

for lease

STONECREST PLAZA

PICK UP STIX

PACIFIC DENTAL SERVICES

verizon wireless



AT&T

Rubio's FRESH MEXICAN GRILL

STARBUCKS COFFEE

AERO DR | 48,846 ADT

MURPHY CANYON RD | 12,944 ADT

3675 & 3737 MURPHY CANYON RD | SAN DIEGO, CA | 92123

360°

VIRTUAL TOUR AVAILABLE

EXCLUSIVE BROKER



OWNED & OPERATED BY

STREET PROPERTIES INC.



±23,360 SF SHOPPING CENTER

PROPERTY HIGHLIGHTS

- Freeway oriented site, located adjacent to I-15, provides ease of access and great visibility
- Heavily trafficked intersection with over ±60,000 cars per day
- Strong daytime population from the Kearny Mesa business parks just to the east of the property

TRAFFIC COUNTS

- Murphy Canyon Rd: 12,944 ADT
- Aero Dr: 48,846 ADT
- I-15: 204,290 ADT

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Pop (2024)	14,260	111,628	388,365
AHH Income	\$117,787	\$142,375	\$125,527
Daytime Pop.	20,550	158,735	278,694

TENANTS (across the street)

VONS

FedEx Office

PETSMART


Walmart

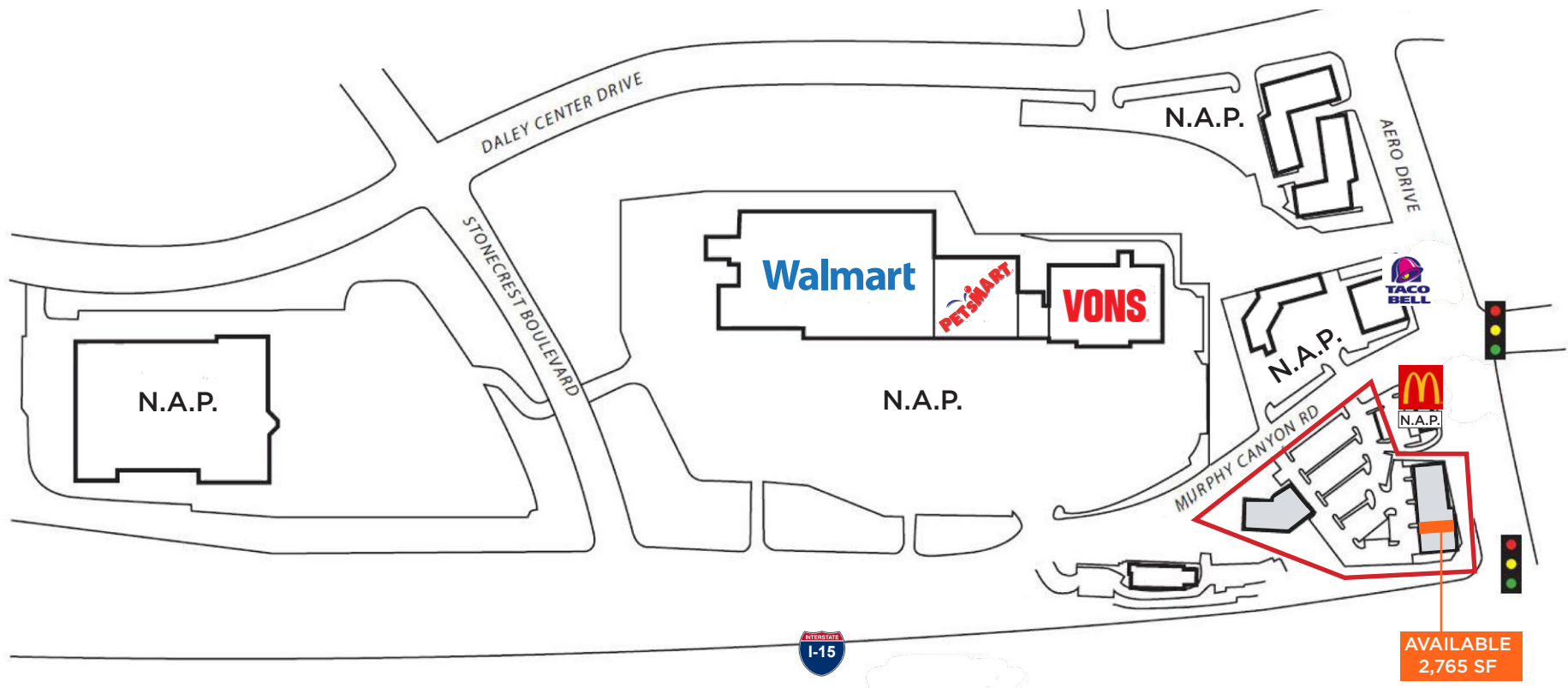
DOLLAR TREE

Stanton OPTICAL

AVAILABILITIES

SUITE	TENANT	SF
3675-104	Einstein Bros. Bagels	1,700
3675-A1	Rubio's	2,650
3675-A2	AT&T Wireless	2,020
3675-A3	Solar Nails & Spa	1,586
3675-B	Let's Relax Spa	1,274
3675	Starbucks	1,200

