8895-8935 TOWNE CENTRE DR | SAN DIEGO, CA 92122



#### **Property Details**

Owned GLA Availability 52,866 SF 1 Suite | 480 SF

#### **Overview**

- Benefit from strong daytime population and weekday foot traffic from surrounding office parks and research facilities.
- Minutes from luxury apartment communities and high-value singlefamily neighborhoods in La Jolla and UTC.
- Immediate access to I-805 and SR-52, with quick links to La Jolla, Sorrento Valley, and Downtown San Diego.

#### **Tenant Mix**





















8895-8935 TOWNE CENTRE DR | SAN DIEGO, CA 92122

Perform Properties

FORMERLY SHOPCORE PROPERTIES | ROIC

### **Demographics**

	Population	<b>Daytime Population</b>	Households	Avg. HH Income	Med. HH Income
1 MILE	26,822	27,759	12,068	\$123,332	\$102,065
3 MILES	97,757	282,869	36,273	\$137,492	\$111,381
5 MILES	232,335	464,404	89,127	\$156,955	\$122,371



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**Market Aerial** 

# Market Aerial Coming Soon

8895-8935 TOWNE CENTRE DR | SAN DIEGO, CA 92122

## Perform Properties

FORMERLY SHOPCORE PROPERTIES | ROIC



ATM         AVAILABLE         480           2-108         CVS         10,215           2-100         GOLDBERG DENTAL         2,496           2-120         NORTH COAST CLEANERS         2,190           1-115         STAR ANISE THAI CUISINE         2,112           4-106         ORANGETHEORY FITNESS         2,041           3-101         JJ CHICKEN         1,994           1-100         JOYEE'S NOODLE HOUSE         1,992           1-113         SUPER CHINA BUFFET         1,970           2-103         AMARDEEN MEDITERRANEAN         1,850           RESTAUR         1,850           4-108         PEET'S COFFEE & TEA         1,835           1-105         100% CHIROPRACTIC         1,811           3-100         URBN SUSHI         1,800           3-115         TASTE OF THE HIMALAYAS         1,590           2-110         TOWNE CENTRE ANIMAL HOSPITAL         1,550           1-108         LASERAWAY         1,500           2-107         BE FIT PILATES         1,435           1-103         WHICH WICH SUPERIOR         1,400           SANDWICHES         1,400           1-101         NATURE FORWARD BISTRO         1,260	Suite	Tenant	GLA (SF)
2-100         GOLDBERG DENTAL         2,496           2-120         NORTH COAST CLEANERS         2,190           1-115         STAR ANISE THAI CUISINE         2,112           4-106         ORANGETHEORY FITNESS         2,041           3-101         JJ CHICKEN         1,994           1-100         JOYEE'S NOODLE HOUSE         1,992           1-113         SUPER CHINA BUFFET         1,970           2-103         AMARDEEN MEDITERRANEAN         1,850           RESTAUR         4-108         PEET'S COFFEE & TEA         1,835           1-105         100% CHIROPRACTIC         1,811           3-100         URBN SUSHI         1,800           3-115         TASTE OF THE HIMALAYAS         1,590           2-110         TOWNE CENTRE ANIMAL HOSPITAL         1,550           1-108         LASERAWAY         1,500           2-107         BE FIT PILATES         1,435           1-103         WHICH WICH SUPERIOR         1,400           SANDWICHES         111         HYDRATION ROOM         1,374           1-110         NATURE FORWARD BISTRO         1,260           2-118         RADIANCE NAILS SALON         1,220           1-109         CHICAGO FIRE GRILL	ATM	AVAILABLE	480
