

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 coverage on 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

±45,414 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

SPROUTS FARMERS MARKET
Marshalls **petco**
Michaels **VONS** **five BEL'W**
Chick-fil-*i* **the Habit** **RED LOBSTER** **PANDA EXPRESS**
BURGER GRILL BURGER GRILL FRESH FISH-LIVE LOBSTER

MESA TOWN CENTER
SEAFOOD CITY **RITE AID**
POPEYES **The Boiling Crab** **McDonald's**

BIG LOTS! **Lucky SEAFOOD**

MART **DAISO**
JAPAN
IN-N-OUT **Applebee's** **USbank**

BEST BUY

TRADER JOE'S **Chuck E. Cheese**

Walgreens **99¢ ONLY** **WELLS FARGO**
Starbucks **Carls Jr.** **IHOP** **Jollibee**

THE HOME DEPOT **CVS pharmacy**
Smart & Final extra!

PLAY IT AGAIN SPORTS

Jerome's Furniture

TARGET **HOBBY LOBBY**
BIG 5 **GROCERY OUTLET** **Canes**
Bargain Market

ROSS **ULTA** **OLD NAVY**
DRESS FOR LESS
TILLY'S **REGAL**
BARNES & NOBLE **ON THE BORDER**
Bath & Body Works **Panera BREAD** **ISLANDS**
fine burgers & drinks

MIRA MESA HIGH SCHOOL

MIRAMAR COLLEGE

MIRA MESA BLVD

CAMINO RUIZ

MIRA MESA BLVD

WESTVIEW PARKWAY

BLACK MOUNTAIN ROAD



DEMOGRAPHICS

119,898
3-MILE TOTAL POPULATION

129,969
3-MILE DAYTIME POPULATION

\$137,305
3-MILE AVG. HOUSEHOLD INCOME

\$680,540
3-MILE MEDIAN HOME VALUE

	1-MILE	3-MILE	5-MILE	
POPULATION	2021 Total Population	30,427	119,898	206,574
	2026 Total Population	30,761	124,927	216,182
	Total Businesses	768	6,366	10,663
	Total Employees	6,979	69,622	124,183
	Total Daytime Population	25,594	129,969	238,328
	2021 Median Age	37.0	37.1	37.4
	HOUSING	2021 Total Households	10,324	39,087
2021 Housing Units		10,777	40,306	70,614
Owner Occupied Housing Units		52.0%	60.8%	62.3%
Renter Occupied Housing Units		43.8%	36.2%	34.3%
Vacant Housing Units		4.2%	3.0%	3.3%
2021 Median Home Value		\$549,065	\$680,540	\$771,551
INCOME	2021 Average Household Income	\$106,872	\$137,305	\$153,796
	2021 Median Household Income	\$94,408	\$112,870	\$122,334
	2021 Per Capita Income	\$36,167	\$45,050	\$51,308
INCOME BREAKDOWN	< \$15,000	4.2%	3.2%	3.7%
	\$15,000-\$24,999	4.2%	2.9%	2.8%
	\$25,000-\$34,999	4.7%	3.3%	2.7%
	\$35,000-\$49,999	8.4%	6.6%	5.8%
	\$50,000-\$74,999	16.4%	11.9%	10.1%
	\$75,000-\$99,999	14.8%	12.5%	11.4%
	\$100,000-\$149,999	27.2%	26.4%	24.4%
	\$150,000-\$199,999	12.1%	16.5%	16.1%
\$200,000+	8.1%	16.7%	23.0%	

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