SUITE	TENANT	SF
3737-A	Randy's Donuts	2,100
3737-B	Verizon	1,410
3737-C2	Pacific Dental	3,060
3737-E	Papa John's Pizza	1,290
3737-F	AVAILABLE (2nd Gen Rest) 	2,765
3737-G	Pick Up Stix	2,205




DISCLAIMER: This drawing is for general information purposes only. Any and all features, matters and other information depicted hereon or contained herein are for illustrative marketing purposes only, are subject to modification without notice, are not intended to be relied upon by any party and are not intended to constitute representations and warranties as to the size and nature of improvements to be constructed (or that any improvements will be constructed) or as to the identity or nature of any occupants thereof.

GALLERY




DEMOGRAPHICS

1 Mile Radius


Demographic and Income Profile						
3675 Murphy Canyon Rd, San Diego, California, 92123						
Ring: 1 mile radius						
Latitude: 32.80863, Longitude: -117.11516						
						
Summary	Census 2010	Census 2020	2024	2029		
Population	14,962	14,620	14,260	13,951		
Households	4,619	4,559	4,491	4,478		
Families	3,602	-	3,469	3,462		
Average Household Size	3.24	3.20	3.17	3.11		
Owner Occupied Housing Units	1,239	-	1,203	1,230		
Renter Occupied Housing Units	3,379	-	3,288	3,248		
Median Age	25.5	-	28.5	29.2		
Trends: 2023-2028 Annual Rate	Area	State	National			
Population	-0.44%	0.09%	0.30%			
Households	-0.06%	0.38%	0.49%			
Families	-0.04%	0.37%	0.44%			
Owner HHS	0.44%	0.58%	0.66%			
Median Household Income	2.59%	2.70%	2.57%			
Households by Income	2024		2029			
	Number	Percent	Number	Percent		
<\$15,000	267	5.9%	227	5.1%		
\$15,000 - \$24,999	83	1.8%	69	1.5%		
\$25,000 - \$34,999	182	4.1%	135	3.0%		
\$35,000 - \$49,999	440	9.8%	298	6.7%		
\$50,000 - \$74,999	679	15.1%	559	12.5%		
\$75,000 - \$99,999	788	17.5%	781	17.4%		
\$100,000 - \$149,999	1,013	22.6%	1,107	24.7%		
\$150,000 - \$199,999	563	12.5%	712	15.9%		
\$200,000+	475	10.6%	589	13.2%		
Median Household Income	\$92,314		\$104,924			
Average Household Income	\$117,787		\$136,545			
Per Capita Income	\$36,491		\$43,137			
Population by Age	Census 2010		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,093	14.0%	1,783	12.5%	1,715	12.3%
5 - 9	1,753	11.7%	1,646	11.5%	1,534	11.0%
10 - 14	1,427	9.5%	1,180	8.3%	1,183	8.5%
15 - 19	891	6.0%	680	4.8%	675	4.8%
20 - 24	1,152	7.7%	724	5.1%	711	5.1%
25 - 34	3,473	23.2%	3,456	24.2%	3,029	21.7%
35 - 44	2,054	13.7%	2,291	16.1%	2,461	17.6%
45 - 54	952	6.4%	928	6.5%	973	7.0%
55 - 64	595	4.0%	706	5.0%	691	5.0%
65 - 74	334	2.2%	497	3.5%	529	3.8%
75 - 84	178	1.2%	264	1.9%	334	2.4%
85+	58	0.4%	105	0.7%	116	0.8%

3 Mile Radius

Demographic and Income Profile						
3675 Murphy Canyon Rd, San Diego, California, 92123						
Ring: 3 mile radius						
Latitude: 32.80863, Longitude: -117.11516						
						
