

FOR LEASE

10471 SAN DIEGO MISSION ROAD, SAN DIEGO, CA 92108



JAMIE CACHUELA

Advisor

O: 202.280.3399

jamie.cachuela@svn.com



DRE # 02068445

PROPERTY SUMMARY

PROPERTY TYPE Retail Strip Center

LOT SIZE 113,256 SF

YEAR BUILT 1978

ZONING [RMX-1](#)

PARKING 48 Surface Spots

LEASE RATE Contact Advisor

PROPERTY HIGHLIGHTS

- Centrally located in the highly desirable Mission Valley submarket of San Diego
- Immediate access to Interstate 8, Highway 163, Interstate 15, and Interstate 805
- Excellent visibility and convenient accessibility along San Diego Mission Road
- Surrounded by a strong mix of retail, dining, entertainment, and residential amenities
- Close proximity to Snapdragon Stadium, SDSU Mission Valley, and major employment hubs
- Located within a dense infill area with strong daytime population and consumer traffic
- Convenient access to public transportation and trolley stations
- Nearby amenities include McGregor's Bar and Grill, Wagyu Shawarma Grill Mission Valley, Chicago Bros Pizzeria, and Liquor Mart & Deli
- Ideal for a variety of commercial, office, retail, or service-oriented uses depending on zoning and permitted use allowances

PROPERTY SUMMARY

SPACE(S) AVAILABLE

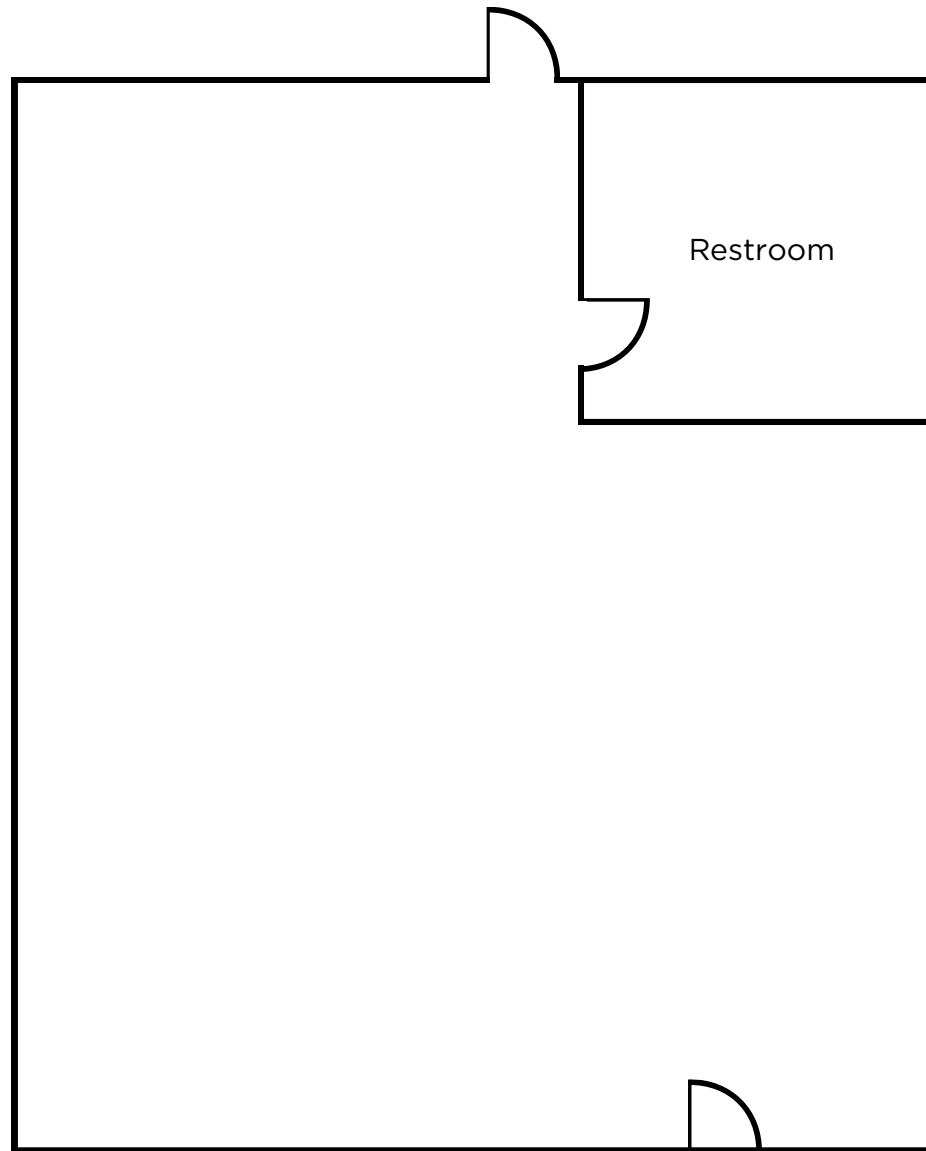
SUITE	SPACE SIZE	POTENTIAL USES	LEASE RATE
10471	1,040 SF	Retail / Office	Contact Advisor



