

Mission Gorge | 6168 Decena Dr. San Diego, CA 92120

FOR LEASE ±1,058-2,326 SF NEW CONSTRUCTION

Retail/Restaurant
Space Use



6168 Decena Dr
San Diego, CA 92120

The Property

NEW CONSTRUCTION

Prime ground-floor retail located beneath 483 residential units, offering versatile spaces ideal for restaurant, retail, or office use.

Project Rendering

← Adjacent to Kaiser Permanente



VPD 21,371
Intersection of Vandever Ave.
and Mission Gorge Rd

6168 Decena Dr
San Diego, CA 92120

±1,058-2,326 SF
Available Space

Retail/Restaurant
Space Use

Q1 2027
TOC

Parking
Retail Spaces
On-Site

2,000 Gal.
Grease Interceptor

21 FT
Ceiling Heights

Located just 3 miles from the site, with access to a vibrant population of approximately 39,000 students at SDSU.

Ease of commute with central location, short distance to multiple freeways, and nearby transit options.

Close proximity to Fenton Market Place and Fashion Valley

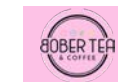
Increasing development activity (2,982 units in immediate vicinity) and just 7 minutes from Snapdragon Stadium Development



Grantville Neighborhood

Surrounded by popular neighborhood favorites!

