

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 242,000 people within a 5-mile radius.

TRAFFIC COUNTS

±56,392 Cars per Day along Mira Mesa Boulevard

NEWMARK



For more information contact:

Justin Wessel

Associate Director

t 858-875-5929

justin.wessel@nrmk.com

CA RE License #01946177

John Jennings

Senior Managing Director

t 858-875-5927

john.jennings@nrmk.com

CA RE License #01215740

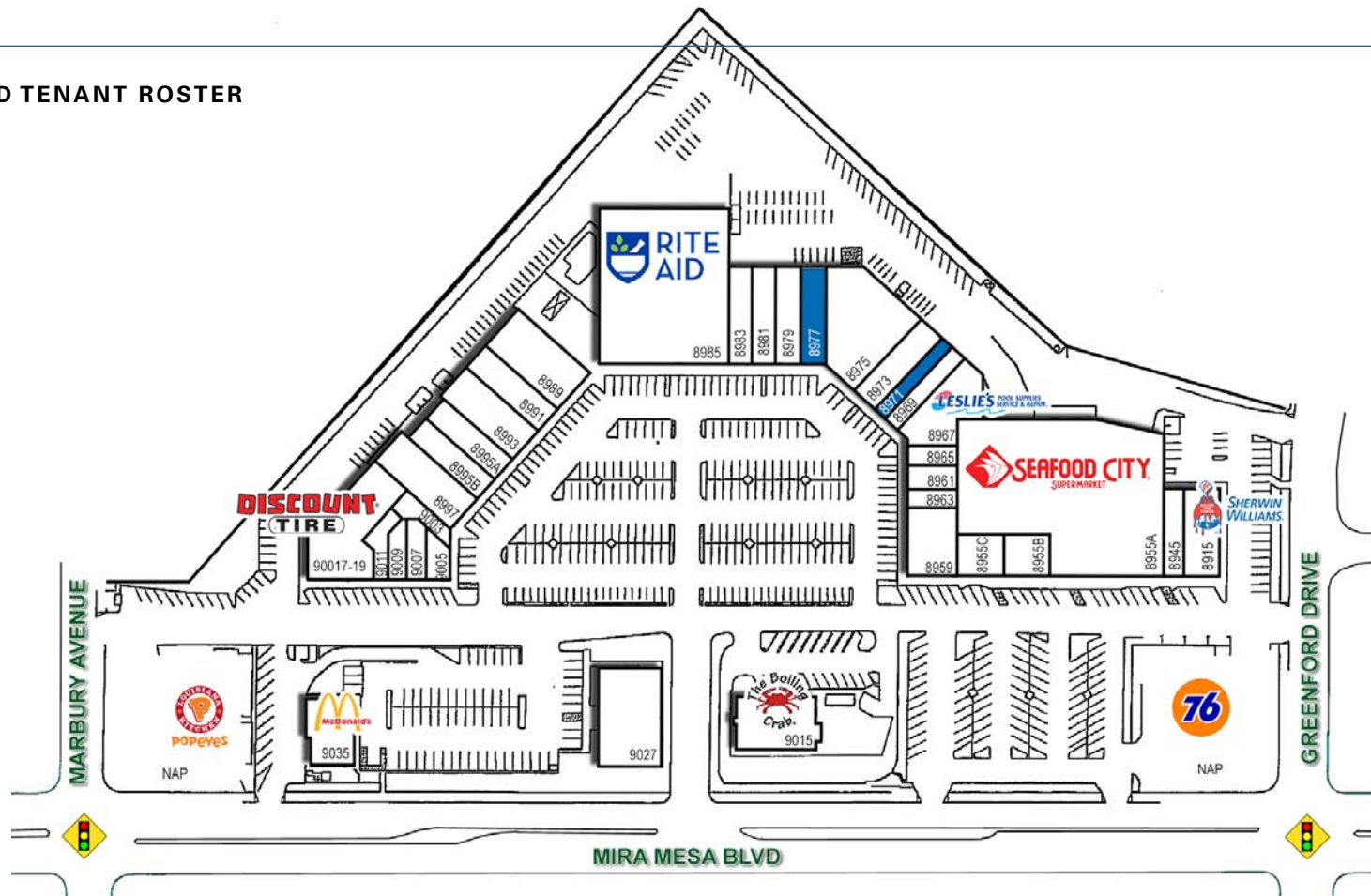
4655 Executive Drive, Suite 800

San Diego, CA 92121

t 858-875-3600

Corporate License #01355491

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

SUITE	TENANT	SF
8975	UBER	7,764
8977	AVAILABLE	2,500
8979	New Manila Restaurant	2,500
8981	Mokkoji Shabu Shabu (Coming Soon)	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

SUITE	TENANT	SF
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



122,757

3-MILE TOTAL POPULATION



138,974

3-MILE DAYTIME POPULATION



\$160,396

3-MILE AVG. HOUSEHOLD INCOME



\$797,697

3-MILE MEDIAN HOME VALUE

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		1-MILE	3-MILE	5-MILE
POPULATION	2023 Total Population	33,447	122,757	213,522
	2028 Total Population	34,534	126,161	216,390
	Total Businesses	803	6,367	10,765
	Total Employees	7,317	67,811	120,209
	Total Daytime Population	24,009	138,974	242,678
	2023 Median Age	37.4	36.7	37.3
HOUSEHOLDS	2023 Total Households	11,428	40,143	70,877
	2023 Housing Units	11,728	41,423	73,020
	Owner Occupied Housing Units	48.4%	60.2%	62.0%
	Renter Occupied Housing Units	49.0%	36.7%	35.1%
	Vacant Housing Units	2.6%	3.1%	2.9%
INCOME	2023 Median Home Value	\$655,038	\$797,697	\$876,409
	2023 Average Household Income	\$126,233	\$160,396	\$177,373
	2023 Median Household Income	\$101,920	\$121,366	\$132,458
	2023 Per Capita Income	\$42,892	\$53,152	\$59,460
HOUSING	< \$15,000	5.1%	4.3%	5.1%
	\$15,000-\$24,999	3.7%	2.5%	2.6%
	\$25,000-\$34,999	5.5%	3.0%	2.6%
	\$35,000-\$49,999	6.7%	5.2%	4.6%
	\$50,000-\$74,999	15.3%	11.5%	9.8%
	\$75,000-\$99,999	12.1%	11.0%	10.0%
	\$100,000-\$149,999	25.1%	23.3%	20.9%
	\$150,000-\$199,999	13.1%	16.4%	15.2%
	\$200,000+	13.3%	22.8%	29.2%

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Senior Managing Director

t 858-875-5927

john.jennings@nmrk.com

CA RE License #01215740

4655 Executive Drive, Suite 800
San Diego, Ca 92121

t 949-608-2000

Corporate License #01355491