

RETAIL FOR LEASE

±845 - 8,000 SF Available

PROPERTY HIGHLIGHTS

- Excellent co-tenancy with Target, Vinh-Hung Super Market, Grocery Outlet, Big 5 Sporting Goods, Hobby Lobby, Raising Canes, and local favorites, 85 Degrees and Broken Yolk, and California Fish Grill.
- Located immediately adjacent to the Village at Mira Mesa which includes notable retailers such as Vons, CVS, Bed Bath & Beyond, Marshalls, Petco, Sprouts, and BevMo.
- Strategically located along Mira Mesa Boulevard, Mira Mesa's main thoroughfare between Interstates 805 and 15.

TRAFFIC COUNTS

Mira Mesa Boulevard	± 37,663
Camino Ruiz	± 21,616

CoStar 2019



MIRA MESA SHOPPING CENTER WEST

8181 MIRA MESA BOULEVARD, SAN DIEGO, CA 92126



JOIN THESE TENANTS:



(COMING SOON)

JOHN JENNINGS
Senior Managing Director

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MIRA MESA SHOPPING CENTER WEST

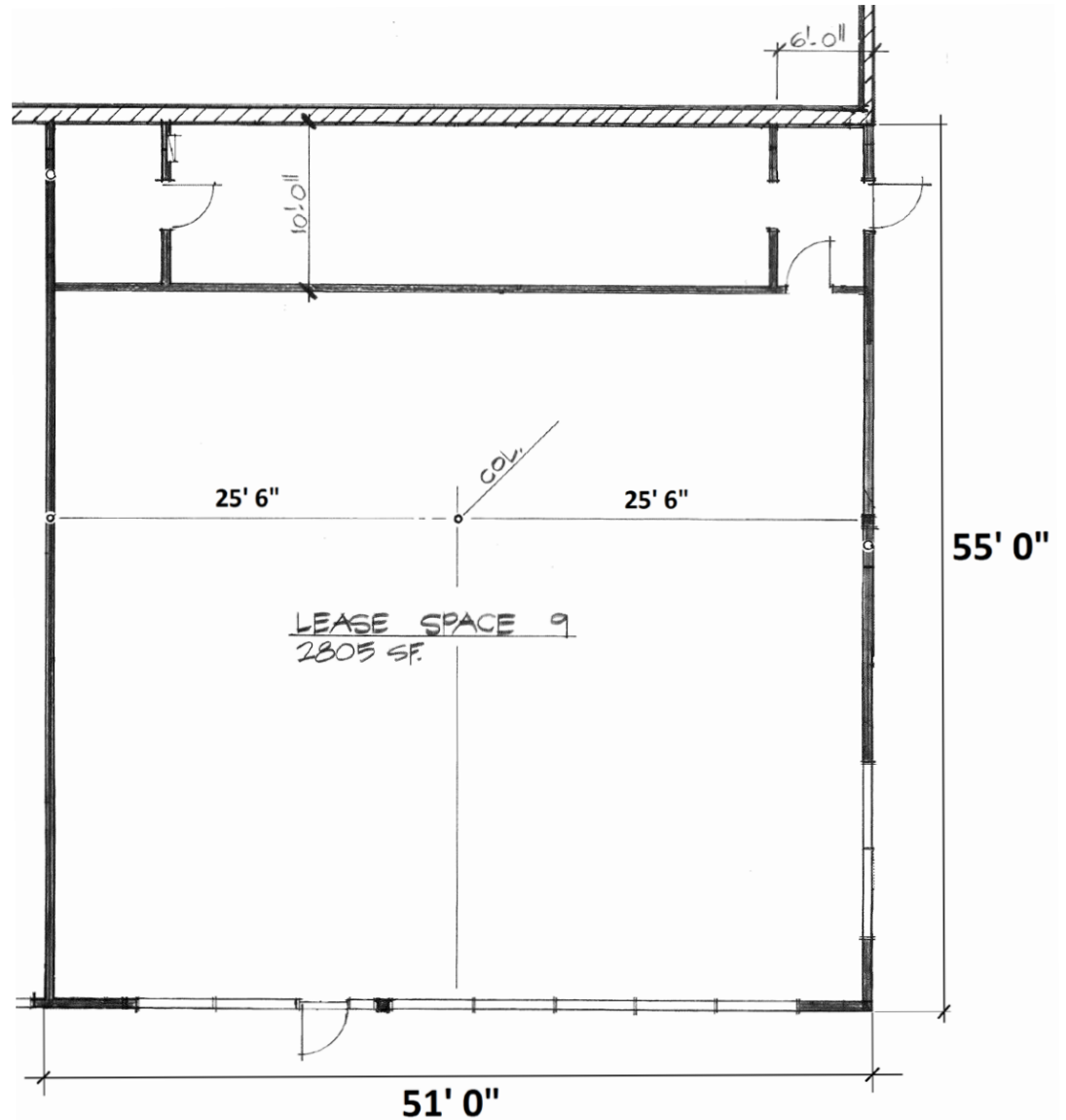
SITE PLAN AND MONUMENT SIGN



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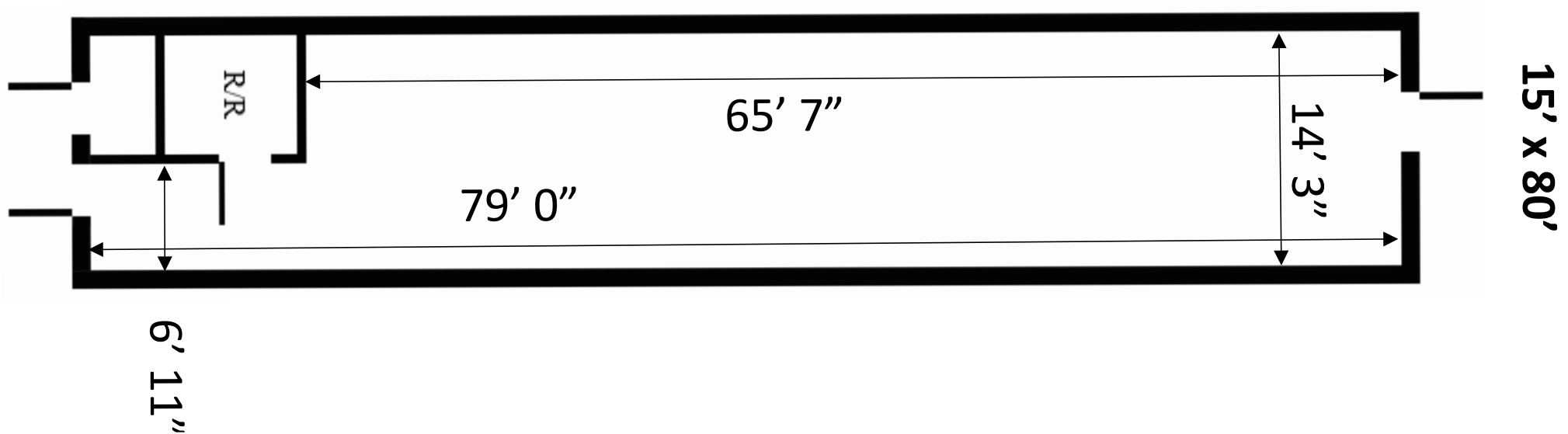
SPACE 9 - 2,805 SF
8155 MIRA MESA BLVD.
SAN DIEGO, CA 92126



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SPACE 1 - 1,200 SF
10606 CAMINO RUIZ
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MIRA MESA SHOPPING CENTER WEST

AERIAL



BED BATH & BEYOND
BevMo!
CVS/pharmacy
Marshalls
SPROUTS FARMERS MARKET
petco
DOLLAR TREE
Chick-fil-A
CHASE
VONS
the Habit BURGER GRILL

Walgreens
STARBUCKS COFFEE
99c ONLY
IHOP
WELLS FARGO
Carl's Jr.

MIRA MESA RECREATION CENTER

MIRA MESA BLVD