2-120         NORTH COAST CLEANERS         2,190           1-115         STAR ANISE THAI CUISINE         2,112           4-106         ORANGETHEORY FITNESS         2,041           3-101         JJ CHICKEN         1,994           1-100         JOYEE'S NOODLE HOUSE         1,992           1-113         SUPER CHINA BUFFET         1,970           2-103         AMARDEEN MEDITERRANEAN         1,850           RESTAUR         RESTAUR           4-108         PEET'S COFFEE & TEA         1,835           1-105         100% CHIROPRACTIC         1,811           3-100         URBN SUSHI         1,800           3-115         TASTE OF THE HIMALAYAS         1,590           2-110         TOWNE CENTRE ANIMAL HOSPITAL         1,550           1-108         LASERAWAY         1,500           2-107         BE FIT PILATES         1,435           1-103         WHICH WICH SUPERIOR         1,400           SANDWICHES         111         HYDRATION ROOM         1,374           1-110         NATURE FORWARD BISTRO         1,260           2-118         RADIANCE NAILS SALON         1,220           1-109         CHICAGO FIRE GRILL         1,166           3-105 </td <td>2-108</td> <td>CVS</td> <td>10,215</td>	2-108	CVS	10,215
1-115         STAR ANISE THAI CUISINE         2,112           4-106         ORANGETHEORY FITNESS         2,041           3-101         JJ CHICKEN         1,994           1-100         JOYEE'S NOODLE HOUSE         1,992           1-113         SUPER CHINA BUFFET         1,970           2-103         AMARDEEN MEDITERRANEAN RESTAUR         1,850           RESTAUR         1,850           4-108         PEET'S COFFEE & TEA         1,835           1-105         100% CHIROPRACTIC         1,811           3-100         URBN SUSHI         1,800           3-115         TASTE OF THE HIMALAYAS         1,590           2-110         TOWNE CENTRE ANIMAL HOSPITAL         1,550           1-108         LASERAWAY         1,500           2-107         BE FIT PILATES         1,435           1-103         WHICH WICH SUPERIOR         1,400           SANDWICHES         1           111         HYDRATION ROOM         1,374           1-110         NATURE FORWARD BISTRO         1,260           2-118         RADIANCE NAILS SALON         1,220           1-109         CHICAGO FIRE GRILL         1,166           3-105         Postal Annex         1,100	2-100	GOLDBERG DENTAL	2,496
4-106 ORANGETHEORY FITNESS 2,041 3-101 JJ CHICKEN 1,994 1-100 JOYEE'S NOODLE HOUSE 1,992 1-113 SUPER CHINA BUFFET 1,970 2-103 AMARDEEN MEDITERRANEAN RESTAUR 4-108 PEET'S COFFEE & TEA 1,835 1-105 100% CHIROPRACTIC 1,811 3-100 URBN SUSHI 1,800 3-115 TASTE OF THE HIMALAYAS 1,590 2-110 TOWNE CENTRE ANIMAL HOSPITAL 1,550 1-108 LASERAWAY 1,500 2-107 BE FIT PILATES 1,435 1-103 WHICH WICH SUPERIOR 1,400 SANDWICHES 111 HYDRATION ROOM 1,374 1-110 NATURE FORWARD BISTRO 1,260 2-118 RADIANCE NAILS SALON 1,220 1-109 CHICAGO FIRE GRILL 1,166 3-105 POSTAI ANIMEX 968 2-112 EVERYTABLE 958 4-107 DING TEA 952 2-116 HEAR USA 917	2-120	NORTH COAST CLEANERS	2,190
3-101 JJ CHICKEN 1,994 1-100 JOYEE'S NOODLE HOUSE 1,992 1-113 SUPER CHINA BUFFET 1,970 2-103 AMARDEEN MEDITERRANEAN RESTAUR 4-108 PEET'S COFFEE & TEA 1,835 1-105 100% CHIROPRACTIC 1,811 3-100 URBN SUSHI 1,800 3-115 TASTE OF THE HIMALAYAS 1,590 2-110 TOWNE CENTRE ANIMAL HOSPITAL 1,550 1-108 LASERAWAY 1,500 2-107 BE FIT PILATES 1,435 1-103 WHICH SUPERIOR 1,400 SANDWICHES 111 HYDRATION ROOM 1,374 1-110 NATURE FORWARD BISTRO 1,260 2-118 RADIANCE NAILS SALON 1,220 1-109 CHICAGO FIRE GRILL 1,166 3-105 Postal Annex 1,100 3-109 VIET NOM 1,000 1-107 VITALITY BOWLS 968 2-112 EVERYTABLE 958 4-107 DING TEA 952 2-116 HEAR USA 917	1-115	STAR ANISE THAI CUISINE	2,112
