



Retail that resonates



NewMark Merrill
COMPANIES



Mira Mesa Blvd. & Greenford Drive

Located at 8915-9035 Mira Mesa Blvd. • Mira Mesa, CA



Major Anchors:



A Masterful Mix

Over 30 Tenants also including:

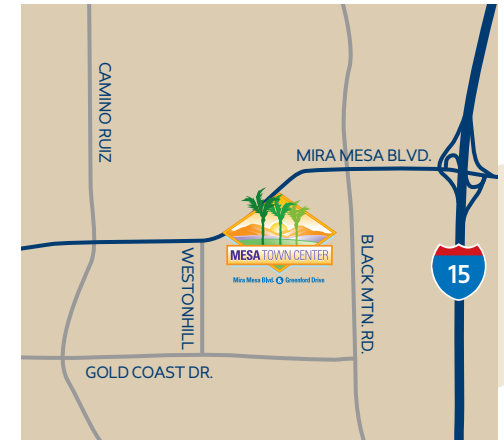
Café 86, Center Veterinary, Coin-op Laundry, Kim Long Jewelry, Mesa Liquor, Mokkoji Shabu Shabu, Pho Ban Mai, Tea Station, Transdental Family Care



4-8 pm
Busiest Time
of Day



53 min.
Avg. Length
of Visit





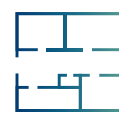
Mira Mesa Blvd. & Greenford Drive

#	TENANT	SF
8915	Sherwin-Williams	3,152
8945	Café 86	1,770
8955	Seafood City	32,745
8959	Mesa Liquor	3,450
8961	Jeannie's Salon	920
8963	Dr. Q Dental	1,200
8965	ICUT Barber	1,050
8967	Leslie's Pool Mart	4,300
8969	Coin-Op Laundry	1,805
8971	Your Cleaners	1,275
8973	Rakiraki Ramen & Tuskemen	2,500
8975	AVAILABLE	7,764
8977	AVAILABLE	2,500
8979	Manila Fast Food Restaurant	2,500
8981	Mokkoji Shabu Shabu	2,500
8983	LBC Mundial Corp.	2,133
8985	Rite Aid	21,440
8989	Next Generational Ed. Center	5,000

Separately Owned

#	TENANT	SF
8991	Pho Ban Mai	3,000
8993	Siam Nara	4,000
8995A	Paradise Biryani Pointe	2,043
8995B	Kim Long Jewelry	1,757
8997	Pacific Dental Services	5,373
9003	Tea Station	1,507

#	TENANT	SF
9005	Bahn Mi Blvd	1,195
9007	PNB Remittance Center	1,120
9009	Transdental Family Care	1,025
9011	Postal Etc.	1,176
9015A	The Boiling Crab	4,478
9019	Discount Tires	6,585
9025A	Center Veterinary	6,500
9035	McDonalds	2,913



140,676
SF OF RETAIL SPACE

For Leasing Information
please contact:

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NOTE: This information is conceptual in nature and is subject to adjustments pending verification and Client, Tenant, and Government Agency approvals. No warranties or guaranties of any kind are given or implied by the Architect or Owner.



SPROUTS FARMERS MARKET
five BELOW
petco **Marshalls** **Red Lobster**
Michaels **VONS** **DOLLAR TREE**
BevMo! **the Habit BURGER GRILL** **Chick-fil&**

SEAFOOD CITY **RITE AID**
POPEYES **McDonald's** **The Rolling Crab**

BIG LOTS! **Lucky SEAFOOD**

MART DAISO JAPAN
IN-N-OUT BURGER **Applebee's** **usbank**

BEST BUY

MIRA MESA BLVD.



Walgreens **the 99 store** **Jollibee**
Starbucks **WELLS FARGO** **Carl's Jr.** **IHOP**



Mira Mesa Blvd. & Greenford Drive

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

MIRA MESA BLVD.

ROSS DRESS FOR LESS **ULTA BEAUTY** **OLD NAVY**
TILLYS **REGAL**
BARNES & NOBLE **ON THE BORDER**
Bath & Body Works **Panera BREAD** **ISLANDS**

MIRA MESA HIGH SCHOOL

BLACK MTN. RD.

MIRAMAR COLLEGE

TARGET **HOBBY LOBBY**
BIG 5 SPORTING GOODS
GROCERY OUTLET **Broken Yolk** **Cane's CHICKEN FINGERS**

In the vicinity

<p>Major Employers</p> <ul style="list-style-type: none"> UC San Diego Health Scripps Miramar Ranch Kaiser Permanente Carmel Valley Qualcomm Sharp Healthcare San Diego Miramar College 	<p>Trade Area Population</p> <h1 style="font-size: 2em;">226,324</h1> <p>Daytime Population</p> <h1 style="font-size: 2em;">48,811</h1> <p>Employee Population</p> <h1 style="font-size: 2em;">18,714</h1>
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2,243,725 Annual Visits



89th & 94th percentiles

for California and US Shopping Center Traffic



Dynamic Location

50,322

(Mira Mesa Boulevard)

4,538

(Greenford Drive)



VPD Traffic Count



Monument Sign

Pylon Sign



Demographics

1 MILE

2 MILE

3 MILE

POPULATION

2023 Population	34,523	88,968	125,270
2010-2023 Annual Population Growth Rate	13.7%	14.2%	9.6%

HOUSEHOLDS

2023 Households	11,774	28,229	41,073
2010-2023 Annual Household Growth Rate	15.5%	13.5%	10%

HOUSEHOLD INCOME

2023 Average Household Income	\$126,091	\$142,333	\$160,933
2023 Per Capita Income	\$43,168	\$46,281	\$53,421

HOUSING UNITS

2023 Housing Units	12,095	29,026	42,366
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AGE

2023 Median Age	37.3	35.9	36.8
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**When you love
shopping centers, it shows.**

www.newmarkmerrill.com

Mesa Town Center Leasing:

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