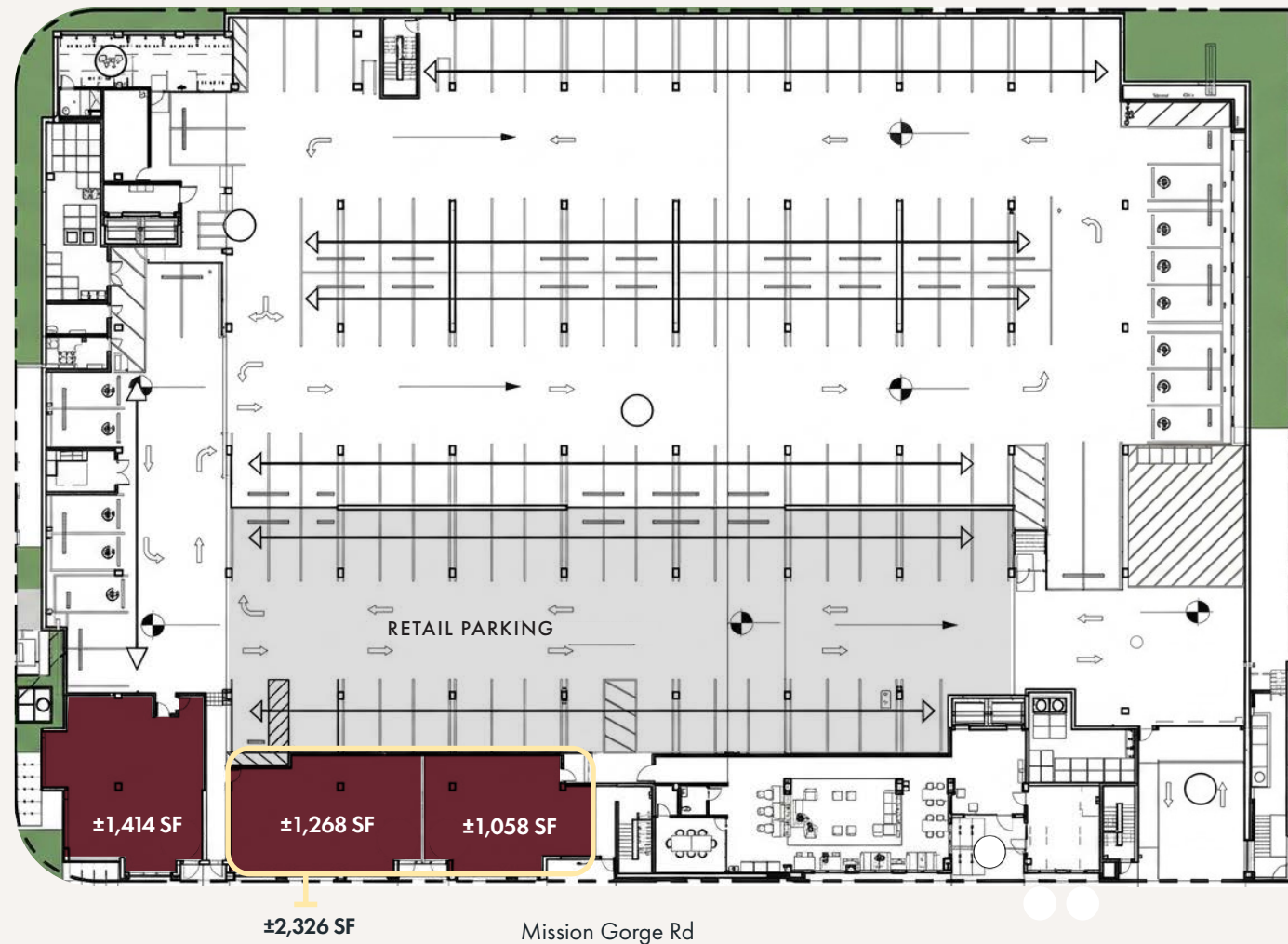
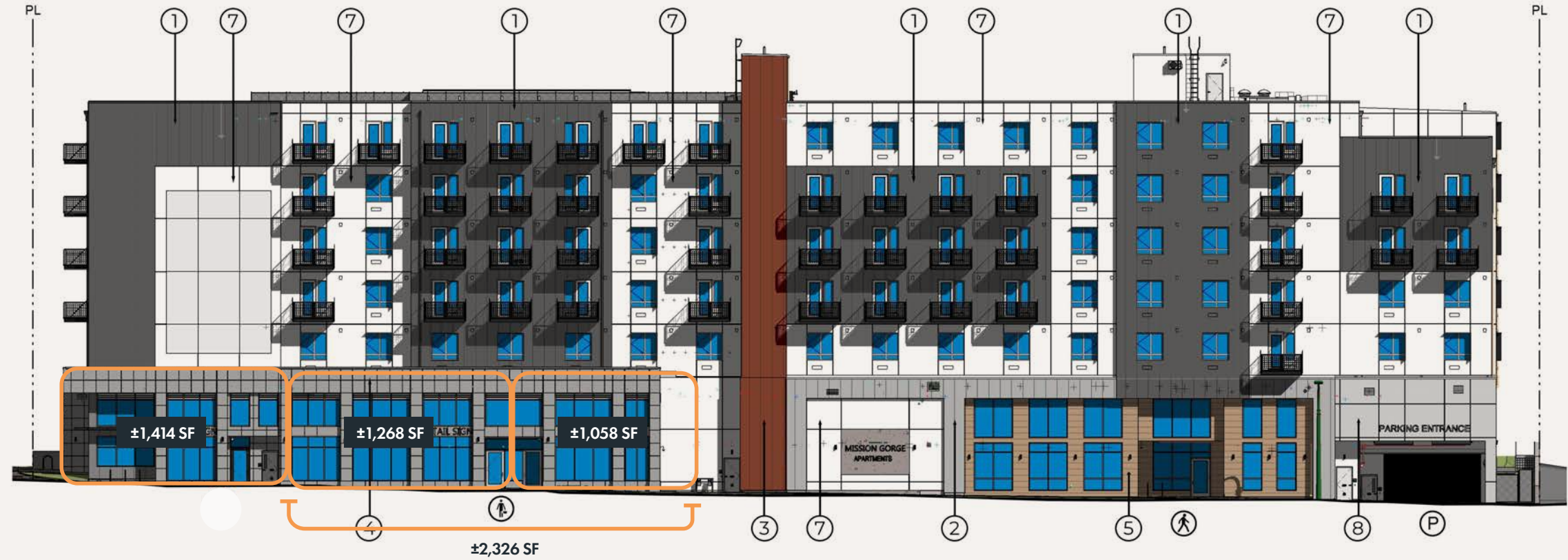
Situated in the heart of Grantville's Transit Priority Area, this property enjoys a highly visible and convenient location with easy access to the I-15 and I-8 freeways. It is within walking distance of a variety of local retail shops, restaurants, and cafés, and is just a short drive from major destinations such as Fenton Marketplace, Fashion Valley, Mission Valley, and Kaiser Permanente. Recently upzoned for high-density residential, the surrounding neighborhood is poised for significant growth, with plans to add up to 8,750 housing units and approximately 22,000 new residents. Development activity in the area continues to accelerate, including the nearby Snapdragon Stadium project just seven minutes away.