MIRA MESA BLVD

SPACES

MIRA MESA HIGH SCHOOL

MIRA MESA SHOPPING CENTER WEST

TARGET BIG 5 SPORTING GOODS
HOBBY LOBBY Cane's
Souplantation
GameStop
at&t
California FISH GRILL
Max's
Shell
SUBWAY O'Reilly AUTO PARTS citi
GROCERY OUTLET
RadioShack Bank of America

MIRA MESA SHOPPING CENTER WEST

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION			
2019 Total Population	31,134	107,053	233,244
2024 Total Population	31,664	111,203	244,315
Total Businesses	444	6,580	12,575
Total Employees	3,730	69,958	149,743
Total Daytime Population	18,286	139,295	279,270
HOUSEHOLDS			
2019 Households	9,941	34,365	78,646
2019 Housing Units	10,203	35,204	80,732
Owner Occupied Housing Units	59.2%	57.4%	60.6%
Renter Occupied Housing Units	38.2%	40.2%	36.8%
Vacant Housing Units	2.6%	2.4%	2.6%
2019 Median Home Value	\$512,944	\$591,466	\$712,555
INCOME			
Household Income Base	9,941	34,365	78,646
<\$15,000	2.90%	2.60%	3.50%
\$15,000-\$24,999	3.60%	3.10%	2.70%
\$25,000-\$34,999	4.10%	4.00%	3.20%
\$35,000-\$49,999	8.40%	7.30%	5.70%
\$50,000-\$74,999	15.10%	13.00%	10.30%
\$75,000-\$99,999	17.00%	14.30%	12.10%
\$100,000-\$149,999	28.40%	26.70%	23.50%
\$150,000-\$199,999	12.50%	14.60%	15.60%
\$200,000+	8.10%	14.30%	23.60%
2019 Median Household Income	\$97,980	\$106,849	\$121,427
2019 Per Capita Income	\$35,308	\$42,117	\$59,723
2019 Average Household Income	\$110,513	\$129,523	\$156,658

107,053

3 Mile Total
Population

139,295

3 Mile Total
Daytime Pop.

\$129,523

3 Mile Avg. H.H.
Income

\$591,466

3 Mile Median Home
Value