



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:

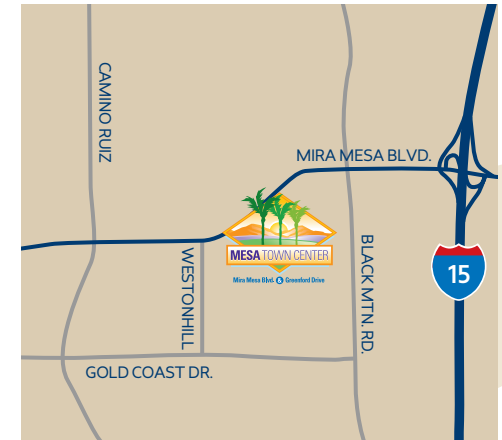
EM Coffee House, Center Veterinary, Coin-op Laundry, Kim Long Jewelry, Mesa Liquor, Mokkoji Shabu Shabu, Pho Ban Mai, Tea Station



4-8 pm
Busiest Time
of Day



53 min.
Avg. Length
of Visit





| # | TENANT | SF |
|-------------|------------------------------|---------------|
| 8915 | Sherwin-Williams | 3,152 |
| 8945 | EM Coffee House | 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 | AVAILABLE | 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 | POTENTIALLY AVAILABLE | 1,120 |
| 9009 | Smoke Empire | 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

NMCO

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&**

LESLIE'S SWIMMING POOL SUPPLIES
DISCOUNT TIRE
POPEYES **McDonald's** **The Rolling Crab**

BIG LOTS! **Lucky SEAFOOD**

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

BEST BUY

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

MESA TOWN CENTER
 Mira Mesa Blvd. & Greenford Drive

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

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

TARGET **HOBBY LOBBY**
BIG 5 SPORTING GOODS
GROCERY OUTLET **Broken Yolk** **Canes CHICKEN FINGERS**

In the vicinity

| | |
|---------------------------------|-----------------------|
| Major Employers | Trade Area Population |
| UC San Diego Health | 226,324 |
| Scripps Miramar Ranch | |
| Kaiser Permanente Carmel Valley | Daytime Population |
| Qualcomm | 48,811 |
| Sharp Healthcare | Employee Population |
| San Diego Miramar College | 18,714 |



MIRA MESA BLVD.

MIRA MESA BLVD.

MIRA MESA HIGH SCHOOL

Mira Mesa Blvd. & Greenford Drive

BLACK MTN. RD.

MIRAMAR COLLEGE

2,243,725 Annual Visits



89th & 94th percentiles

for California and US Shopping Center Traffic



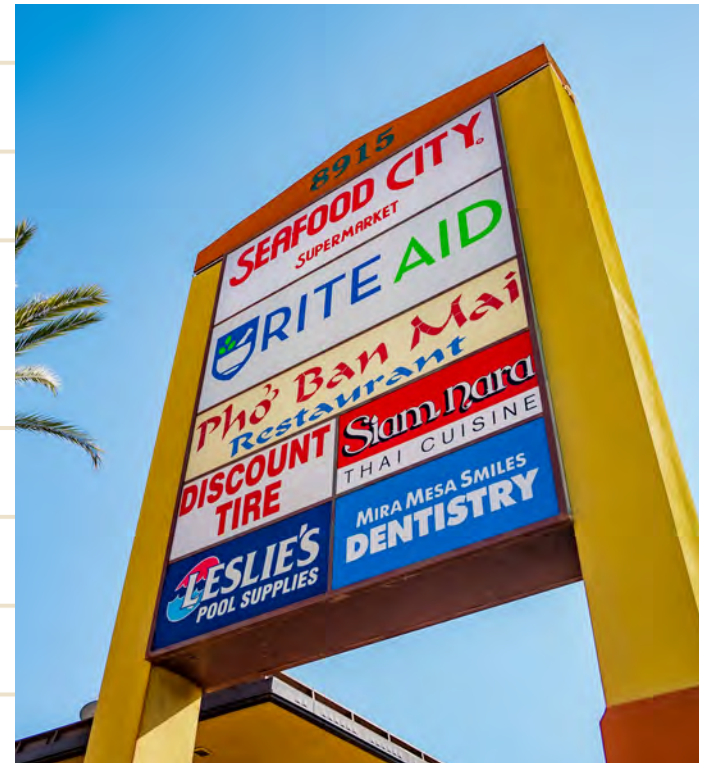
Dynamic Location

50,322
(Mira Mesa Boulevard)

4,538
(Greenford Drive)



VPD Traffic Count



Monument Sign
Pylon Sign



Mira Mesa Blvd. Greenford Drive

Demographics

| | 1 MILE | 2 MILE | 3 MILE |
|---|-----------|-----------|-----------|
| POPULATION | | | |
| 2024 Population | 35,172 | 84,749 | 125,737 |
| 2024-2029 Annual Population Growth Rate | 0.36% | 0.10% | 0.17% |
| HOUSEHOLDS | | | |
| 2024 Households | 12,173 | 26,957 | 41,385 |
| 2024-2029 Annual Household Growth Rate | 0.84% | 0.54% | 0.62% |
| HOUSEHOLD INCOME | | | |
| 2024 Average Household Income | \$140,081 | \$153,688 | \$178,088 |
| 2024 Per Capita Income | \$48,586 | \$50,545 | \$59,810 |
| HOUSING UNITS | | | |
| 2024 Housing Units | 12,095 | 29,026 | 42,366 |
| AGE | | | |
| 2024 Median Age | 37.4 | 36.0 | 37.7 |





When you love shopping centers, it shows.

www.newmarkmerrill.com

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