Summary	Census 2010	Census 2020	2024	2029		
Population	98,977	111,174	111,628	112,646		
Households	40,383	45,106	46,087	47,454		
Families	23,471	-	26,830	27,628		
Average Household Size	2.42	2.41	2.37	2.32		
Owner Occupied Housing Units	19,678	-	19,975	20,498		
Renter Occupied Housing Units	20,705	-	26,112	26,956		
Median Age	33.2	-	35.2	37.0		
Trends: 2023-2028 Annual Rate	Area	State	National			
Population	0.18%	0.09%	0.30%			
Households	0.59%	0.38%	0.49%			
Families	0.59%	0.37%	0.44%			
Owner HHS	0.52%	0.58%	0.66%			
Median Household Income	2.02%	2.70%	2.57%			
Households by Income	2024		2029			
	Number	Percent	Number	Percent		
<\$15,000	2,957	6.4%	2,628	5.5%		
\$15,000 - \$24,999	1,422	3.1%	1,059	2.2%		
\$25,000 - \$34,999	1,999	4.3%	1,600	3.4%		
\$35,000 - \$49,999	2,733	5.9%	2,214	4.7%		
\$50,000 - \$74,999	6,048	13.1%	5,458	11.5%		
\$75,000 - \$99,999	5,705	12.4%	5,538	11.7%		
\$100,000 - \$149,999	10,475	22.7%	11,035	23.3%		
\$150,000 - \$199,999	6,285	13.6%	7,460	15.7%		
\$200,000+	8,463	18.4%	10,461	22.0%		
Median Household Income	\$107,067		\$118,332			
Average Household Income	\$142,375		\$163,130			
Per Capita Income	\$59,018		\$69,018			
Population by Age	Census 2010		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	7,201	7.3%	7,108	6.4%	6,755	6.0%
5 - 9	5,751	5.8%	6,642	6.0%	6,376	5.7%
10 - 14	5,195	5.2%	5,181	4.6%	6,061	5.4%
15 - 19	5,032	5.1%	4,296	3.8%	4,701	4.2%
20 - 24	9,297	9.4%	7,497	6.7%	7,002	6.2%
25 - 34	20,243	20.5%	24,750	22.2%	21,020	18.7%
35 - 44	13,345	13.5%	18,434	16.5%	19,820	17.6%
45 - 54	11,878	12.0%	11,760	10.5%	13,312	11.8%
55 - 64	9,727	9.8%	10,524	9.4%	10,258	9.1%
65 - 74	5,389	5.4%	8,766	7.9%	9,265	8.2%
75 - 84	3,963	4.0%	4,651	4.2%	5,827	5.2%
85+	1,957	2.0%	2,020	1.8%	2,248	2.0%

DEMOGRAPHICS (continued)

5 Mile Radius

Demographic and Income Profile						
3675 Murphy Canyon Rd, San Diego, California, 92123						
Ring: 5 mile radius						
Latitude: 32.80863, Longitude: -117.11516						
						
Summary	Census 2010	Census 2020	2024	2029		
Population	368,799	390,696	388,365	390,219		
Households	150,450	159,891	161,807	166,240		
Families	78,696	-	83,609	85,849		
Average Household Size	2.40	2.36	2.32	2.27		
Owner Occupied Housing Units	60,837	-	61,460	63,268		
Renter Occupied Housing Units	89,613	-	100,347	102,971		
Median Age	33.4	-	35.4	37.3		
Trends: 2023-2028 Annual Rate	Area	State	National			
Population	0.10%	0.09%	0.30%			
Households	0.54%	0.38%	0.49%			
Families	0.53%	0.37%	0.44%			
Owner HHs	0.58%	0.58%	0.66%			
Median Household Income	2.48%	2.70%	2.57%			
Households by Income	2024		2029			
	Number	Percent	Number	Percent		
<\$15,000	12,221	7.6%	11,018	6.6%		
\$15,000 - \$24,999	8,372	5.2%	6,457	3.9%		
\$25,000 - \$34,999	8,691	5.4%	7,282	4.4%		
\$35,000 - \$49,999	11,845	7.3%	9,929	6.0%		
\$50,000 - \$74,999	23,815	14.7%	21,892	13.2%		
\$75,000 - \$99,999	20,980	13.0%	21,293	12.8%		
\$100,000 - \$149,999	33,507	20.7%	36,250	21.8%		
\$150,000 - \$199,999	19,022	11.8%	23,148	13.9%		
\$200,000+	23,353	14.4%	28,971	17.4%		
Median Household Income	\$92,727		\$104,815			
Average Household Income	\$125,527		\$144,374			
Per Capita Income	\$52,373		\$61,574			
Population by Age	Census 2010		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	23,702	6.4%	20,246	5.2%	19,336	5.0%
5 - 9	19,971	5.4%	19,299	5.0%	18,592	4.8%
10 - 14	19,084	5.2%	16,683	4.3%	18,350	4.7%
15 - 19	23,791	6.5%	17,270	4.4%	17,877	4.6%
20 - 24	36,558	9.9%	34,977	9.0%	33,164	8.5%
25 - 34	72,249	19.6%	82,641	21.3%	70,372	18.0%
35 - 44	52,955	14.4%	63,208	16.3%	68,538	17.6%
45 - 54	46,048	12.5%	43,213	11.1%	47,411	12.1%
55 - 64	35,571	9.6%	38,563	9.9%	37,455	9.6%
65 - 74	19,358	5.2%	29,879	7.7%	32,019	8.2%
75 - 84	13,468	3.7%	15,969	4.1%	19,852	5.1%
85+	6,043	1.6%	6,417	1.7%	7,253	1.9%



STONECREST PLAZA

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