1-100 JOYEE'S NOODLE HOUSE 1,992 1-113 SUPER CHINA BUFFET 1,970 2-103 AMARDEEN MEDITERRANEAN 1,850 RESTAUR 4-108 PEET'S COFFEE & TEA 1,835 1-105 100% CHIROPRACTIC 1,811 3-100 URBN SUSHI 1,800 3-115 TASTE OF THE HIMALAYAS 1,590 2-110 TOWNE CENTRE ANIMAL HOSPITAL 1,550 1-108 LASERAWAY 1,500 2-107 BE FIT PILATES 1,435 1-103 WHICH WICH SUPERIOR 1,400 SANDWICHES 111 HYDRATION ROOM 1,374 1-110 NATURE FORWARD BISTRO 1,260 2-118 RADIANCE NAILS SALON 1,220 1-109 CHICAGO FIRE GRILL 1,166 3-105 Postal Annex 1,100 1-107 VITALITY BOWLS 968 2-112 EVERYTABLE 958 4-107 DING TEA 952 2-116 HEAR USA 917	4-106	ORANGETHEORY FITNESS	2,041
1-113         SUPER CHINA BUFFET         1,970           2-103         AMARDEEN MEDITERRANEAN         1,850           RESTAUR         1,835           4-108         PEET'S COFFEE & TEA         1,835           1-105         100% CHIROPRACTIC         1,811           3-100         URBN SUSHI         1,800           3-115         TASTE OF THE HIMALAYAS         1,590           2-110         TOWNE CENTRE ANIMAL HOSPITAL         1,550           1-108         LASERAWAY         1,500           2-107         BE FIT PILATES         1,435           1-103         WHICH WICH SUPERIOR         1,400           SANDWICHES         111         HYDRATION ROOM         1,374           1-110         NATURE FORWARD BISTRO         1,260           2-118         RADIANCE NAILS SALON         1,220           1-109         CHICAGO FIRE GRILL         1,166           3-105         Postal Annex         1,100           3-109         VIET NOM         1,000           1-107         VITALITY BOWLS         968           2-112         EVERYTABLE         958           4-107         DING TEA         952           2-116         HEAR USA         917 <td>3-101</td> <td>JJ CHICKEN</td> <td>1,994</td>	3-101	JJ CHICKEN	1,994
2-103 AMARDEEN MEDITERRANEAN RESTAUR  4-108 PEET'S COFFEE & TEA 1,835 1-105 100% CHIROPRACTIC 1,811 3-100 URBN SUSHI 1,800 3-115 TASTE OF THE HIMALAYAS 1,590 2-110 TOWNE CENTRE ANIMAL HOSPITAL 1,550 1-108 LASERAWAY 1,500 2-107 BE FIT PILATES 1,435 1-103 WHICH WICH SUPERIOR 1,400 SANDWICHES 1,400 SANDWICHES 1,400 2-118 RADIANCE NAILS SALON 1,220 1-109 CHICAGO FIRE GRILL 1,166 3-105 Postal Annex 1,100 3-109 VIET NOM 1,000 1-107 VITALITY BOWLS 968 2-112 EVERYTABLE 958 4-107 DING TEA 952 2-116 HEAR USA 9917	1-100	JOYEE'S NOODLE HOUSE	1,992
RESTAUR         4-108       PEET'S COFFEE & TEA       1,835         1-105       100% CHIROPRACTIC       1,811         3-100       URBN SUSHI       1,800         3-115       TASTE OF THE HIMALAYAS       1,590         2-110       TOWNE CENTRE ANIMAL HOSPITAL       1,550         1-108       LASERAWAY       1,500         2-107       BE FIT PILATES       1,435         1-103       WHICH WICH SUPERIOR       1,400         SANDWICHES       111       HYDRATION ROOM       1,374         1-110       NATURE FORWARD BISTRO       1,260         2-118       RADIANCE NAILS SALON       1,220         1-109       CHICAGO FIRE GRILL       1,166         3-105       Postal Annex       1,100         3-109       VIET NOM       1,000         1-107       VITALITY BOWLS       968         2-112       EVERYTABLE       958         4-107       DING TEA       952         2-116       HEAR USA       917	1-113	SUPER CHINA BUFFET	1,970
