

FOR LEASE

4S COMMONS TOWN CENTER

10511-10543 4S COMMONS DRIVE
SAN DIEGO, CA 92127

252,058 SF GROCERY
ANCHORED CENTER
SERVING AFFLUENT
RESIDENTIAL
NEIGHBORHOOD AND
STRONG DAYTIME
POPULATION



**Regency
Centers.**

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RI



WORLD MARKET
Unique, authentic and always affordable.

MIGUEL'S
COCINA

Bank of America

Wendy's

WELLS FARGO

Chipotle

MENDOCINO FARMS
sandwich market

sweetgreen

CVS
pharmacy

KAHOOTS

Ralphs

RH
OUTLET

ACE
The helpful place.

JIMBO'S
...Naturally!

ULTA
BEAUTY

Panera
BREAD

CHASE

4 S COMMONS

TOWN CENTER

4S Commons Town Center.

4S Commons Town Center is the dominant retail shopping center in the 4S Ranch neighborhood servicing the surrounding residential communities as well as the heavy daytime population of the adjacent industrial and office projects. The subject site is flanked by affluent and master-planned housing projects, as well as multi-million dollar corporations in the medical, biotech, tech, R&D, defense, production, and manufacturing industries.

4S Commons Town Center boasts an excess of 3.5M annual trips, largely due to the combination of well-performing anchors including Ralphs, Jimbo's, CVS, and World Market, as well as an incredible food line up of Karl Strauss Brewery, Miguel's Cocina, Chipotle, Joyee's Dumpling House, and Mendocino Farms and Sweetgreen.



Dominant Industrial Submarket housing facilities for Sharp, BAE, Sony, HP, Amazon, Northrop Grumman and many others **including the new 650,000 SF Apple Campus.**

The projects, tenants and site plans illustrated herein are subject to change without notice. You and your advisors should conduct a careful, independent investigation of the information herein to determine





REIMAGINED COMMON AREAS, PATIOS, AND GREENSPACE PROMOTING COMMUNITY ENGAGEMENT AND CONNECTIVITY

4S COMMONS TOWN CENTER

JOIN THIS EXCITING LINE UP OF CO-TENANTS & ANCHORS:



L o c a t e d i n

4S Ranch

4S Ranch is an affluent, master-planned community conveniently located along the I-15 corridor in North San Diego County. Serving as a bridge neighborhood between the adjacent communities of Rancho Bernardo, Poway, Carmel Mountain Ranch, Del Sur, and Rancho Santa Fe, 4S Ranch offers access to daily needs, services, restaurants, parks, housing, education, industry, and more. Comprising a strong mix of daytime population, family-oriented residential communities, and high-performing retail centers, 4S Ranch is frequently considered one of the top submarkets in San Diego County.



Property Highlights.

- Dominant neighborhood shopping center with regional reach to surrounding communities
- Affluent residential demographics and strong daytime population
- High performing retail volumes throughout the center in food, grocery, and retail sales
- Trade area population: 160,500 ADT
- Daytime population: 145,000 ADT
- Average household income: \$163,834
- Average house value: \$1,330,000



Site Plan.

