

for lease

SAN CARLOS VILLAGE



8788

8766-8898 NAVAJO ROAD | SAN DIEGO, CA | 92119

EXCLUSIVE BROKER





±125,661 SF SHOPPING CENTER

DEMOGRAPHICS

PROPERTY HIGHLIGHTS

- San Carlos Village is an excellent neighborhood center conveniently located off the 125 Highway and Navajo Road. This center offers retailers a great mix of co-tenants with excellent accessibility.

TRAFFIC COUNTS

- Navajo Road: 40,000 ADT
- Lake Murray Blvd: 16,000 ADT
- CA Hwy 125: 80,000 ADT

	1 MILE	3 MILES	5 MILES
Pop (2023)	18,055	132,796	382,957
AHH Income	\$132,185	\$113,080	\$111,480
Daytime Pop.	3,349	73,468	126,609

TENANTS



AVAILABILITIES

SUITE	TENANT	SQ. FT.
02	Chipotle	3,700
03	Chase	6,500
05	Walgreens	14,490
07	San Carlos Auto Service	2,887
08-11	AVAILABLE	33,958
12-13	Aldi	19,134
14	SEI Sushi	2,400
16-17	SpineZone	2,640
18	The Recovery Co.	1,860
19	Fantastic Sam's	1,200
20	R&B Tea	1,400
21	Subway	1,400
24	24-Hour Fitness	38,000
35	Wells Fargo	2,000
36	Persimmon Nails	1,400
37	The UPS Store	1,200
38	Starbucks	1,400



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AERIAL



GALLERY



DEMOGRAPHICS

1 Mile

3 Mile

8898 Navajo Rd, San Diego, California, 92119		Prepared by Cushman & Wakefield						
Ring: 1 mile radius		Latitude: 32.80308 Longitude: -117.00633						
Summary	Census 2010	Census 2020	2023	2028				
Population	17,060	18,103	17,997	17,750				
Households	6,545	6,673	6,624	6,574				
Families	4,404	-	4,404	4,361				
Average Household Size	2.60	2.71	2.71	2.70				
Owner Occupied Housing Units	4,522	-	4,672	4,654				
Renter Occupied Housing Units	2,024	-	1,952	1,903				
Median Age	40.8	-	41.4	41.7				
Trends: 2023-2028 Annual Rate	Area	State	National					
Population	-0.28%	0.13%	0.30%					
Households	-0.20%	0.25%	0.49%					
Families	-0.20%	0.24%	0.44%					
Owner HHs	-0.08%	0.40%	0.66%					
Median Household Income	2.09%	2.95%	2.57%					
Households by Income			2023	2028				
			Number	Percent	Number	Percent		
<\$15,000			316	4.8%	282	4.3%		
\$15,000 - \$24,999			319	4.8%	212	3.2%		
\$25,000 - \$34,999			291	4.4%	199	3.0%		
\$35,000 - \$49,999			458	6.9%	333	5.1%		
\$50,000 - \$74,999			890	13.4%	785	12.0%		
\$75,000 - \$99,999			728	11.0%	698	10.6%		
\$100,000 - \$149,999			1,569	23.7%	1,621	24.7%		
\$150,000 - \$199,999			952	14.4%	1,119	17.1%		
\$200,000+			1,101	16.6%	1,308	19.9%		
Median Household Income			\$106,599		\$118,188			
Average Household Income			\$138,060		\$158,752			
Per Capita Income			\$51,874		\$59,891			
Population by Age	Census 2010	Census 2020	2023	2028				
	Number	Percent	Number	Percent	Number	Percent		
0 - 4	914	5.4%	834	4.6%	876	4.9%		
5 - 9	924	5.4%	916	5.1%	858	4.8%		
10 - 14	981	5.8%	1,014	5.6%	904	5.1%		
15 - 19	1,066	6.2%	959	5.3%	892	5.0%		
20 - 24	1,283	7.5%	1,045	5.8%	1,056	5.9%		
25 - 34	2,180	12.8%	2,620	14.6%	2,456	13.8%		
35 - 44	2,149	12.6%	2,387	13.3%	2,685	15.1%		
45 - 54	2,630	15.4%	2,125	11.8%	2,038	11.5%		
55 - 64	2,060	12.1%	2,387	13.3%	2,161	12.2%		
65 - 74	1,361	8.0%	1,969	10.9%	1,969	11.1%		
75 - 84	1,136	6.7%	1,208	6.7%	1,283	7.2%		
85+	376	2.2%	534	3.0%	571	3.2%		
Race and Ethnicity	Census 2010	Census 2020	2023	2028				
	Number	Percent	Number	Percent	Number	Percent		
White Alone	13,787	80.8%	11,921	65.9%	11,498	63.9%	10,744	60.5%
Black Alone	655	3.8%	968	5.3%	1,002	5.6%	1,028	5.8%
American Indian Alone	101	0.6%	131	0.7%	135	0.8%	149	0.8%
Asian Alone	834	4.9%	1,189	6.6%	1,259	7.0%	1,378	7.8%
Pacific Islander Alone	100	0.6%	111	0.6%	111	0.6%	111	0.6%
Some Other Race Alone	714	4.2%	1,019	5.6%	1,097	6.1%	1,206	6.8%
Two or More Races	868	5.1%	2,764	15.3%	2,895	16.1%	3,133	17.7%
Hispanic Origin (Any Race)	2,636	15.5%	3,569	19.7%	3,807	21.2%	4,033	22.7%