4-108         PEET'S COFFEE & TEA         1,835           1-105         100% CHIROPRACTIC         1,811           3-100         URBN SUSHI         1,800           3-115         TASTE OF THE HIMALAYAS         1,590           2-110         TOWNE CENTRE ANIMAL HOSPITAL         1,550           1-108         LASERAWAY         1,500           2-107         BE FIT PILATES         1,435           1-103         WHICH WICH SUPERIOR         1,400           SANDWICHES         111         HYDRATION ROOM         1,374           1-110         NATURE FORWARD BISTRO         1,260           2-118         RADIANCE NAILS SALON         1,220           1-109         CHICAGO FIRE GRILL         1,166           3-105         Postal Annex         1,100           3-109         VIET NOM         1,000           1-107         VITALITY BOWLS         968           2-112         EVERYTABLE         958           4-107         DING TEA         952           2-116         HEAR USA         917	2-103		1,850
1-105 100% CHIROPRACTIC 1,811 3-100 URBN SUSHI 1,800 3-115 TASTE OF THE HIMALAYAS 1,590 2-110 TOWNE CENTRE ANIMAL HOSPITAL 1,550 1-108 LASERAWAY 1,500 2-107 BE FIT PILATES 1,435 1-103 WHICH WICH SUPERIOR 1,400 SANDWICHES 1,400 SANDWICHES 1,400 CHICAGO FIRE GRILL 1,166 3-105 Postal Annex 1,100 3-109 VIET NOM 1,000 1-107 VITALITY BOWLS 968 2-112 EVERYTABLE 958 4-107 DING TEA 952 2-116 HEAR USA 917	4-108		1.835
3-100 URBN SUSHI 1,800 3-115 TASTE OF THE HIMALAYAS 1,590 2-110 TOWNE CENTRE ANIMAL HOSPITAL 1,550 1-108 LASERAWAY 1,500 2-107 BE FIT PILATES 1,435 1-103 WHICH WICH SUPERIOR 1,400 SANDWICHES 1,400 SANDWICHES 1,400  111 HYDRATION ROOM 1,374 1-110 NATURE FORWARD BISTRO 1,260 2-118 RADIANCE NAILS SALON 1,220 1-109 CHICAGO FIRE GRILL 1,166 3-105 Postal Annex 1,100 3-109 VIET NOM 1,000 1-107 VITALITY BOWLS 968 2-112 EVERYTABLE 958 4-107 DING TEA 952 2-116 HEAR USA 917			
3-115 TASTE OF THE HIMALAYAS 1,590 2-110 TOWNE CENTRE ANIMAL HOSPITAL 1,550 1-108 LASERAWAY 1,500 2-107 BE FIT PILATES 1,435 1-103 WHICH WICH SUPERIOR 1,400 SANDWICHES 1,400 SANDWICHES 1,400 1-110 NATURE FORWARD BISTRO 1,260 2-118 RADIANCE NAILS SALON 1,220 1-109 CHICAGO FIRE GRILL 1,166 3-105 Postal Annex 1,100 3-109 VIET NOM 1,000 1-107 VITALITY BOWLS 968 2-112 EVERYTABLE 958 4-107 DING TEA 952 2-116 HEAR USA 917			
2-110   TOWNE CENTRE ANIMAL HOSPITAL   1,550     1-108			
1-108         LASERAWAY         1,500           2-107         BE FIT PILATES         1,435           1-103         WHICH WICH SUPERIOR SANDWICHES         1,400           111         HYDRATION ROOM         1,374           1-110         NATURE FORWARD BISTRO         1,260           2-118         RADIANCE NAILS SALON         1,220           1-109         CHICAGO FIRE GRILL         1,166           3-105         Postal Annex         1,100           3-109         VIET NOM         1,000           1-107         VITALITY BOWLS         968           2-112         EVERYTABLE         958           4-107         DING TEA         952           2-116         HEAR USA         917	2-110	TOWNE CENTRE ANIMAL HOSPITAL	
