



# Rancho Penasquitos Towne Ctr.

San Diego, CA

San Diego-Chula Vista-Carlsbad (CA)



**Matt Magnaghi**  
Leasing Representative  
(949) 252-3874  
mmagnaghi@kimcorealty.com

KRC Property Management I, Inc., a Subsidiary of Kimco Realty®  
CA Salesperson License ID: 02019850 | CA KRC License ID: 01518685







AERIAL

GROSS LEASABLE AREA (GLA)

156,775 SF

PARKING SPACES

601



**Matt Magnaghi**

Leasing Representative | (949) 252-3874 | [mmagnaghi@kimcorealty.com](mailto:mmagnaghi@kimcorealty.com)





# Rancho Penasquitos Towne Ctr.

San Diego, CA

[www.kimcorealty.com/116100](http://www.kimcorealty.com/116100)



DENSITY AERIAL

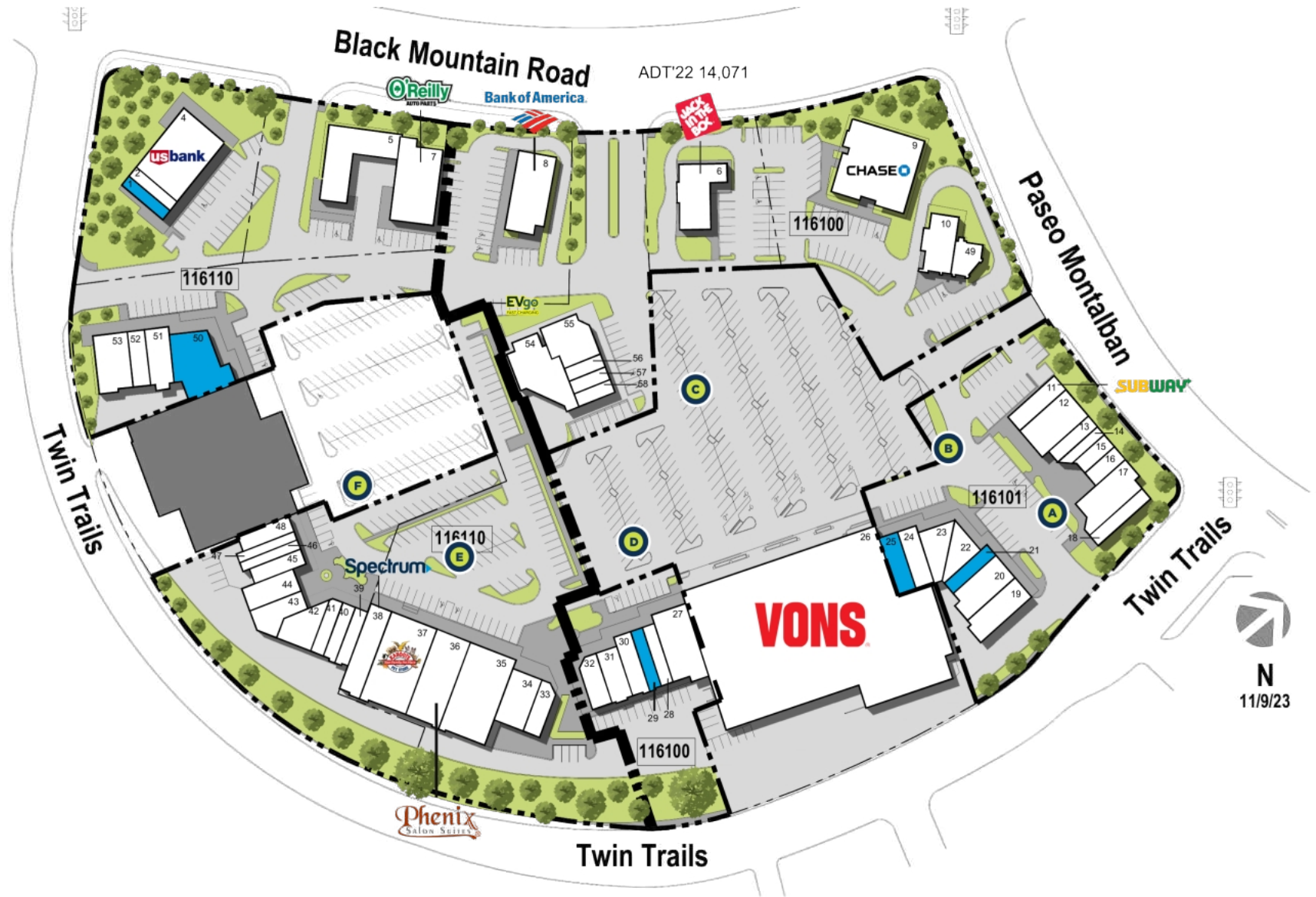
**Matt Magnaghi**

Leasing Representative | (949) 252-3874 | [mmagnaghi@kimcorealty.com](mailto:mmagnaghi@kimcorealty.com)





■ Available ■ Non-Controlled ● Curbside Pick-up



Matt Magnaghi

Leasing Representative | (949) 252-3874 | mmagnaghi@kimcorealty.com

TENANT	SQ FT	TENANT	SQ FT	TENANT	SQ FT
1 Available	960	21 Available	975	40 H&R Block	975
2 United Studios of Self Defense	960	22 Four Season's Flowers	1,295	41 Bao Sheng Foot Spa	975
4 U.S. Bank	5,040	23 Starbucks Coffee	1,365	42 Optometrist	2,078