8898 Navajo Rd, San Diego, California, 92119		Prepared by Cushman & Wakefield						
Ring: 3 mile radius		Latitude: 32.80308 Longitude: -117.00633						
Summary	Census 2010	Census 2020	2023	2028				
Population	123,528	132,933	132,922	132,534				
Households	49,621	51,248	51,345	51,366				
Families	30,737	-	31,431	31,433				
Average Household Size	2.46	2.56	2.55	2.54				
Owner Occupied Housing Units	26,433	-	27,240	27,562				
Renter Occupied Housing Units	23,188	-	24,105	23,804				
Median Age	38.1	-	39.8	40.9				
Trends: 2023-2028 Annual Rate	Area	State	National					
Population	-0.06%	0.13%	0.30%					
Households	0.01%	0.25%	0.49%					
Families	0.00%	0.24%	0.44%					
Owner HHs	0.24%	0.40%	0.66%					
Median Household Income	3.08%	2.95%	2.57%					
Households by Income			2023	2028				
			Number	Percent	Number	Percent		
<\$15,000			4,258	8.3%	3,868	7.5%		
\$15,000 - \$24,999			3,251	6.3%	2,315	4.5%		
\$25,000 - \$34,999			2,768	5.4%	2,152	4.2%		
\$35,000 - \$49,999			4,560	8.9%	3,733	7.3%		
\$50,000 - \$74,999			8,179	15.9%	7,623	14.8%		
\$75,000 - \$99,999			6,519	12.7%	6,554	12.8%		
\$100,000 - \$149,999			9,966	19.4%	10,924	21.3%		
\$150,000 - \$199,999			5,625	11.0%	6,748	13.1%		
\$200,000+			6,219	12.1%	7,448	14.5%		
Median Household Income			\$83,580		\$97,289			
Average Household Income			\$116,797		\$134,166			
Per Capita Income			\$45,260		\$52,150			
Population by Age	Census 2010	Census 2020	2023	2028				
	Number	Percent	Number	Percent	Number	Percent		
0 - 4	7,801	6.3%	7,156	5.4%	7,275	5.5%		
5 - 9	6,891	5.6%	7,407	5.6%	7,025	5.3%		
10 - 14	7,046	5.7%	7,560	5.7%	7,198	5.4%		
15 - 19	7,569	6.1%	6,876	5.2%	6,886	5.2%		
20 - 24	9,821	8.0%	8,136	6.1%	8,010	6.0%		
25 - 34	17,798	14.4%	20,260	15.2%	18,072	13.6%		
35 - 44	15,683	12.7%	17,552	13.2%	19,130	14.4%		
45 - 54	18,243	14.8%	15,177	11.4%	15,185	11.5%		
55 - 64	14,173	11.5%	16,801	12.6%	15,054	11.4%		
65 - 74	8,507	6.9%	13,869	10.4%	14,506	10.9%		
75 - 84	6,641	5.4%	8,042	6.1%	9,645	7.3%		
85+	3,356	2.7%	4,085	3.1%	4,546	3.4%		
Race and Ethnicity	Census 2010	Census 2020	2023	2028				
	Number	Percent	Number	Percent	Number	Percent		
White Alone	93,743	75.9%	82,597	62.1%	79,767	60.0%	75,024	56.6%
Black Alone	6,573	5.3%	7,434	5.6%	7,693	5.8%	7,868	5.9%
American Indian Alone	822	0.7%	1,224	0.9%	1,278	1.0%	1,408	1.1%
Asian Alone	5,595	4.5%	7,836	5.9%	8,338	6.3%	9,171	6.9%
Pacific Islander Alone	622	0.5%	754	0.6%	758	0.6%	764	0.6%
Some Other Race Alone	9,252	7.5%	13,001	9.8%	13,950	10.5%	15,314	11.6%
Two or More Races	6,920	5.6%	20,088	15.1%	21,137	15.9%	22,984	17.3%
Hispanic Origin (Any Race)	25,479	20.6%	32,556	24.5%	34,862	26.2%	37,226	28.1%

DEMOGRAPHICS (cont.)