PROPERTY IMAGES



FLOOR PLAN



Front of Space

LOCATION SUMMARY



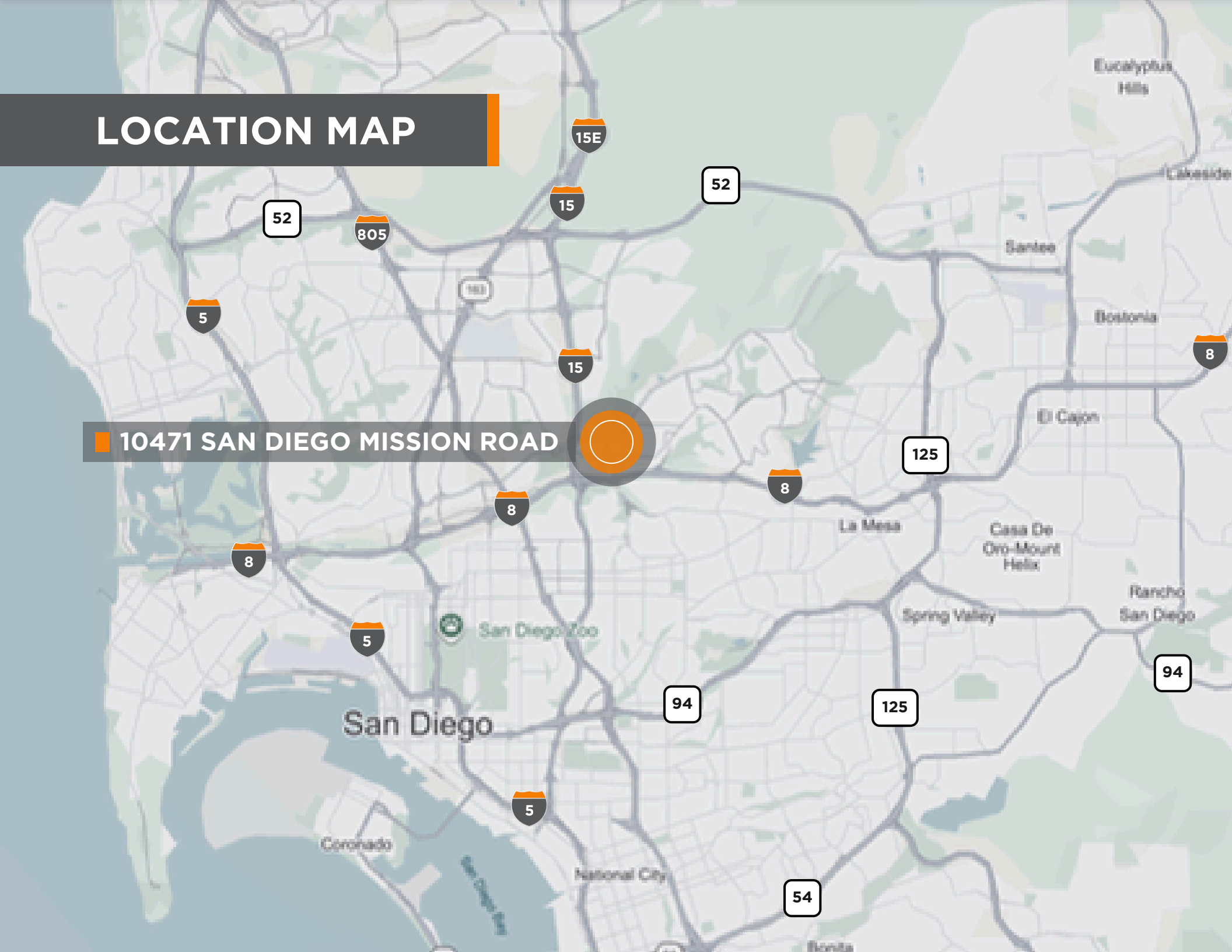
10471 San Diego Mission Rd is a well-located commercial property situated in the heart of Mission Valley, one of San Diego's most central and accessible business corridors. Positioned along San Diego Mission Road with immediate proximity to Interstate 8, Highway 163, and Interstate 15, the property benefits from excellent regional connectivity and strong surrounding retail, office, and hospitality amenities. The area features a vibrant mix of restaurants, entertainment, and service-oriented businesses, including nearby establishments such as McGregor's Bar and Grill and Wagyu Shawarma Grill Mission Valley. Its central location within Mission Valley provides convenient access to major employment hubs, public transportation, and residential neighborhoods, making it an attractive opportunity for a variety of commercial users.

