



BIOVISTA

9254 Scranton Road
San Diego, CA 92121



Former Rubio's
Available

LISTING OVERVIEW

9254 Scranton Road
San Diego, CA 92121

- ±2,400 SF former Rubio's premises available
- Adjacent to Chick-fil-A; a high traffic generator
- Project located at the main intersection of the trade area of I-805 (175K ADT) and Mira Mesa Boulevard (55K ADT)
- Monument sign available at Mira Mesa Blvd. & entrance



NEARBY TENANTS



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California English

BY RICHARD BLAIS



*Disclaimer on Pg. 14



AERIAL

MIRA MESA BOULEVARD ±55,259 ADT

Chick-fil-®

California English

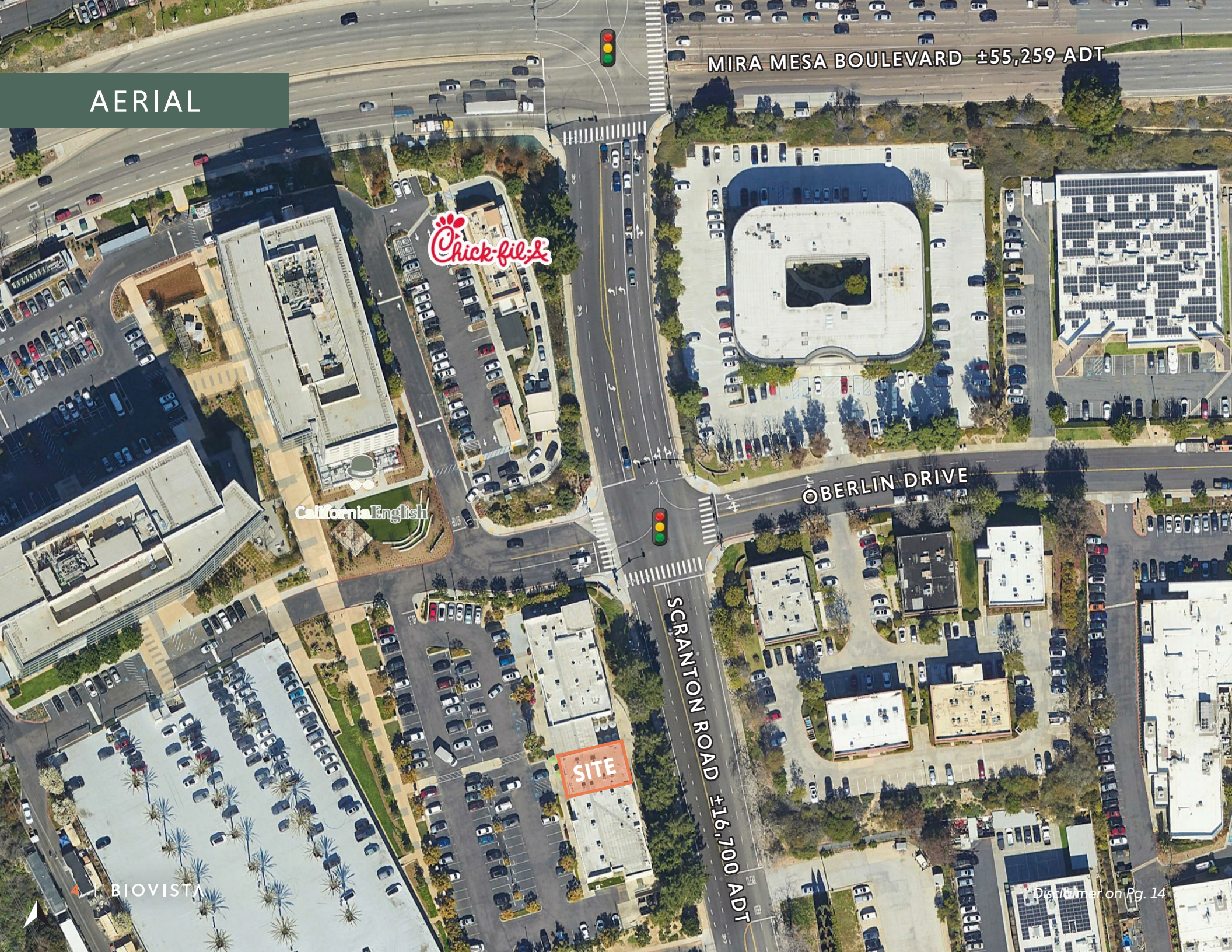
BERLIN DRIVE

SITE

SCRANTON ROAD ±16,700 ADT

BIOVISTA

Dist. Number on Pg. 14



AERIAL

STE	TENANT	SF	STE	TENANT	SF
101	Moment Sushi	1,400	105	AVAILABLE (Former Rubio's)	2,400
102	Mirch Masala 2 Go	1,450	106	BBQ Chicken	2,049
103	Croutons	1,400	108	Origin Dental	2,002
104	Deal Pending	1,200			