5 Firestone Complete Auto Care	4,830	24 Golden Bagel	1,584	43 Jersey Mike's Subs	1,884
6 JACK in the BOX	3,000	25 Available	1,475	44 The Deli Stop	1,625
7 O'Reilly Auto Parts	4,965	26 Vons	39,981	45 PQ Deluxe Nails and Spa	943
8 Bank of America	4,000	27 Massage Heights Body & Face	3,200	46 Proactive Medical Weight Manag	975
9 JPMorgan Chase Bank	7,130	28 Cell Phone Repair (CPR)	1,050	47 Glamour Lash Salon	975
10 Cotija's Mexican Grill	2,250	29 Available (Former Hair Salon)	1,050	48 PQ Barbers	975
11 Subway	1,517	30 W. Brandon Jergensen, D.D.S.	1,400	49 PQ Donuts	892
12 Round Table Pizza	2,683	31 Thai Restaurant	1,800	50 Available	3,706
13 BobaPop Tea Bar	900	32 Postal Annex #2	1,150	51 Pierce Family Dentistry	2,275
14 The Dental Orchid	787	33 Wonderful Sushi	1,150	52 Cesario A. Angeles, D.D.S	1,140
15 Smokers Land	788	34 Bach to Rock	2,100	53 Black Mountain Animal Hospital	2,408
16 Fantastic Threading	825	35 Phenix Salon Suites	5,500	54 Knotty Barrel Gastropub	3,925
17 Yenchim Garden Restaurant	2,500	36 San Diego County Credit Union	4,000	55 Chicken and Rice	2,075
18 Truong Orthodontics	1,200	37 Kahoots	5,500	56 Everbowl	700
19 Ranch Cleaners	2,100	38 Spectrum	2,500	57 Golden Spoon	620
20 F45 Training	2,375	39 Drawn2Art	944	58 Nail Fantasy	800

