



# Rancho Serra Mesa

FOR LEASE | 3203 GREYLING DR, SERRA MESA, CA



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**RETAIL INSITE**  
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**OMNINET**



- 55,761 SF neighborhood center
- Located in dense residential trade area
- Ample parking
- Anchored by CVS and Crunch Fitness
- Close proximity to SDCCU Stadium, hospitals, colleges, schools, business parks and military housing



**PROPOSED SAN DIEGO STATE UNIVERSITY WEST**

**4,600 RESIDENTIAL UNITS PROPOSED**

**95,000 SF RETAIL**

**1.6 MILLION SF ACADEMIC RESEARCH SPACE**

**400 ROOM HOTEL**

**35-55,000 SEAT STADIUM**



S I T E P L A N



SUITE	TENANT	SF
3204	Piersal Group	1,813
3202-WAT	Watermill Express, LLC	
3206	Greyling Spa	1,000
3208	H&R Block Enterprises, LLC	1,000
3210	DBA Lisa Beauty Salon	1,000
3212	Cigarette Depot	1,000
3232 A&B	Goodwill	2,000
3232 C	Channel 2 Sports Bar	1,950
3232 D	Maggie's Cafe	2,000
3236	Maggie's Cafe	1,000
3238	NPTI	1,350
3240	Happy Barber	850
3242	Mai Nail Salon	800
3244	Goodie's Donuts	1,200
3246	ABC Glass	1,000
3250 A	Little Sam's Pizza	1,200
3250 B	El Cotixan	1,200
3252	National PT Institute	4,000
3268	Pac Dental	2,633
3326	Wells Fargo ATM	200
3270	Crunch Fitness	11,646
3298 A	Subway	1,000
3298 B	Sushi	1,000
3298 C	Yogurt Lounge	868
3332	CVS	14,684

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.



3203 Greyling Drive | San Diego, CA

Ring: 1, 3, 5 mile radii

 **POPULATION**

	1 mile	3 miles	5 miles
Total Population	18,859	144,582	412,479
Projected Population (2027)	18,863	145,883	414,392

 **HOUSING**

	1 mile	3 miles	5 miles
Total Households	7,108	60,149	172,388
Projected Total Households (2027)	7,107	60,826	173,621

 **INCOME**

	1 mile	3 miles	5 miles
Median Household Income	\$83,209	\$89,522	\$85,619
Average Household Income	\$109,410	\$117,569	\$118,343
Per Capita Income	\$40,792	\$48,870	\$49,658
Median Disposable Income	\$67,027	\$72,230	\$68,783
Average Disposable Income	\$82,330	\$86,660	\$86,298

 **DAYTIME DEMOS**

	1 mile	3 miles	5 miles
Total Daytime Population	38,644	229,153	469,806
Daytime Population Workers	29,645	163,387	279,520
Daytime Population Residents	8,999	65,766	190,286

 **RACE & ETHNICITY**

	1 mile	3 miles	5 miles
White	8,613 <b>45.67%</b>	72,474 <b>50.13%</b>	215,440 <b>52.23%</b>
Black or African American	1,855 <b>9.84%</b>	9,822 <b>6.79%</b>	25,291 <b>6.13%</b>
American Indian & Alaska Native Population	216 <b>1.15%</b>	1,430 <b>0.99%</b>	4,146 <b>1.01%</b>
Asian Population	3,077 <b>16.32%</b>	22,772 <b>15.75%</b>	52,840 <b>12.81%</b>
Pacific Islander Population	161 <b>0.85%</b>	812 <b>0.56%</b>	1,631 <b>0.40%</b>
Other Race Population	1,720 <b>9.12%</b>	14,964 <b>10.35%</b>	52,550 <b>12.74%</b>
Population of Two or More Races	3,217 <b>17.06%</b>	22,308 <b>15.43%</b>	60,582 <b>14.69%</b>
Hispanic Population	4,570 <b>24.23%</b>	35,778 <b>24.75%</b>	113,141 <b>27.43%</b>
Non-Hispanic Population	14,290 <b>75.77%</b>	108,804 <b>75.25%</b>	299,338 <b>72.57%</b>

 **EDUCATION**

	1 mile	3 miles	5 miles
Bachelor's Degree	4,340 <b>34.37%</b>	35,326 <b>34.28%</b>	93,901 <b>32.40%</b>
Graduate/Professional Degree	1,888 <b>14.95%</b>	17,799 <b>17.27%</b>	55,103 <b>19.02%</b>

 **AGE**

	1 mile	3 miles	5 miles
Median Age	33.4	35.3	36.1