Site Plan

New Construction

This project will introduce 483 new apartment homes to the Grantville neighborhood, revitalizing a site formerly occupied by a small retail center. Located in the heart of Grantville's Transit Priority Area, the seven-story community is thoughtfully designed.



Locals praise the laid-back atmosphere of Grantville Neighborhood Park. The park is a quiet, family-friendly green space featuring two separate playgrounds for younger and older kids, mature shade trees, and open grass areas.

Discover San Diego

TROLLEY LINE & STOPS

TORREY PINES STATE NATURAL RESERVE

- SHOPS & SERVICES
- RESTAURANTS & CAFES
- FITNESS

MONTGOMERY-GIBBS EXECUTIVE AIRPORT

TORREY PINES

SHARP

RADY CHILDREN'S HOSPITAL

163

CIVITA DEVELOPMENT

SERRA MESA

- | | |
|-----------------------|-----------------------|
| CVS | SAN DIEGO BREWING CO |
| ARMSTRONG GARDEN CNTR | JUMP TOKYO |
| PETCO | A BROOKLYN PIZZERIA |
| GAMESTOP | RUBIO'S COASTAL GRILL |
| SUMMER NAILS & SPA | EINSTEIN BROS BAGEL |
| FILIPPI'S PIZZA | CORNER THAI KITCHEN |
| TAPPI DINER | CARL'S JR |
| JAMBA JUICE | CLUB PILATES |
| PANADA EXPRESS | INSPIRE WELLNESS |
| SAIGON STAR | |

SDSU DEVELOPMENT

6168 DECENA DR

FENTON MARKETPLACE

RANCHO MISSION PLAZA

VALLEY DEL RIO SHOPPING CENTER

Booz | Allen | Hamilton **accenture**

RIVERWALK DEVELOPMENT

FASHION VALLEY
A SIMON MALL

Westfield
MISSION VALLEY

KENSINGTON

- | | |
|------------------------|------------------|
| SDSU | EUREKAI |
| VIJEAS ARENA | L&L HAWAIIAN |
| CAL COAST CREDIT UNION | JACK-IN-THE-BOX |
| BANK OF AMERICA | EPIC WINGS |
| CALIFORNIA COAST CU | BROKEN YOLK CAFE |
| US BANK | JIMMY JOHN'S |
| THE HALAL SHACK | MCDONALD'S |
| JAMAL'S CHICKEN | TRADER JOE'S |
| HABIT BURGER | STARBUCKS |
| SHAKE MART | LIGHTBULB CAFE |

- | | |
|--------------|------------------------|
| TRADER JOE'S | PESTO |
| MARSHALLS | LAZY DOG |
| OLD NAVY | PANINI KABOB GRILL |
| ULTA | JOE & THE JUICE |
| DSW | HABIT BURGER'S & GRILL |
| BEVMO | KING'S FISH HOUSE |
| WEST ELM | SAN DIEGO GYMNASTICS |
| ETHAN ALLEN | |

UC SAN DIEGO

SCRIPPS MERCY

MISSION HILLS

HILLCREST

NORTH PARK

CORRIDOR

TERALTA WEST

TERALTA EAST

EL CERRITO



Discover Grantville

The Epicenter of Growth & Innovation

Mission Gorge is transforming into a vibrant residential and commercial hub with major developments like ShoreLINE, Union Grantville, the \$4 billion Riverwalk project, and SDSU Mission Valley. These projects are adding thousands of residential units, new retail, office space, transit access, and community parks, positioning Mission Gorge at the center of San Diego's growth.

Total Population

65,799

Avg Rent

\$2,873

Avg Income

\$138,357

<30 Min to Work*

156,000

Consumer Spending

\$958,9M

Home Owners

44%

Demographics and market information produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Demographics - 2 mile radius / *5 mi radius.

Snapdragon Stadium is Undergoing Major Redevelopment

- AvalonBay Communities will begin construction this summer on a 621-unit multi-family development with 30,000 square feet of retail, including a grocery store and restaurants, expected to open by 2028.
- SDSU Mission Valley's full \$3.5 billion buildout over the next decade will feature 4,600 housing units, a 400-room hotel, 100,000 square feet of retail, and a 1.6 million-square-foot Innovation District.
- Construction will shift parking from the Orange and Yellow lots to new parking structures, with careful coordination to maintain smooth Snapdragon Stadium event operations during the development.

