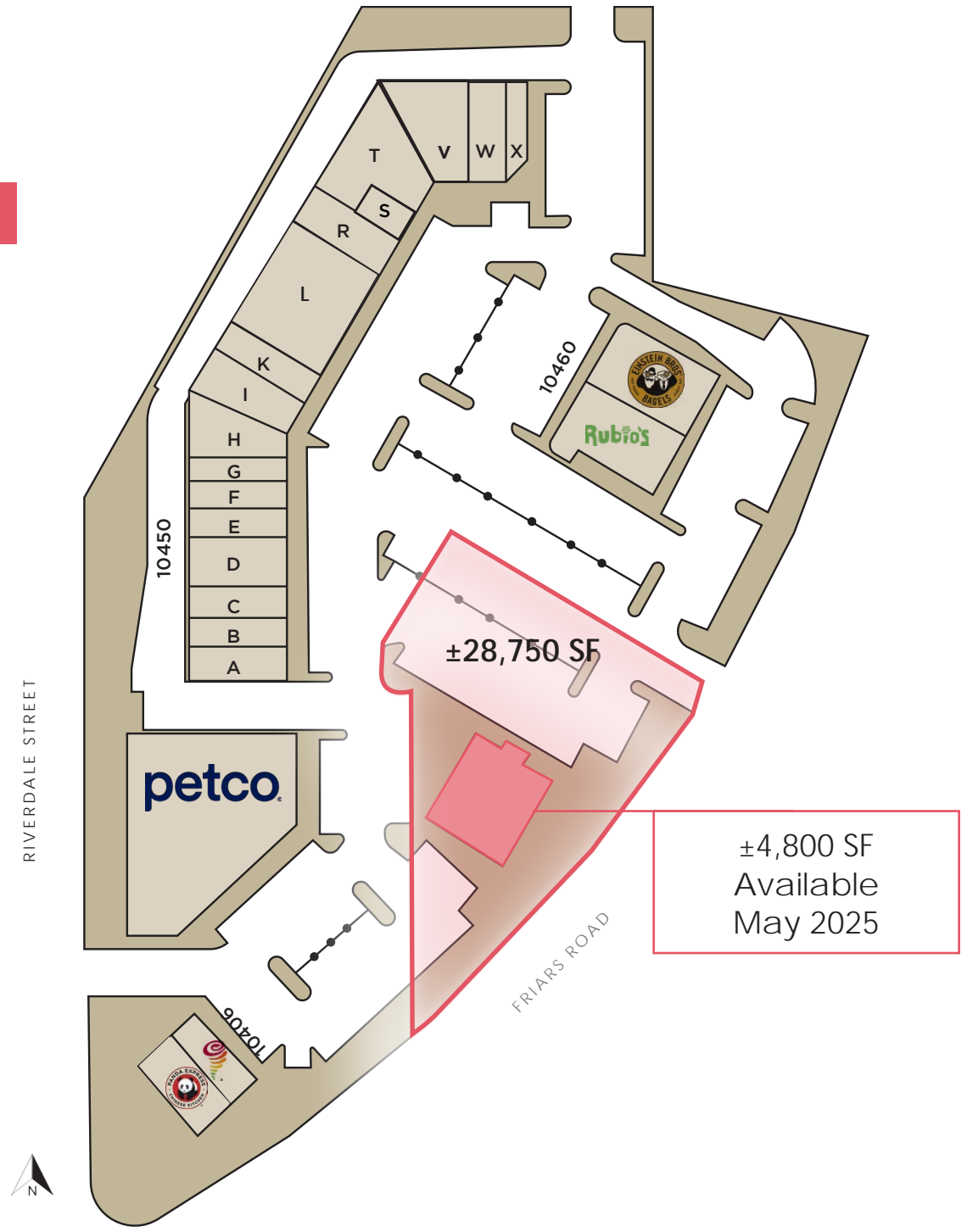
## *daytime population*

1 Mile: 53,013  
3 Miles: 184,959  
5 Miles: 400,536



# site plan

| SUITE | TENANT                    |
|-------|---------------------------|
| 10406 |                           |
| A     | Panda Express             |
| B     | Jamba Juice               |
| 10450 |                           |
| A     | Tobacco Outlet            |
| B     | Gaglione Bros Subs        |
| C-D   | Nail Boss                 |
| E-F   | New Saigon Pho            |
| G     | Dentist                   |
| H     | iTan Solariums            |
| I     | Friars Massage & Footcare |
| K     | Yogart                    |
| L     | San Diego Brewing Co.     |
| R     | Jump Tokyo Restaurant     |
| S     | Brooklyn Pizzeria         |
| T     | Troys Greek               |
| V     | Emaki Art Collective      |
| W     | Cupcakes a la Yola        |
| X     | Tweety Thai               |
| 10460 |                           |
| A     | Rubio's                   |
| B     | Einstein Bros Bagels      |



\* Disclaimer pg. 10

## Thousands of units proposed and open in close proximity to the site

Proximate to Kaiser Hospital, Kaiser Medical Center  
 1,725 Residential Units  
*Newly Completed or Under Construction*  
 An Additional 3,000 New Residential Units  
*Proposed*  
 4,775 units with 2-3 residents/unit =  
 9,550-14,325 New Residents



\* Disclaimer pg. 10







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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.

\*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.

\*Demographics produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.

\*Figures and statements appearing on this form represent our best knowledge and belief based on information gathered regarding the above property. This analysis is to be taken, therefore, as an estimate and not as a guarantee or warranty. Information contained herein is subject to independent verification and no liability for errors or omissions is assumed. You should rely on your own independent analysis and investigation regarding the above property and on the advice of your legal counsel and tax consultant.

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## FOR LEASING INFORMATION

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