

EXISTING RITE AID STORE ( POTENTIALLY COMING AVAILABLE)

# 4077 Governor Dr.

±18,011 SF FREESTANDING BUILDING FOR LEASE // SAN DIEGO, CA



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## PROPERTY HIGHLIGHTS



Located in Vons-anchored shopping center



Great Visibility and pylon signage available



Ample parking



Average Household Income within one mile is \$173,802



One mile from Westfield UTC mall



Location has direct access from I-805/I-52 interchange



TORREY PINES

### THE SHOPS AT LA JOLLA VILLAGE



UNIVERSITY  
OF CALIFORNIA  
SAN DIEGO

### WESTFIELD UTC MALL



MIRAMAR

SITE

### LA JOLLA VILLAGE SQUARE



LA JOLLA COVE



**4077 Governor Dr**  
**San Diego, CA 92122**
**1 mi radius****3 mi radius****5 mi radius****10 mi radius****Population**

Estimated Population (2025)	16,784		119,706		276,480		938,745	
Projected Population (2030)	16,156		116,940		275,793		944,959	
Census Population (2020)	16,830		120,307		270,821		913,961	
Census Population (2010)	16,567		113,333		255,521		860,578	
Projected Annual Growth (2025-2030)	-628	-0.7%	-2,765	-0.5%	-687	-	6,213	0.1%
Historical Annual Growth (2020-2025)	-46	-	-601	-	5,659	0.4%	24,785	0.5%
Historical Annual Growth (2010-2020)	263	0.2%	6,974	0.6%	15,300	0.6%	53,383	0.6%
Estimated Population Density (2025)	5,345	psm	4,236	psm	3,522	psm	2,989	psm
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi	314.0	sq mi

**Households**

Estimated Households (2025)	7,149		46,724		110,921		388,152	
Projected Households (2030)	6,873		45,565		110,612		393,198	
Census Households (2020)	7,278		46,867		107,956		370,084	
Census Households (2010)	7,067		44,998		103,337		349,033	
Projected Annual Growth (2025-2030)	-275	-0.8%	-1,159	-0.5%	-308	-	5,046	0.3%
Historical Annual Change (2010-2025)	82	-	1,725	0.3%	7,584	0.5%	39,119	0.7%

**Average Household Income**

Estimated Average Household Income (2025)	\$173,802		\$154,237		\$168,713		\$168,296	
Projected Average Household Income (2030)	\$172,026		\$152,509		\$166,038		\$165,133	
Census Average Household Income (2010)	\$99,531		\$82,474		\$89,962		\$86,972	
Census Average Household Income (2000)	\$80,828		\$69,318		\$71,193		\$67,539	
Projected Annual Change (2025-2030)	-\$1,776	-0.2%	-\$1,728	-0.2%	-\$2,675	-0.3%	-\$3,163	-0.4%
Historical Annual Change (2000-2025)	\$92,974	4.6%	\$84,918	4.9%	\$97,520	5.5%	\$100,757	6.0%

**Median Household Income**

Estimated Median Household Income (2025)	\$130,416		\$120,442		\$128,801		\$129,161	
Projected Median Household Income (2030)	\$130,259		\$120,327		\$128,173		\$127,971	
Census Median Household Income (2010)	\$75,535		\$65,483		\$70,018		\$69,748	
Census Median Household Income (2000)	\$62,325		\$55,824		\$56,296		\$54,445	
Projected Annual Change (2025-2030)	-\$157	-	-\$115	-	-\$627	-	-\$1,190	-0.2%
Historical Annual Change (2000-2025)	\$68,091	4.4%	\$64,618	4.6%	\$72,505	5.2%	\$74,717	5.5%

**Per Capita Income**

Estimated Per Capita Income (2025)	\$74,077		\$61,073		\$68,753		\$70,250	
Projected Per Capita Income (2030)	\$73,237		\$60,316		\$67,662		\$69,370	
Census Per Capita Income (2010)	\$42,462		\$32,748		\$36,383		\$35,275	
Census Per Capita Income (2000)	\$35,010		\$28,651		\$29,440		\$27,352	
Projected Annual Change (2025-2030)	-\$840	-0.2%	-\$757	-0.2%	-\$1,090	-0.3%	-\$880	-0.3%
Historical Annual Change (2000-2025)	\$39,067	4.5%	\$32,422	4.5%	\$39,313	5.3%	\$42,898	6.3%
Estimated Average Household Net Worth (2025)	\$2.04 M		\$1.57 M		\$1.63 M		\$1.57 M	

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. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal 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.