

BUILDING LEASE OR PAD
GROUND LEASE OPPORTUNITY

10430
FRIARS
ROAD

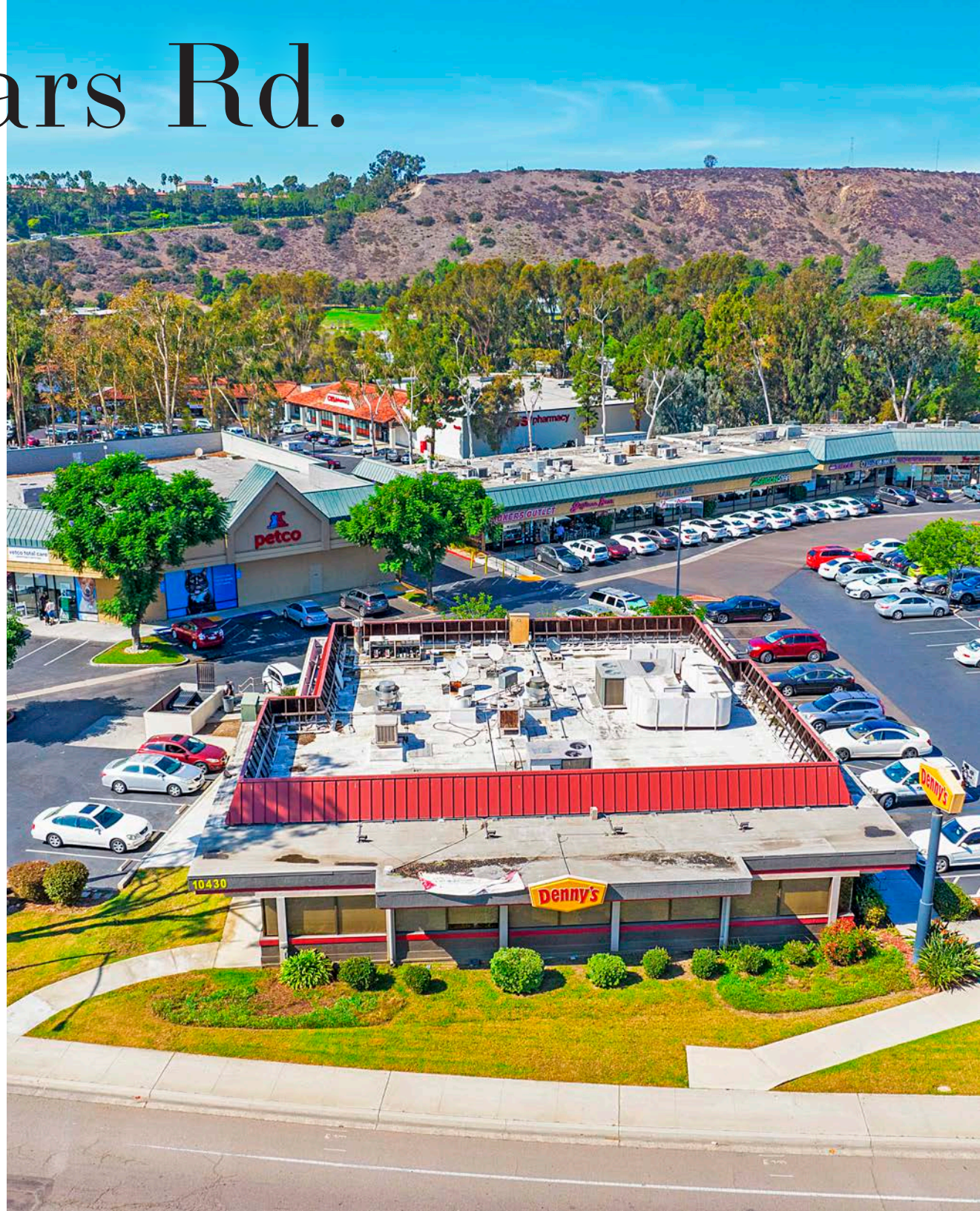


**FLOCKE &
AVOYER**
Commercial Real Estate

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)

