

**EXISTING SUBWAY PREMISES**

# *Sorrento Plaza*

9254 SCRANTON ROAD, SAN DIEGO, CA 92121

**AVAILABLE**

**FLOCKE &  
AVOYER**  
Commercial Real Estate

# listing overview

- **±1,200 SF existing Subway premises available**
- Adjacent to Chick-fil-A; a high traffic generator
- Project located at the main intersection of the trade area of I-805 (175K ADT) and Mira Mesa Boulevard (55K ADT)

## co-tenants

**rubio's** COASTAL GRILL

**SUBWAY**









# Prime Sorrento Valley Retail Location



Bank of America



CHASE



Croutons



aerial

Mira Mesa Blvd

±55,259 ADT

Mira Mesa Blvd



Scranton Rd

±16,700 ADT

Oberlin Dr

Scranton Rd

Oberlin

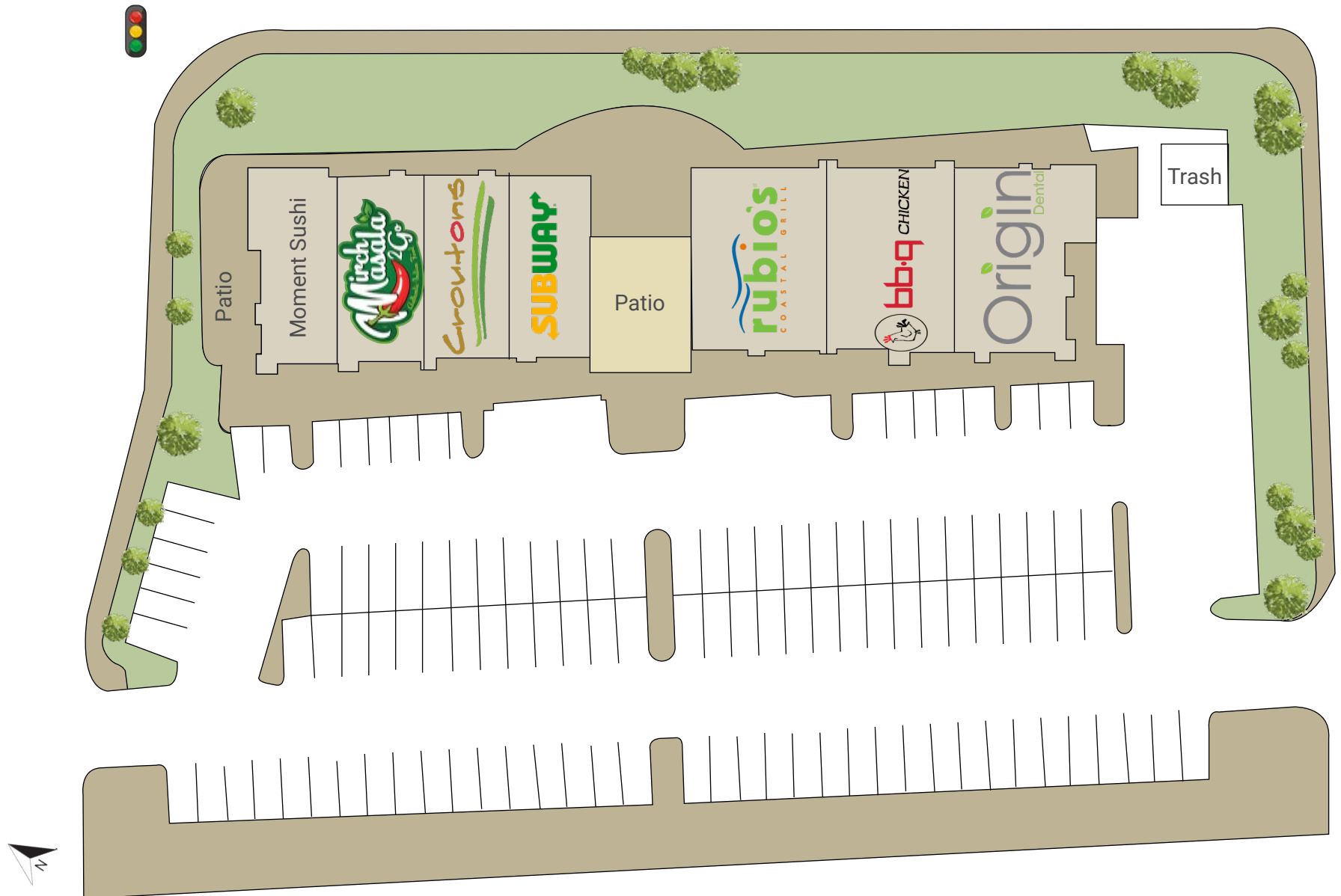
SITE





# site plan

STE	TENANT	SF	STE	TENANT	SF
101	Moment Sushi	1,400	105	Rubio's	2,400
102	Mirch Masala 2 Go	1,450	106	BBQ Chicken	2,049
103	Croutons	1,400	108	Origin Dental	2,002
104	Subway	1,200			



\*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



## Population

1 MILE: 712  
 3 MILES: 95,297  
 5 MILES: 243,940



## Daytime Population

1 MILE: 17,248  
 3 MILES: 260,502  
 5 MILES: 316,921



## Average HHI

1 MILE: \$175,760  
 3 MILES: \$130,301  
 5 MILES: \$135,340



## Traffic Counts

I-805: ±174,221 ADT  
 MIRA MESA BLVD: ±55,259 ADT

\*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.

# competition aerial



TORREY PINES STATE RESERVE

DEL MAR HEIGHTS

CARMEL VALLEY



TORREY PINES BUSINESS PARK

SORRENTO VALLEY

SAN DIEGO TECH CENTER

SORRENTO VALLEY RD

SORRENTO VALLEY RD



AMERITRADE Corporate Office

Corporate Offices  
pwc NDP dexcom

Sony Interactive Entertainment

extended STAY AMERICA COUNTRY INN & SUITES BY RADISSON  
Residence Inn by Marriott HYATT house

LUSK BLVD

KARL STRAUSS

imatrix

MIRA SORRENTO PL

Bank of America McDonald's Starbucks CHASEO Chick-fil-A planet fitness

Qualcomm Corporate Offices

Scripps

Sorrento Plaza

SCRANTON RD

MIRA MESA BLVD

CARROL CANYON RD



Located in amid  
two large office  
parks and a  
highly-populated  
residential area



# area overview

**Residential  
Population ±78,180**

**MIRA MESA BLVD**

**SITE**



**Office Park  
Daytime Population  
±70,694**

**Marine Corps  
Air Station Miramar**

**9,300 Personnel  
6,500 Family Members  
1,300 Civilians**



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.

# FOR LEASING INFORMATION

**JON HORNING**  
858.875.4667  
[jhorning@flockeavoyer.com](mailto:jhorning@flockeavoyer.com)  
CA DRE No. 01027916

**FLOCKE &  
AVOYER**  
Commercial Real Estate

6165 Greenwich Drive, Suite 110  
San Diego, CA, 92122

619.280.2600 • [FLOCKEAVOYER.COM](http://FLOCKEAVOYER.COM)