Snapdragon Stadium



Conveniently Connected

Mission Gorge is situated in the heart of San Diego, making it a highly desirable location. It offers convenient access to major highways and is centrally located between Downtown and other prominent areas like North County, and the beach communities. This central location enhances Riverdale Commerce Park's accessibility and makes it attractive for residents seeking to live in a convenient location.

Riverdale Commerce Park benefits from convenient access to restaurants, shopping, SDSU Mission Valley, Riverwalk, Balboa Park, and much more. It provides immediate access to I-15, I-8, and the trolley line, which serves over 34 million annual riders.

The San Diego Trolley offers a wealth of opportunities for people, linking San Diego's most vibrant communities together and providing job opportunities, education, healthcare, shopping, and entertainment. The Mid-Coast extension of the Blue Line Trolley has proved especially popular, with a 73% increase in ridership since its opening in 2021.

5 MINUTES
Snapdragon Stadium
1.7 miles

12 MINUTES
Riverwalk
6.2 miles

15 MINUTES
Downtown
9.8 miles

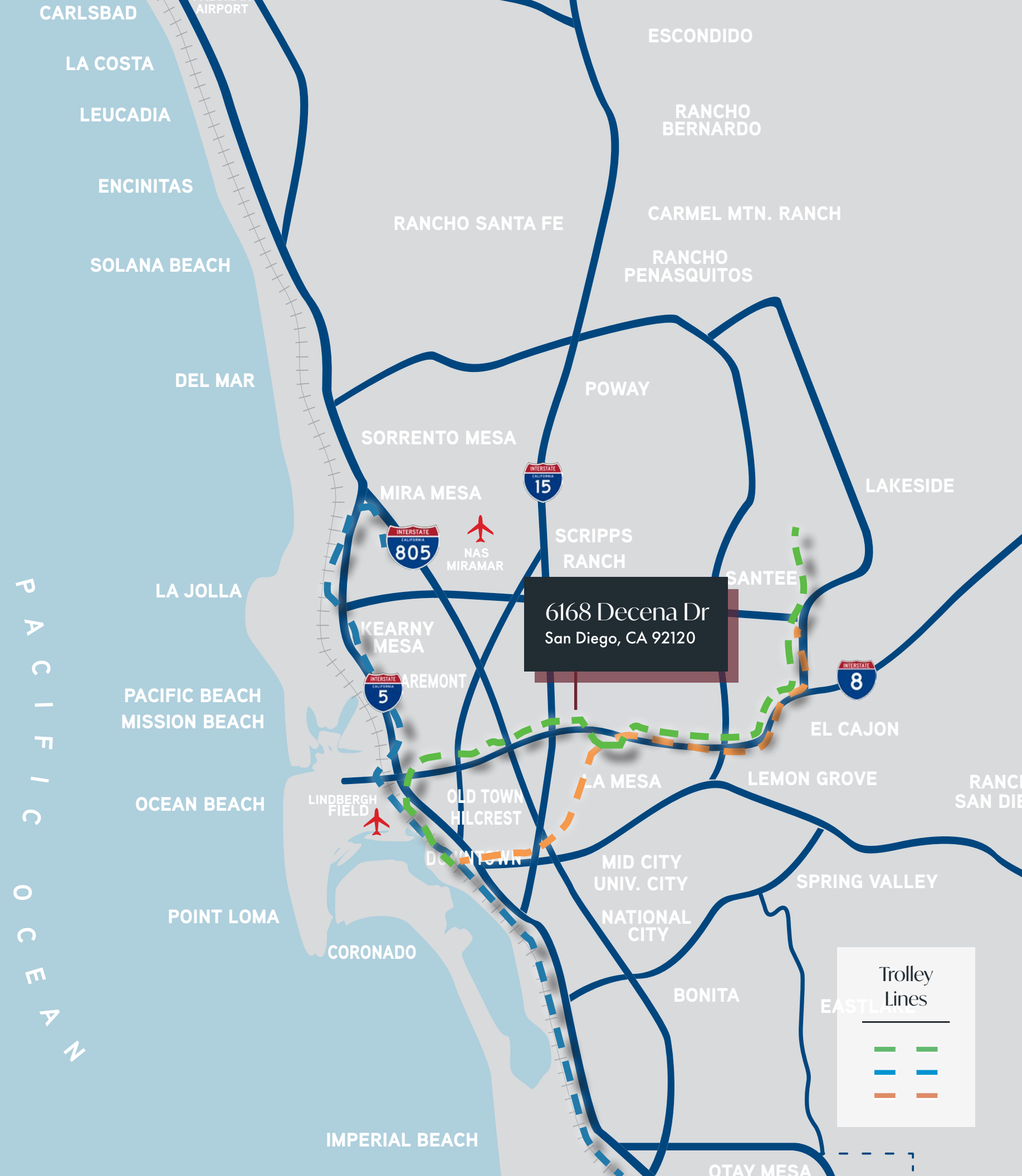
5 MINUTES
Trolley Stop
1.4 miles

7 MINUTES
Fenton Parkway
2.1 miles

14 MINUTES
Balboa Park
7.9 miles

6 MINUTES
I-15 & I-8
1.5 miles

19 MINUTES
San Diego Int. Airport
10 miles



Trolley Lines

- Green Line
- Blue Line
- Orange Line

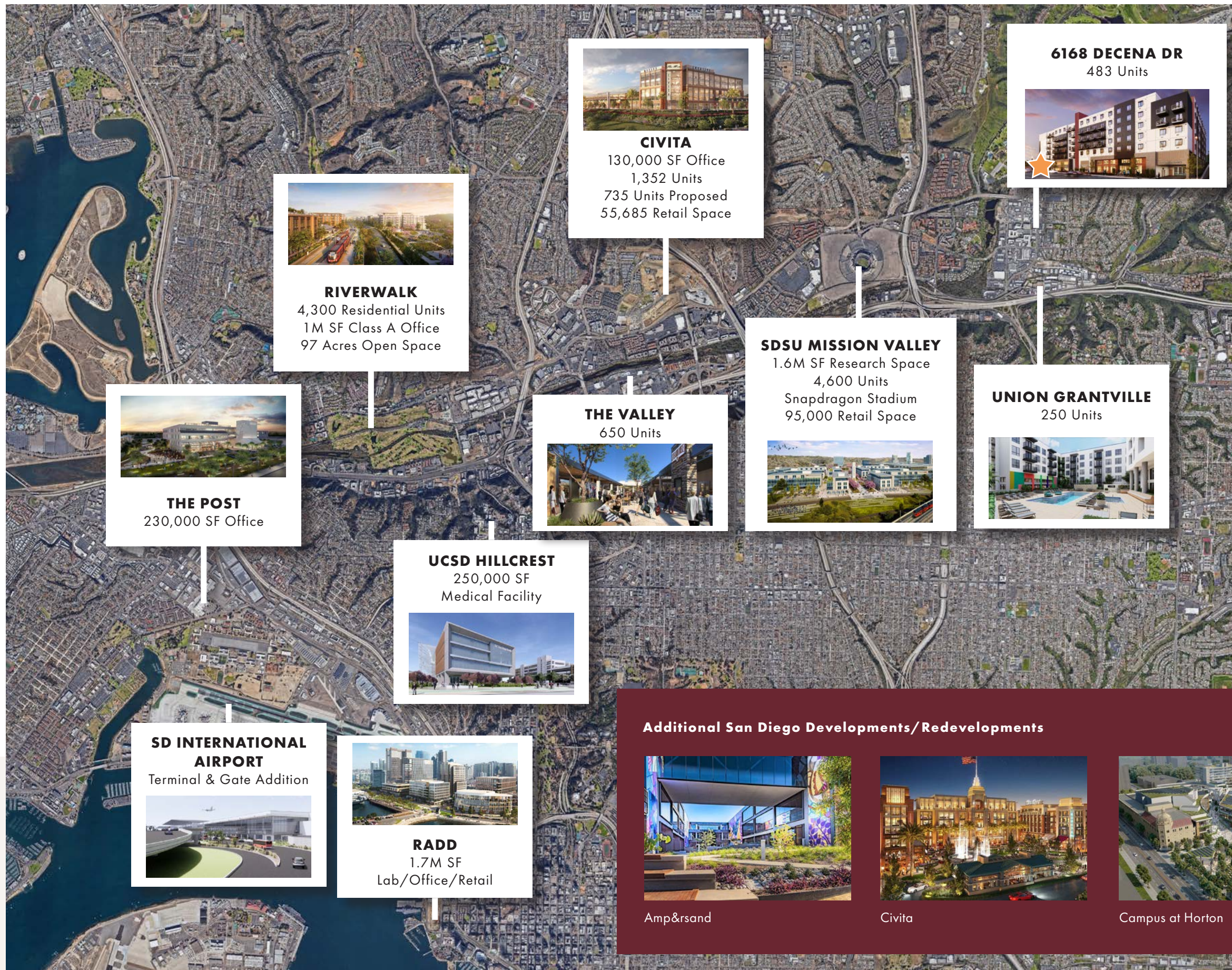
Consistent Growth