**FLOCKE &
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Commercial Real Estate



PROPERTY



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

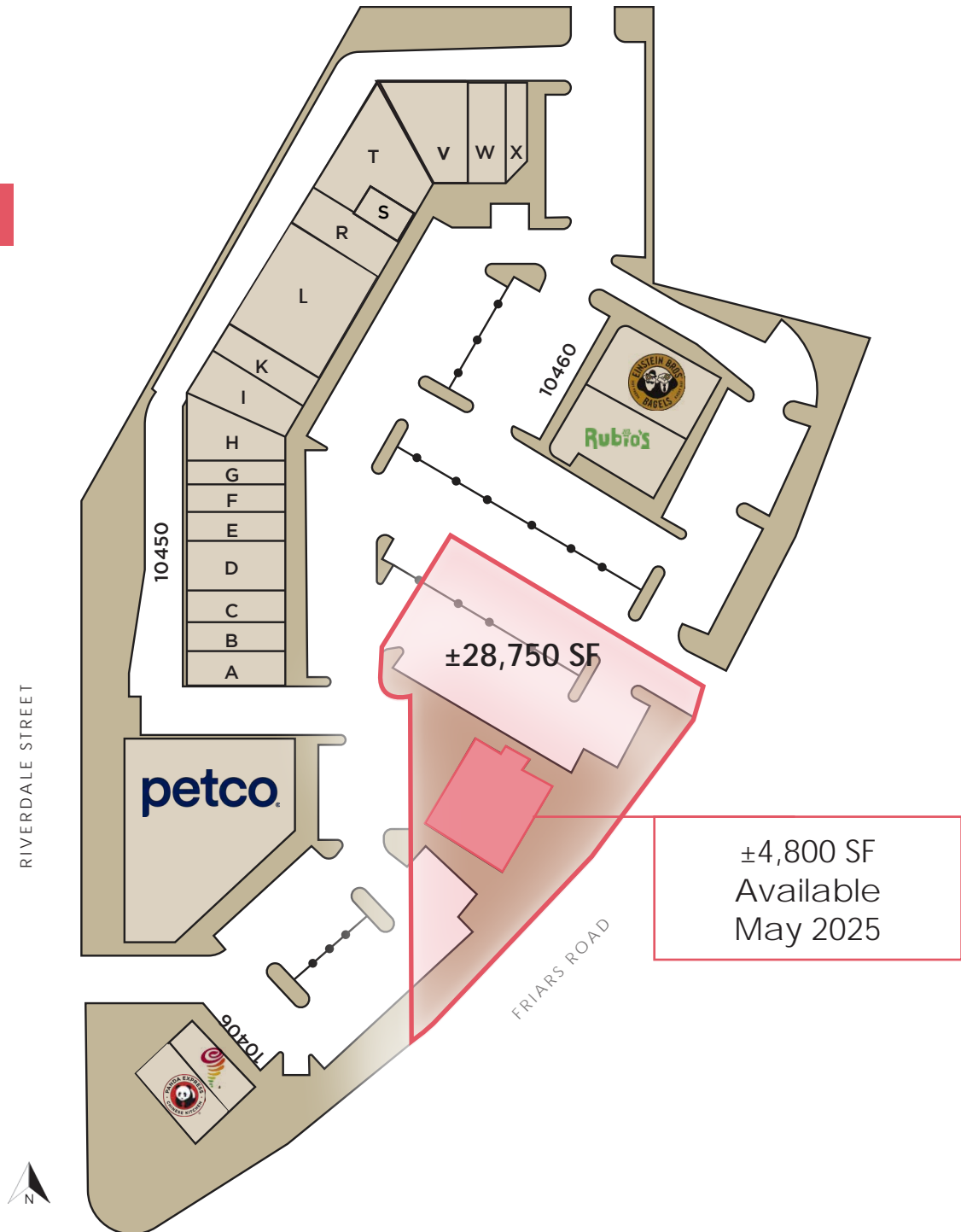


daytime population

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



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

KAISER PERMANENTE
Medical Center

KAISER PERMANENTE
Offices

Blue Water / Stella
160 Units
Newly Completed

Hanover
750 Luxury Units
Newly Completed

1,500 Units
Proposed

Zephyr
85 Units
Completed

PROPERTY

RIVERDALE ST
FRIARS ROAD
MISSION GORGE ROAD

Wakeland
75 Units
Land Recently Purchased

82 Units
Proposed

TWAIN AVENUE

Fairfield
325 Luxury Units
Under Construction

Greystar
425 Units
Approved by MTS

Trolley
Stop



The Verge
444 Luxury Units
Newly Completed

G.H. Palmer
1,000 Units
Land recently purchased for \$48M

KAISER PERMANENTE
Offices



10430
FRIARS
ROAD

Armstrong
Garden Centers

CVS



petco



Jamba

rubio's



Carli's Jr.

ADT: ±32,137
Mission Gorge Rd



ADT: ±47,089

Auto
Zone



VONS

Bank of America



10430 Friars Rd.

San Diego, CA 92120

* 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.

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