



MIRA MESA
MARKET

— WEST —



278,068 ADT

76,620 ADT

25,000 ADT

MIRA MESA
MARKET
WEST

Westview Pkwy

Mira Mesa Blvd

Lazy DOG
EAT. DRINK.
COMING
SOON

ON THE BORDER
MEXICAN GRILL
& CANTINA

BARNES & NOBLE
BOOKSELLERS

Edwards TRIATHLON

T-Mobile
Bath & Body Works

ISLANDS
Fine Burgers & Drinks

TILLY'S

OLD NAVY
ULTA
BEAUTY

ROSS
DRESS FOR LESS

Rubios

PICK UP
STIX

STARBUCKS

MISSION
FEDERAL CREDIT UNION

FedEx Office

HAPPY NAILS

verizon

CVS
pharmacy

Jersey Mike's
SUBS

Smart & Final

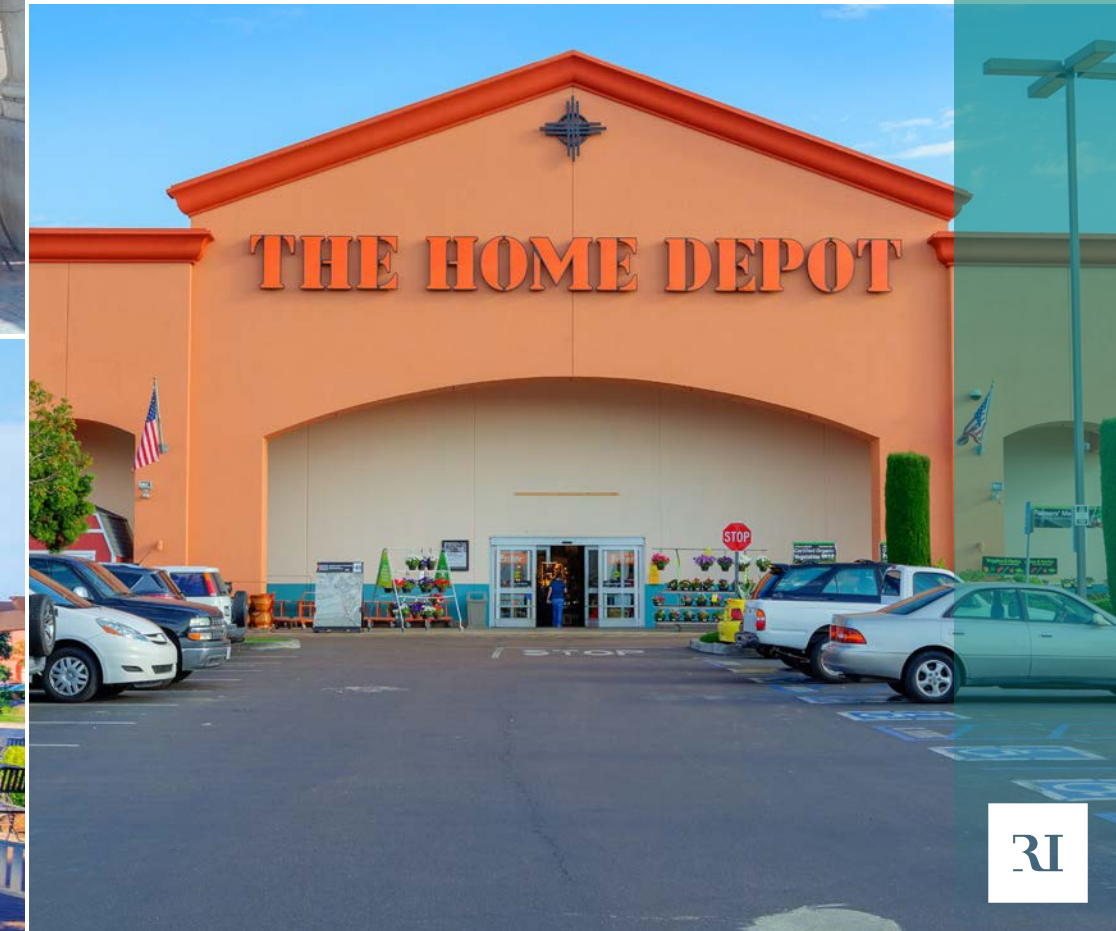
LA BOY
GALLERY

THE HOME
DEPOT

PROPERTY HIGHLIGHTS



- The Mira Mesa Market Center is one of San Diego's most Active and dynamic centers
- The diverse tenant mix of regional and daily needs provides strong retail sales
- Demographics in the area are compelling 194,000 people with \$136,000 average household income within 5 miles
- The heavily trafficked 15 freeway and Mira Mesa Boulevard provide exposure to a combined traffic count of over 350,000 cars per day
- Strong food and beverage demand from locals
- Daytime employees and students with Mesa Jr College (over 29,000 students) immediately south



