

RETAIL FOR LEASE

Mesa Town Center

8915-9035 MIRA MESA BOULEVARD
SAN DIEGO, CA 92126

AVAILABLE

±1,275 - 2,500 SF In-line Spaces

PROPERTY HIGHLIGHTS

Generous parking ratio of 4.6 per thousand.

Property surrounded by high density and solid demographics.

Excellent access – 7 points of ingress/egress and signalized intersections at Marbury Avenue and Greenford Drive.

1,200 lineal feet of exposure to Mira Mesa Boulevard.

Over 70,000 homes within a 5-mile radius.

Daytime population of more than 238,000 people within a 5-mile radius.

TRAFFIC COUNTS

±56,392 Cars per Day along Mira Mesa Boulevard

NEWMARK

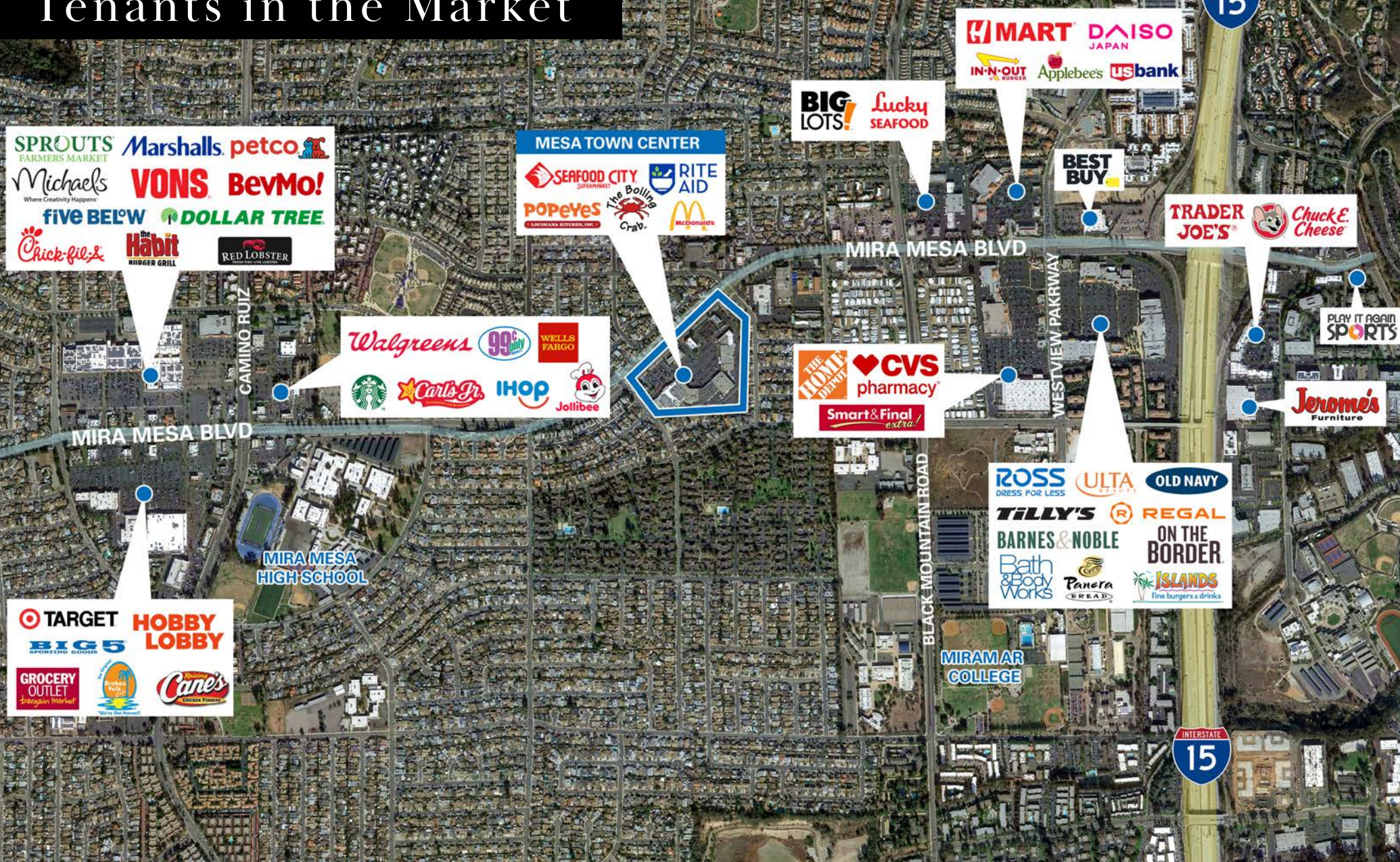


SITE PLAN AND TENANT ROSTER

SUITE	TENANT	SF
8915	Sherwin Williams	3,152
8945	Cafe 86	1,770
8955	Seafood City Supermarket	32,745
8959	Liquor Store	3,450
8961	Jeannie's Hair Design	920
8963	Dr. Quy Lam Nguyen, DDS	1,200
8965	iCUT Barber	1,050
8967	Leslie's Pool Supplies	4,300
8969	Coin-Op Laundry	1,805
8971	Your Cleaners (Potentially Available)	1,275
8973	Rakiraki Ramen	2,500
8975	UBER	7,764
8977	AVAILABLE (As of July 1, 2022)	2,500
8979	New Manila Restaurant	2,500
8981	AVAILABLE	2,500
8983	LBC	2,133
8985	Rite Aid	21,440
8989	Next Generation Educational Center	5,000
8991	Pho Ban Mai Restaurant	3,000
8993	Siam Nara-Thai Cuisine	4,000
8995A	Paradise Biryani	2,043
8995B	Kim Long Jewelers	1,757
8997	Pacific Dental	5,373
9003	Tea Station	1,507
9005	Banh Mi Blvd	1,195
9007	PNB Remittance Center	1,120