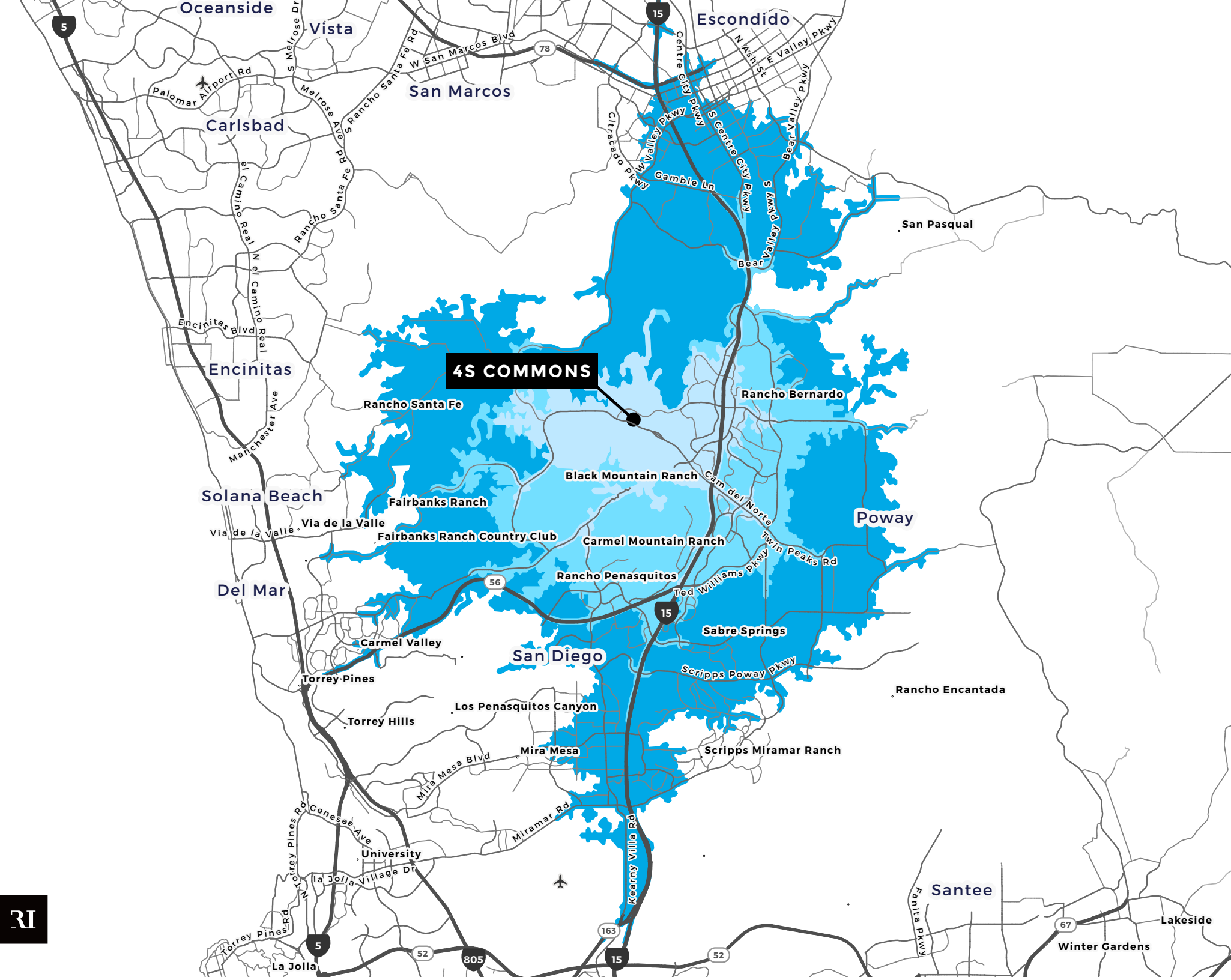


Center Size: 252,058

SPACE	TENANT	SF
D001	Perlman Clinic	2,500
A001	18 8 FINE MEN'S SALON	1,774
A002	MATHANASIUM	1,936
A010	KAHOOTS	6,080
A015	RH OUTLET	27,045
A020	RANCHO BERNARDO EYE CARE	1,380
A023	GREAT CLIPS	943
A025	THE UPS STORE	1,240
A027	GRACE THREADING	1,306
A030	RALPHS	52,000
A040	PREMIER CLEANERS	1,486
A043	GLOSS BEAUTY BOUTIQUE & SALON	1,465
A045	NAILS 2000 + SPA	1,402
A050	ACE HARDWARE	12,000
A055	JIMBO'S . . . NATURALLY!	16,000
B001	CHASE BANK	1
C001	EUROPEAN WAX CENTER	1,200
C002	THE HOT SPOT	1,200
C003	BODYROK	1,920
D010	MASSAGE HEIGHTS	2,500
E001	KIDS CARE CLUB	8,570
F001	PANERA BREAD	4,500
G001	CAPRI BLUE	4,550
G002	PERSPIRE SAUNA STUDIO	2,200
G003	TASTE OF THAI	2,370
H001	ULTA	10,000
H010	COST PLUS WORLD MARKET	18,000
H020	C2 EDUCATION CENTER	1,501
H025	DEL NORTE ANIMAL HOSPITAL	2,686
I001	DENTAL TREATMENT CENTER	1,600
I002	LASERAWAY	1,325
I003	COREPOWER YOGA	3,575
I005	MELANIE WANG, DDS	1,900

SPACE	TENANT	SF
J001	KARL STRAUSS BREWING COMPANY	6,128
K001	BANK OF AMERICA	1
L001	MIGUEL'S	7,000
M001	WENDY'S	1
N001	WELLS FARGO BANK	5,000
P001	CHIPOTLE MEXICAN GRILL	2,400
P002	ICRYO	2,100
P003	BASKIN ROBBINS	1,200
P005	TEASPOON	1,200
P009	AVAILABLE 8/1/25	1,200
P011	JOYEE'S DUMPLING HOUSE	1,300
P020	SEASALT SUSHI & PHO	1,550
P023	MOSTRA COFFEE	1,400
Q001	MENDOCINO FARMS	3,200
Q010	JAMBA	1,400
Q015	SWEETGREEN	1,995
R001	CVS	16,828

Area Demographics.



4S COMMONS

3.5M

annual visits to the center, making 4S Town Center one of the **busiest centers** in North County

321,562

people in the primary trade area with households making over **\$175,000** per year

	7 MINUTES	10 MINUTES	15 MINUTES
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Total Population 48,402 124,250 321,562

Average Household Income \$195,975 \$181,998 \$175,829

Total Households 15,559 43,870 109,488

Daytime Population 55,196 117,221 312,974

Median Age 36.4 39.9 39.0

117K

daytime employees within ten minute drive time

40.5%

of the population in the immediate trade area has earned a bachelor's degree or higher

Analytics

mobile data shows consistent traffic at the center throughout the day

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The information above has been obtained from sources believed to be 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.