2-107         BE FIT PILATES         1,435           1-103         WHICH WICH SUPERIOR         1,400           SANDWICHES         111         HYDRATION ROOM         1,374           1-110         NATURE FORWARD BISTRO         1,260           2-118         RADIANCE NAILS SALON         1,220           1-109         CHICAGO FIRE GRILL         1,166           3-105         Postal Annex         1,100           3-109         VIET NOM         1,000           1-107         VITALITY BOWLS         968           2-112         EVERYTABLE         958           4-107         DING TEA         952           2-116         HEAR USA         917	1-108	LASERAWAY	
SANDWICHES         111       HYDRATION ROOM       1,374         1-110       NATURE FORWARD BISTRO       1,260         2-118       RADIANCE NAILS SALON       1,220         1-109       CHICAGO FIRE GRILL       1,166         3-105       Postal Annex       1,100         3-109       VIET NOM       1,000         1-107       VITALITY BOWLS       968         2-112       EVERYTABLE       958         4-107       DING TEA       952         2-116       HEAR USA       917	2-107	BE FIT PILATES	
111     HYDRATION ROOM     1,374       1-110     NATURE FORWARD BISTRO     1,260       2-118     RADIANCE NAILS SALON     1,220       1-109     CHICAGO FIRE GRILL     1,166       3-105     Postal Annex     1,100       3-109     VIET NOM     1,000       1-107     VITALITY BOWLS     968       2-112     EVERYTABLE     958       4-107     DING TEA     952       2-116     HEAR USA     917	1-103	WHICH WICH SUPERIOR	1,400
1-110     NATURE FORWARD BISTRO     1,260       2-118     RADIANCE NAILS SALON     1,220       1-109     CHICAGO FIRE GRILL     1,166       3-105     Postal Annex     1,100       3-109     VIET NOM     1,000       1-107     VITALITY BOWLS     968       2-112     EVERYTABLE     958       4-107     DING TEA     952       2-116     HEAR USA     917		SANDWICHES	
2-118     RADIANCE NAILS SALON     1,220       1-109     CHICAGO FIRE GRILL     1,166       3-105     Postal Annex     1,100       3-109     VIET NOM     1,000       1-107     VITALITY BOWLS     968       2-112     EVERYTABLE     958       4-107     DING TEA     952       2-116     HEAR USA     917			1,374
1-109     CHICAGO FIRE GRILL     1,166       3-105     Postal Annex     1,100       3-109     VIET NOM     1,000       1-107     VITALITY BOWLS     968       2-112     EVERYTABLE     958       4-107     DING TEA     952       2-116     HEAR USA     917	1-110		1,260
3-105 Postal Annex 1,100 3-109 VIET NOM 1,000 1-107 VITALITY BOWLS 968 2-112 EVERYTABLE 958 4-107 DING TEA 952 2-116 HEAR USA 917	2-118	RADIANCE NAILS SALON	1,220
3-109 VIET NOM 1,000 1-107 VITALITY BOWLS 968 2-112 EVERYTABLE 958 4-107 DING TEA 952 2-116 HEAR USA 917		CHICAGO FIRE GRILL	1,166
1-107     VITALITY BOWLS     968       2-112     EVERYTABLE     958       4-107     DING TEA     952       2-116     HEAR USA     917			,
2-112     EVERYTABLE     958       4-107     DING TEA     952       2-116     HEAR USA     917		=	
4-107 DING TEA 952 2-116 HEAR USA 917	1-107		968
2-116 HEAR USA 917	2-112		
	4-107	DING TEA	
1-101 BOKER KITCHEN 600		=	
3-103 EDWARD D JONES 595			
2-114 COMPUTERIZED COBBLER 495	2-114	COMPUTERIZED COBBLER	495

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#### **Get in Touch with Us**

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## Pop-up & Short-term Leasing

Specialty Leasing Team

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#### **Property Management**

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