SITE LOCATION



LOCATION MAP

10471 SAN DIEGO MISSION ROAD



AERIAL MAP

IMT RESIDENTIAL



SAN DIEGO MISSION ROAD



SAN DIEGO
EDUCATIONAL
ASSOCIATION

10471 SAN DIEGO MISSION RD



KNUCKLEDOWN
STUDIOS



EST. 1996
McGregor's
BAR & GRILL
SAN DIEGO, CA



SD LUGGAGE



BRAND NEW AUTO SPA
SAN DIEGO



RANCHO MISSION ROAD

DEMOGRAPHICS

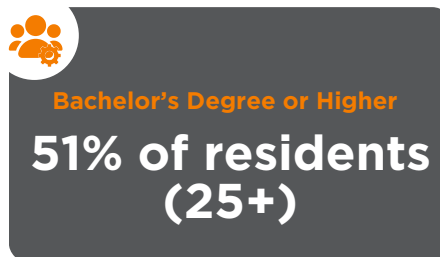
SAN DIEGO, CA

The property is supported by San Diego's large urban population base of approximately **1.4 million residents**, with **530,412 households** and an average household size of 2.52. The city reports a strong income profile, with a **median household income of \$108,077** and **per capita income of \$57,083**, supporting demand from both consumer-facing and service-oriented businesses. San Diego also offers a well-educated workforce, with **51% of residents age 25+ holding a bachelor's degree or higher**, and **65.1% of the population age 16+ participating in the civilian labor force**. The Mission Valley location benefits from access to this broad residential, employment, and consumer base within one of San Diego's most central commercial corridors.

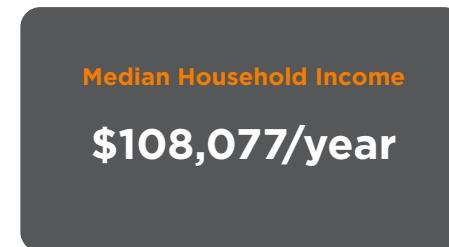
POPULATION



EMPLOYMENT



HOUSEHOLDS & INCOMES



<https://www.census.gov/quickfacts/fact/table/sandiegocitycalifornia/INC110224>

DISCLAIMER

The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax, zoning, property condition, and other factors which should be evaluated by your tax, financial, legal, and other advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

No representation or recommendation is made by SVN | Vanguard as to the legal sufficiency or tax consequences of this document or the transaction to which it relates. These are questions for your attorney and/ or other advisors. In any real estate transaction, it is recommended that you consult with a professional such as an attorney, accountant, civil engineer, property inspector or other person, with experience in evaluating the transaction, and the legal documents prepared in connection therewith.

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DRE # 02068445

SVN® VANGUARD COMMERCIAL REAL ESTATE ADVISORS

4455 Murphy Canyon Rd
San Diego, CA 92123

DRE# 01881593
svnvanguardsd.com