America's Finest City is one of the top five cities—alongside Boston, San Jose, San Francisco, and Seattle—with the highest rates of job growth in the technology sector.

As the national trend to trade in your car for a trolley ride to work and consistent connectivity to amenities increases, Mission Gorge continues to see growth. San Diego has become a driver for this lifestyle and the next frontier of the innovation economy.

By 2050, the region is expected to grow by roughly 1 million residents, 500,000 jobs and 330,000 housing units (SANDAG). As the population increases, new growth and development will continue to cluster around and concentrate within the existing urbanized areas, including Mission Valley.

Mission Gorge is a regional employment center, a public transportation hotspot and the newest space for innovation firms and startup growth in the region. It's becoming an urban core that ignites the economic engine of greater San Diego.



6188 DECENA DR
483 Units

CIVITA
130,000 SF Office
1,352 Units
735 Units Proposed
55,685 Retail Space

RIVERWALK
4,300 Residential Units
1M SF Class A Office
97 Acres Open Space

THE POST
230,000 SF Office

THE VALLEY
650 Units

SDSU MISSION VALLEY
1.6M SF Research Space
4,600 Units
Snapdragon Stadium
95,000 Retail Space

UNION GRANTVILLE
250 Units

UCSD HILLCREST
250,000 SF
Medical Facility

SD INTERNATIONAL AIRPORT
Terminal & Gate Addition

RADD
1.7M SF
Lab/Office/Retail

Additional San Diego Developments/Redevelopments

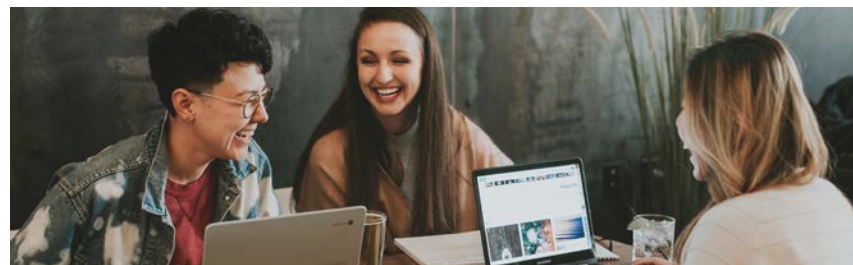
