

# Stonecrest *Plaza*

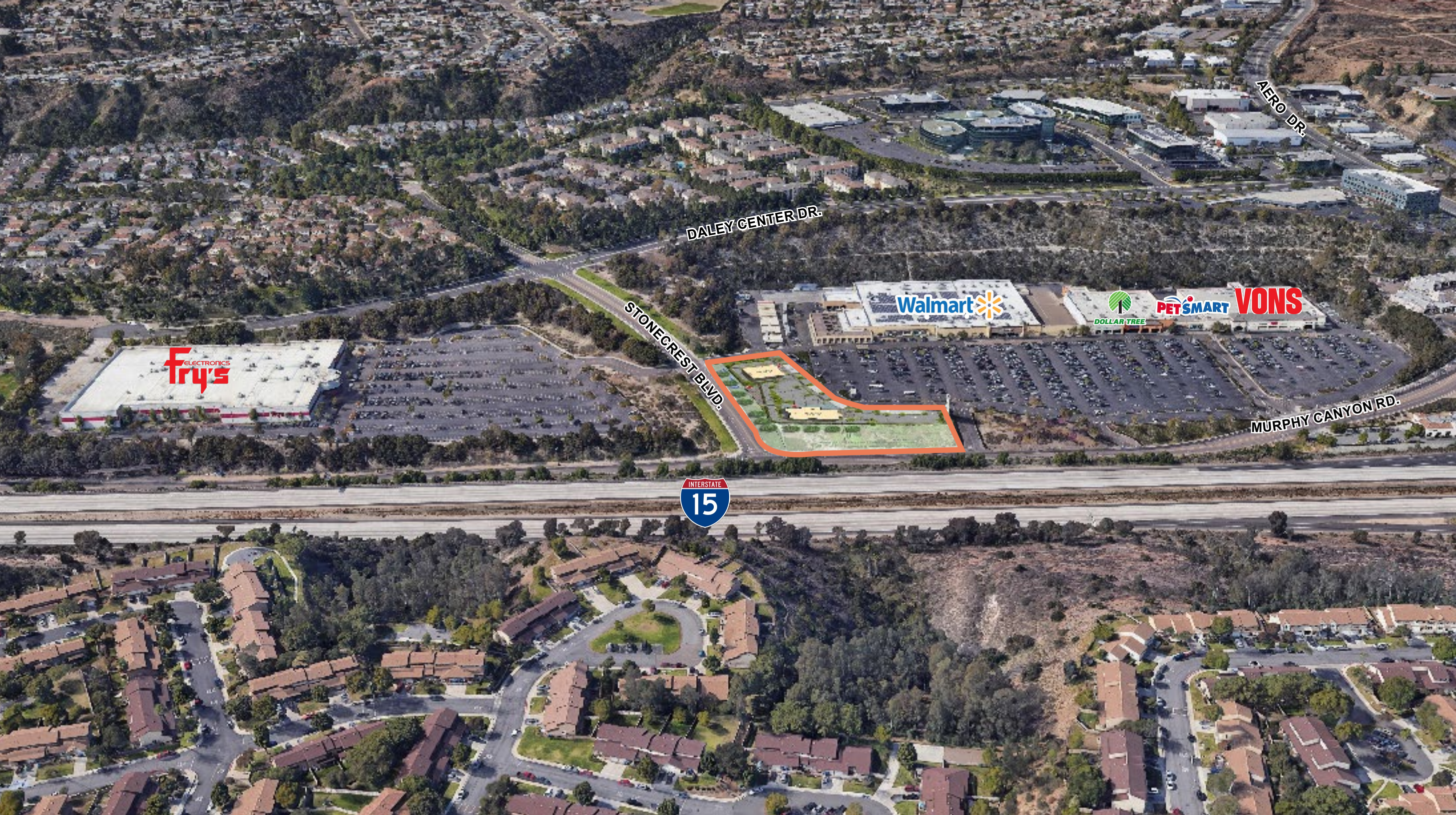
SWC Interstate 15 & Aero Drive, San Diego, CA 92123

**NEW DRIVE-THRU PADS PROPOSED  
FOR LEASE**

**Walmart** 

**FLOCKE &  
AVOYER**

Commercial Real Estate



# Stonecrest *Plaza*

SWC Interstate 15 & Aero Drive  
San Diego, CA 92123

## *Proposed Drive-Thru Pads*

**Pad 1:** ±4,500 SF

**Pad 2:** ±3,667 SF

## *Property Profile*

- Located in a dominate power center anchored by Walmart, Vons and Fry's
- Exceptional visibility to Interstate 15 and convenient access via Aero Drive
- Ample Parking
- Located near a large business park with approximately 53,232 employees



# DRIVE THRU



## Stonecrest *Plaza* PROPOSED SITE PLAN

*Pad 1*  
± **4,500 SF**



*Pad 2*  
± **3,667 SF**

\*This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

# Stonecrest Plaza

## SITE PLAN



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# Stonecrest Plaza

## DEMOGRAPHICS



## Traffic Counts

**Cars Per Day**  
 Aero Drive: ±31,923  
 Murphy Canyon Drive: ±9,684  
 Interstate 15: ±217,070

## Average HHI

**1 Mile:** \$99,850  
**3 Miles:** \$111,605  
**5 Miles:** \$96,095

## Population

**1 Mile:** 16,994  
**3 Miles:** 116,018  
**5 Miles:** 412,890

## Daytime Population

**1 Mile:** 15,269  
**3 Miles:** 176,781  
**5 Miles:** 378,793

\*Demographics are derived from 2000-2010 Census, 2020 Estimates and 2025 Projection. Additional information available upon request. Traffic Counts taken from the most recent Regis report dated 2019.





## *For More Information*

**STEWART KEITH**

858.875.4669

[skeith@flockeavoyer.com](mailto:skeith@flockeavoyer.com)

License ID: 01106365

**BRAD WILLAMS**

858.875.4668

[bwilliams@flockeavoyer.com](mailto:bwilliams@flockeavoyer.com)

License ID: 01802468

**ASHLEY TIEFEL**

858.875.4674

[atiefel@flockeavoyer.com](mailto:atiefel@flockeavoyer.com)

License ID: 01984741