SITE PLAN

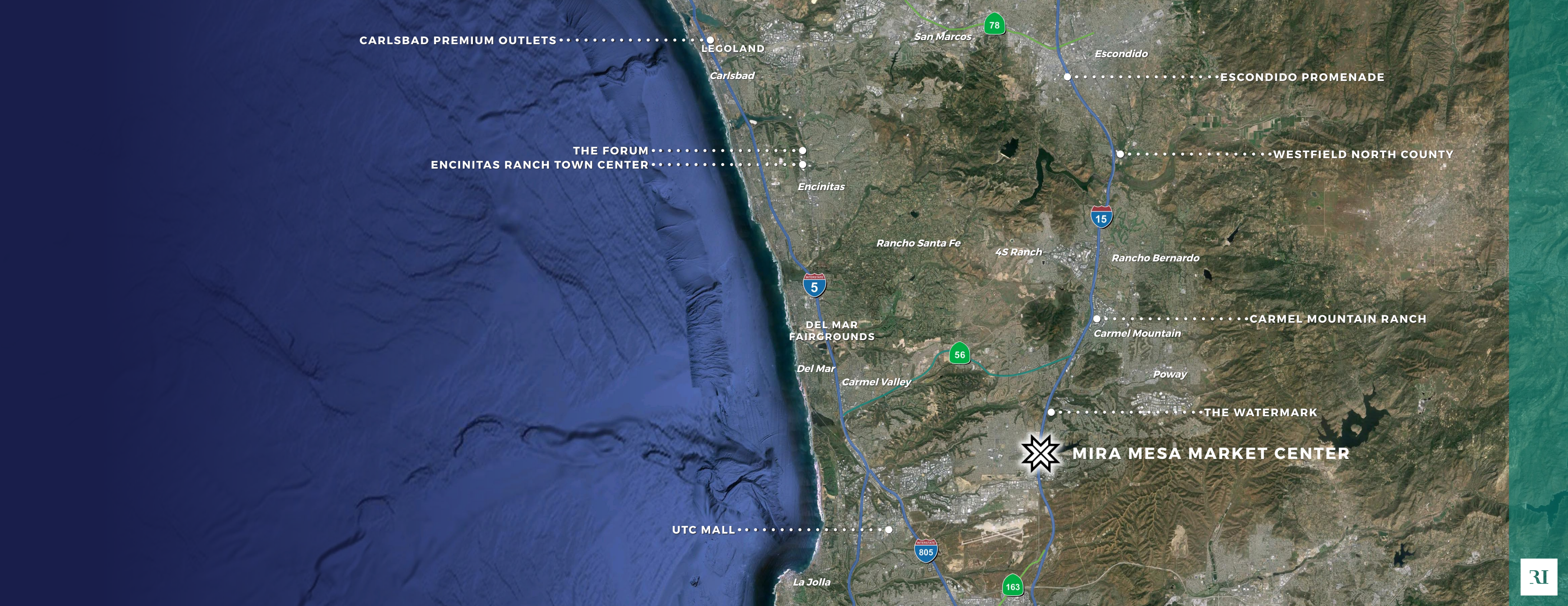


WEST TENANTS

ADDRESS	TENANT	SF
10604	Home Depot	129,833
10678	Compass Bank	3,000
10712	Pick Up Stix	2,396
10716	Cold Stone Creamery	1,332
10720	Starbucks	1,758
10724	Jamba Juice	1,314
10728	Dave's Hot Chicken	1,529
10732	Rubio's Baja Grill	2,145
10740-A	Smart & Final Extra	37,028
10740-B	La-Z-Boy	18,461
10754	Verizon Wireless	1,717
10756	Tastea	1,394
10760	Omni Nails	1,379
10764	Jersey Mike's Subs	1,373
10770-A	FedEx Office	4,220
10770-B	Mission Federal Credit Union	2,250
10776	CVS	21,018
10788	Lazy Dog (coming soon)	6,550
TOTAL WEST		238,747



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.



CARLSBAD PREMIUM OUTLETS.....

LEGOLAND

San Marcos

78

Escondido

.....ESCONDIDO PROMENADE

THE FORUM.....

ENCINITAS RANCH TOWN CENTER.....

Encinitas

.....WESTFIELD NORTH COUNTY

Rancho Santa Fe

4S Ranch

Rancho Bernardo

5

DEL MAR FAIRGROUNDS

Del Mar

Carmel Valley

56

.....CARMEL MOUNTAIN RANCH

Carmel Mountain

Poway

.....THE WATERMARK



MIRA MESA MARKET CENTER

UTC MALL.....

La Jolla

805

163

DEMOGRAPHICS

A Rare Opportunity to locate your business
in one of San Diego’s best retail centers.

Mira Mesa Market Center draws daily shoppers not only from Mira Mesa but also from Scripps Ranch, an affluent community which consists of 4,800 residential units with average incomes exceeding \$132,600. Additionally, Scripps Ranch submarket contains over 3.6 million SF of office and industrial space enhancing the trade area’s strong daytime population. The shopping center has a very strong customer base due to its convenient location and diverse mix of tenants from entertainment, daily needs, soft goods, specialty stores, service users and a variety of restaurants.



2023 ESTIMATED DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	27,358	133,706	209,934
Average Household Income	\$129,676	\$161,897	\$172,655
Daytime Population	25,136	126,642	236,166

TRAFFIC COUNTS (AVERAGE DAILY TRAFFIC)

Mira Mesa Blvd.....	±79,768
Interstate 15.....	±285,000



Demographics produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.



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