

## RETAIL FOR LEASE

# Oak Tree Plaza

9313-9379 MIRA MESA BOULEVARD  
SAN DIEGO, CA 92126

## OPPORTUNITIES

±536 - 1,680 SF Available  
Potential new storefront facing Black Mountain Road

## PROPERTY HIGHLIGHTS

Excellent visibility along Mira Mesa Boulevard and Black Mountain Road.

Property surrounded by high density and solid demographics.

Center provides a parking ratio of 4/1,000 square feet and benefits from strong trade area demographics and a customer base with a healthy mix of commercial and residential.

## TRAFFIC COUNTS

±58,501 ADT along Mira Mesa Boulevard  
±19,298 ADT along Black Mountain Road



## **SITE PLAN AND TENANT ROSTER**

SUITE	TENANT	SF
9313	Vallarta Express	3,000
9323	Szechuan House	2,240
9329	Dr. Baltazar, DDS	760
9331	LCM T-Shirt	620
9333	Available	536
9335	TR Construction	560
9337	Mira Mesa Tailoring	560
9343	Cutting Image Hair Salon	900
9345	Mission Asset Mgmt	600
9349	Jason's Pizza House	1,500
9353*	Available	840
9355*	Available	840
9357	Mi Amor Weddings	1,750
9359	Dr. Manimanjari Mallempali, DDS	840
9363	Mira Mesa Copy Center	874
9373	Dr. Eric Ferrar, DDS	1,080
9375	Anda Yoga	1,080
9377	Lashbar SD	1,080
9379	Tasty Pot	2,760
9381	Genesis Int'l Services	440

\*Spaces can be combined for a total of 1,680 SF

Suites 9353 & 9355 Can be combined for 1,680 SF  
Rendering of new storefront facing Black Mountain Road



\*Site Plan not to scale



# Tenants in the Market



## DEMOGRAPHICS

**132,952**  
3-MILE TOTAL POPULATION

**130,364**  
3-MILE DAYTIME POPULATION

**\$139,145**  
3-MILE AVG. HOUSEHOLD INCOME

**\$689,147**  
3-MILE MEDIAN HOME VALUE

		1-MILE	3-MILE	5-MILE
POPULATION	2021 Total Population	31,200	132,952	208,274
	2026 Total Population	32,831	138,176	217,083
	Total Businesses	1,055	5,485	10,731
	Total Employees	12,787	55,118	120,200
	Total Daytime Population	29,470	130,364	237,023
	2021 Median Age	36.9	37.2	37.5
HOUSING	2021 Total Households	10,619	43,891	69,096
	2021 Housing Units	10,983	45,269	71,543
	Owner Occupied Housing Units	47.7%	61.5%	62.9%
	Renter Occupied Housing Units	48.9%	35.5%	33.7%
	Vacant Housing Units	3.3%	3.0%	3.4%
	2021 Median Home Value	\$576,672	\$689,147	\$753,310
INCOME	2021 Average Household Income	\$112,601	\$139,145	\$150,787
	2021 Median Household Income	\$101,784	\$113,753	\$119,983
	2021 Per Capita Income	\$39,063	\$46,237	\$50,392
INCOME BREAKDOWN	< \$15,000	3.9%	3.2%	3.6%
	\$15,000-\$24,999	3.7%	2.9%	2.9%
	\$25,000-\$34,999	4.5%	3.1%	2.7%
	\$35,000-\$49,999	8.2%	6.4%	6.0%
	\$50,000-\$74,999	13.9%	11.7%	10.6%
	\$75,000-\$99,999	13.9%	12.6%	11.6%
	\$100,000-\$149,999	28.5%	26.5%	24.7%
	\$150,000-\$199,999	14.4%	16.3%	15.8%
	\$200,000+	8.9%	17.3%	22.1%

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