Amp&rsand Civita Campus at Horton BioMed Towne Center

The Valley

Westfield Mission Valley Undergoing Major Redevelopment

San Diego's Westfield Mission Valley, a landmark retail destination since the 1960s, is set for a major transformation and rebranding as "The Valley." The redevelopment will reinvent the space as a dynamic mixed-use district, combining retail, dining, entertainment, and residential living. Moving beyond the traditional shopping mall concept, the new vision emphasizes a walkable, lifestyle-focused environment with redesigned public spaces.

Enhancements will include a central promenade and covered parking, elevating the overall visitor experience. As a well-frequented destination, "The Valley" is poised to play a key role in shaping Mission Valley's future as a thriving live-work-play community.



Visits Per Year

9.8M

9,799,256 visits per year (in current condition)

New Apartments

650

will be added in two residential buildings

Top Producing Tenants in Mission Valley Here To Stay



CAVA #1 Location in the Nation



OUTBACK STEAKHOUSE #1 Location in California



amc #2 Location in San Diego



Yard House #1 Location in the Nation



TARGET #2 Location in the Nation



NORDSTROM rack #2 Location in the Nation



Contact Us
Today!

ANDREW SHEMIRANI

andrew@upsocal.com
Lic No. 02038814

ASHLEY TEIFEL

ashley@upsocal.com
Lic No. 01984741

PASQUALE IOELE

pasquale@upsocal.com
Lic No. 01488187



upsocal.com | 858-874-1989

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