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PRIME SORRENTO VALLEY RETAIL LOCATION



INTERSTATE
805

VISTA SORRENTO PKWY

Qualcomm

Bank of America

CHASE



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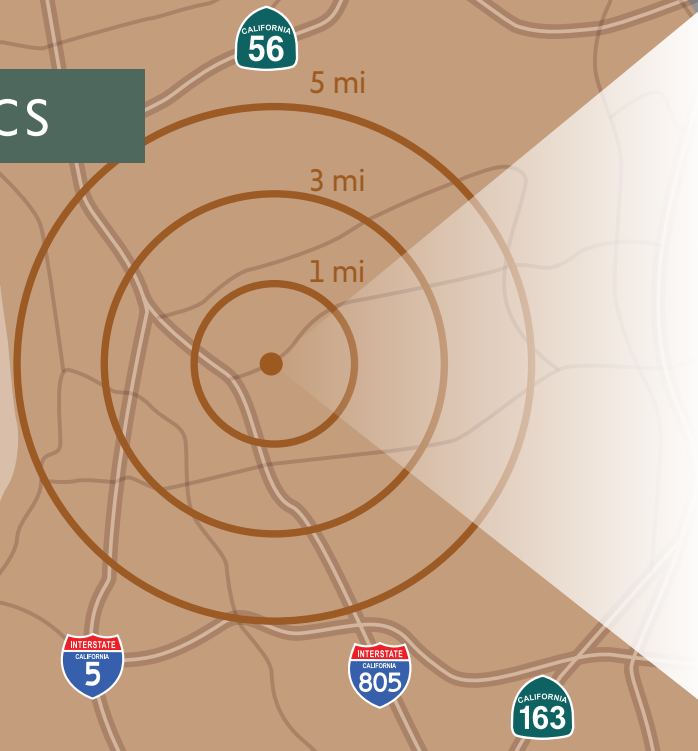
Chick-fil-A

Croutons
Season the Day.

SCRANTON RD



DEMOGRAPHICS



POPULATION

1 Mile: 712
 3 Miles: 95,297
 5 Miles: 243,940



DAYTIME POPULATION

1 Mile: 17,248
 3 Miles: 260,502
 5 Miles: 316,921



AVERAGE HHI

1 Mile: \$175,760
 3 Miles: \$130,301
 5 Miles: \$135,340



TRAFFIC COUNTS

I-805: ±174,221 ADT
 Mira Mesa Blvd: ±55,259 ADT

COMPETITION AERIAL



TORREY PINES STATE RESERVE

DEL MAR HEIGHTS

CARMEL VALLEY



TORREY PINES BUSINESS PARK

SORRENTO VALLEY

SAN DIEGO TECH CENTER

SORRENTO VALLEY RD



AMERITRADE
Corporate Office

Corporate Offices

pwc **NDP**
dexcom

Sony Interactive Entertainment

extended STAY AMERICA COUNTRY INN & SUITES BY RADISSON
 Residence Inn Marriott HYATT house Holiday Inn EXPRESS & SUITES