9009	Transdental Family Care	1,025
9011	Postal Etc.	1,176
9015	The Boiling Crab	4,478
9017-9019	Discount Tire	6,585
9027	Center Veterinary (Coming Soon)	6,500
9035	McDonald's	2,913



Tenants in the Market



DEMOGRAPHICS

120,225
3-MILE TOTAL POPULATION

134,199
3-MILE DAYTIME POPULATION

\$155,647
3-MILE AVG. HOUSEHOLD INCOME

\$678,267
3-MILE MEDIAN HOME VALUE

	1-MILE	3-MILE	5-MILE	
POPULATION	2022 Total Population	33,096	120,225	210,176
	2027 Total Population	33,041	120,536	209,979
	Total Businesses	814	6,480	11,067
	Total Employees	7,173	66,357	116,044
	Total Daytime Population	24,917	134,199	232,115
	2022 Median Age	37.2	36.4	37.0
HOUSING	2022 Total Households	11,302	39,208	69,650
	2022 Housing Units	11,591	40,273	71,655
	Owner Occupied Housing Units	48.5%	60.4%	62.1%
	Renter Occupied Housing Units	49.0%	37.0%	35.1%
	Vacant Housing Units	2.5%	2.6%	2.8%
2022 Median Home Value	\$588,521	\$678,267	\$755,462	
INCOME	2022 Average Household Income	\$123,287	\$155,647	\$175,804
	2022 Median Household Income	\$102,131	\$118,829	\$132,085
	2022 Per Capita Income	\$41,816	\$51,577	\$58,894
INCOME BREAKDOWN	< \$15,000	3.3%	2.7%	3.0%
	\$15,000-\$24,999	3.3%	2.4%	2.3%
	\$25,000-\$34,999	3.7%	2.7%	2.2%
	\$35,000-\$49,999	7.3%	5.7%	4.9%
	\$50,000-\$74,999	15.1%	11.3%	9.5%
	\$75,000-\$99,999	15.3%	12.8%	11.4%
	\$100,000-\$149,999	27.3%	25.3%	22.8%
\$150,000-\$199,999	13.9%	16.5%	15.9%	
\$200,000+	10.8%	20.6%	28.0%	

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