5Mile

8898 Navajo Rd, San Diego, California, 92119 Ring: 5 mile radius				Prepared by Cushman & Wakefield Latitude: 32.80308 Longitude: -117.00633				
Summary	Census 2010	Census 2020	2023	2028				
Population	353,546	383,526	382,539	380,692				
Households	131,873	137,303	137,250	136,958				
Families	85,731	-	88,371	88,189				
Average Household Size	2.62	2.71	2.70	2.70				
Owner Occupied Housing Units	70,710	-	73,813	74,613				
Renter Occupied Housing Units	61,165	-	63,437	62,345				
Median Age	36.0	-	37.6	38.6				
Trends: 2023-2028 Annual Rate	Area	State	National					
Population	-0.10%	0.13%	0.30%					
Households	-0.04%	0.25%	0.49%					
Families	-0.04%	0.24%	0.44%					
Owner HHs	0.22%	0.40%	0.66%					
Median Household Income	3.13%	2.95%	2.57%					
Households by Income		2023	2028					
		Number	Percent	Number	Percent			
<\$15,000		12,080	8.8%	10,968	8.0%			
\$15,000 - \$24,999		9,310	6.8%	6,833	5.0%			
\$25,000 - \$34,999		7,055	5.1%	5,629	4.1%			
\$35,000 - \$49,999		12,449	9.1%	10,086	7.4%			
\$50,000 - \$74,999		22,142	16.1%	20,467	14.9%			
\$75,000 - \$99,999		17,042	12.4%	17,026	12.4%			
\$100,000 - \$149,999		26,502	19.3%	28,904	21.1%			
\$150,000 - \$199,999		14,861	10.8%	17,973	13.1%			
\$200,000+		15,808	11.5%	19,074	13.9%			
Median Household Income		\$81,762		\$95,396				
Average Household Income		\$114,028		\$131,376				
Per Capita Income		\$41,058		\$47,415				
Population by Age	Census 2010	Census 2020	2023	2028				
	Number	Percent	Number	Percent	Number	Percent		
0 - 4	22,915	6.5%	21,285	5.6%	21,572	5.7%		
5 - 9	20,631	5.8%	21,787	5.7%	20,775	5.5%		
10 - 14	21,110	6.0%	22,307	5.8%	21,347	5.6%		
15 - 19	26,099	7.4%	24,103	6.3%	23,795	6.3%		
20 - 24	31,597	8.9%	29,654	7.8%	28,566	7.5%		
25 - 34	50,139	14.2%	58,689	15.3%	53,411	14.0%		
35 - 44	44,950	12.7%	49,207	12.9%	53,931	14.2%		
45 - 54	51,093	14.5%	42,641	11.1%	42,374	11.1%		
55 - 64	39,635	11.2%	46,641	12.2%	41,758	11.0%		
65 - 74	22,150	6.3%	37,183	9.7%	38,838	10.2%		
75 - 84	15,789	4.5%	19,779	5.2%	24,075	6.3%		
85+	7,437	2.1%	9,263	2.4%	10,249	2.7%		
Race and Ethnicity	Census 2010	Census 2020	2023	2028				
	Number	Percent	Number	Percent	Number	Percent		
White Alone	256,650	72.6%	227,962	59.4%	219,311	57.3%	205,536	54.0%
Black Alone	22,032	6.2%	24,406	6.4%	24,947	6.5%	25,237	6.6%
American Indian Alone	2,602	0.7%	3,617	0.9%	3,739	1.0%	4,077	1.1%
Asian Alone	17,229	4.9%	24,043	6.3%	25,483	6.7%	27,867	7.3%
Pacific Islander Alone	1,924	0.5%	2,053	0.5%	2,062	0.5%	2,070	0.5%
Some Other Race Alone	31,686	9.0%	43,616	11.4%	46,547	12.2%	50,671	13.3%
Two or More Races	21,423	6.1%	57,829	15.1%	60,450	15.8%	65,234	17.1%
Hispanic Origin (Any Race)	80,237	22.7%	102,700	26.8%	109,178	28.5%	115,685	30.4%



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