LUSK BLVD



MIRA SORRENTO PL



imatrix

Bank of America McDonald's
 CHASE Starbucks Planet Fitness

Qualcomm Corporate Offices

Scripps

BIOVISTA

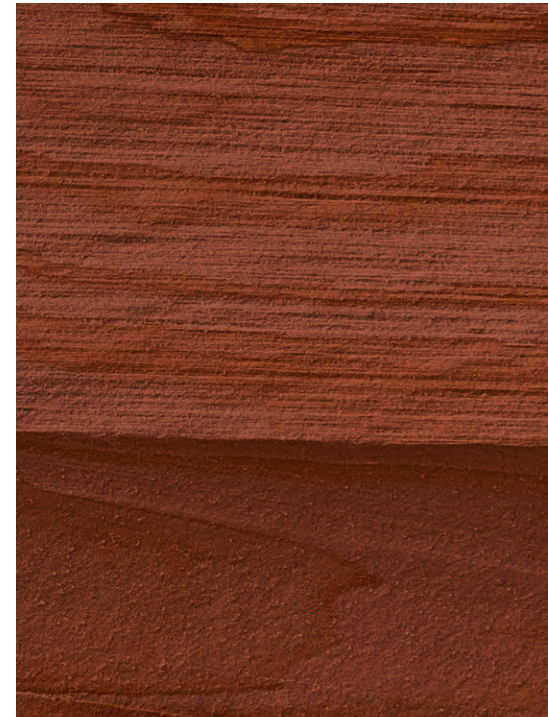
Chick-fil-A

MIRA MESA BLVD

SCRANTON RD

CARROL CANYON RD

SIGNAGE AT ENTRANCE



SIGNAGE AT MIRA MESA BLVD.



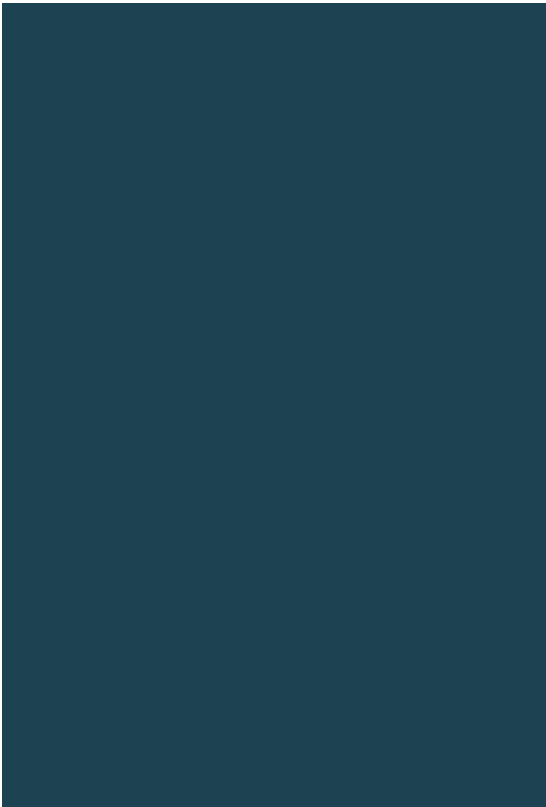
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BIOVISTA COTENANTS





LOCATED IN AMID
TWO LARGE OFFICE
PARKS AND A
HIGHLY-POPULATED
RESIDENTIAL AREA



AREA OVERVIEW

Residential
Population $\pm 78,180$

MIRA MESA BLVD

SITE

Office Park
Daytime Population
 $\pm 74,001$

**Marine Corps
Miramar Air Station**
9,300 Personnel
6,500 Family Members
1,300 Civilians





BIOVISTA

*DISCLAIMER

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