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

**Matt Magnaghi**

Leasing Representative | (949) 252-3874 | mmagnaghi@kimcorealty.com





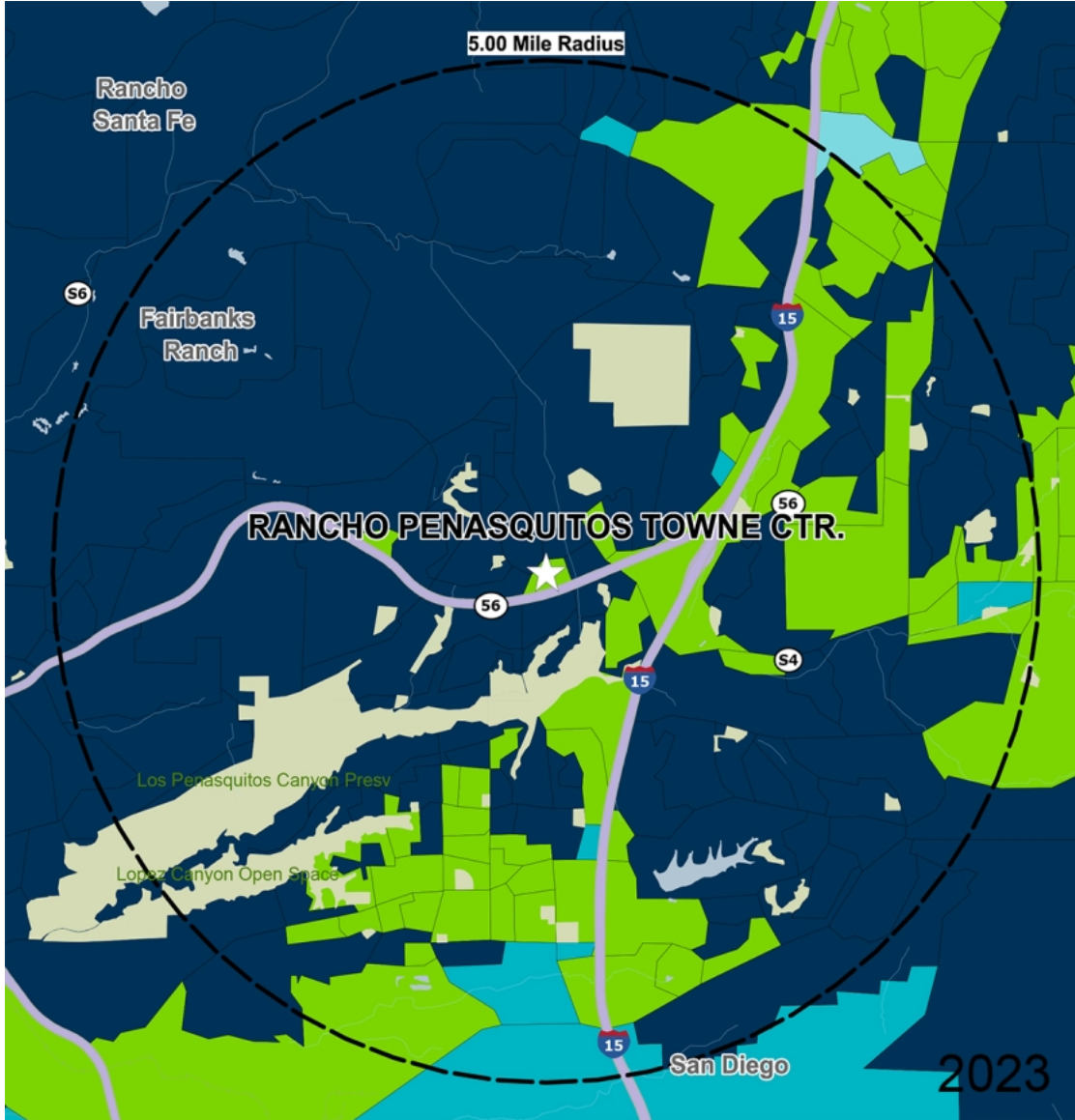


COMPETITION MAP

Matt Magnaghi

Leasing Representative | (949) 252-3874 | mmagnaghi@kimcorealty.com





by Block Group

## Demographics

2023 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	18,501	115,193	284,685
Daytime Pop	16,311	89,072	313,167
Households	6,184	39,045	95,053
Average HH Income	\$181,009	\$177,698	\$184,529
Median HH Income	\$153,389	\$143,215	\$144,986
Per Capita Income	\$60,575	\$60,412	\$62,116

## Average Household Income

Popstats, 4Q 2023, Trade Area Systems

- \$150K and up
- \$100K - \$150K
- \$75K - \$100K
- \$50K - \$75K
- \$0K - \$50K



**Matt Magnaghi**

Leasing Representative | (949) 252-3874 | mmagnaghi@kimcorealty.com

# Rancho Penasquitos Towne Ctr.

Black Mountain Rd. & Twin Trails Dr., San Diego, CA



**Matt Magnaghi**

Leasing Representative

(949) 252-3874

[mmagnaghi@kimcorealty.com](mailto:mmagnaghi@kimcorealty.com)

KRC Property Management I, Inc., a Subsidiary of Kimco Realty®  
CA Salesperson License ID: 02019850 | CA KRC License ID: 01518685