



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:

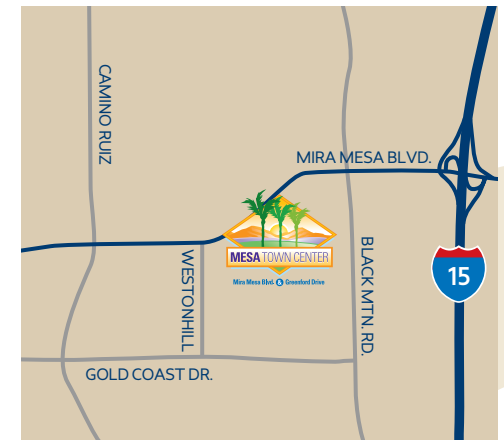
EM Coffee House, Center Veterinary, Coin-op Laundry, Kim Long Jewelry, Mesa Liquor, Mokkoji Shabu Shabu, Pho Ban Mai, Tea Station, Opsum Health



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	Opsum Health (Coming Soon)	2,500
8979	Manila Fast Food Restaurant	2,500
8981	Mokkoji Shabu Shabu	2,500
8983	Potentially Available 6/9/26	2,133
8985	Chuze Fitness (Coming Soon)	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	Let's Relax Spa	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

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.

For Leasing Information
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SPROUTS
FARMERS MARKET

five BELOW

petco **Marshalls** **Red Lobster**

Michaels **VONS** **DOLLAR TREE**

BevMo! **the Habit** **Chick-fil-A**
BURGER GRILL

LESLIE'S
SWIMMING POOL SUPPLIES

SEAFOOD CITY

DISCOUNT TIRE

POPEYES **McDonald's** **The Rolling Crab**

MART DAI SO
JAPAN

IN-N-OUT BURGER **Applebee's** **usbank**

Lucky
SEAFOOD

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
extra!

ROSS
DRESS FOR LESS

ULTA
BEAUTY

OLD NAVY

TILLYS **REGAL**

BARNES & NOBLE **ON THE BORDER**

Bath & Body Works **Panera** **ISLANDS**
BREAD® Fine burgers & drinks

TARGET **HOBBY LOBBY**

BIG 5
SPORTING GOODS

GROCERY OUTLET
Bergin Market

Broken Vols **Canes**
CHICKEN FINGERS

In the vicinity

Major Employers	Trade Area Population
UC San Diego Health	515,962
Scripps Miramar Ranch	
Kaiser Permanente	Daytime Population
Carmel Valley	135,758
Qualcomm	Employee Population
Sharp Healthcare	81,235
San Diego Miramar College	

BLACK MTN. RD.

MIRAMAR COLLEGE

3,149,592 Annual Visits



91st & 95th percentiles

for California and US
Shopping Center Traffic



Dynamic Location

49,808

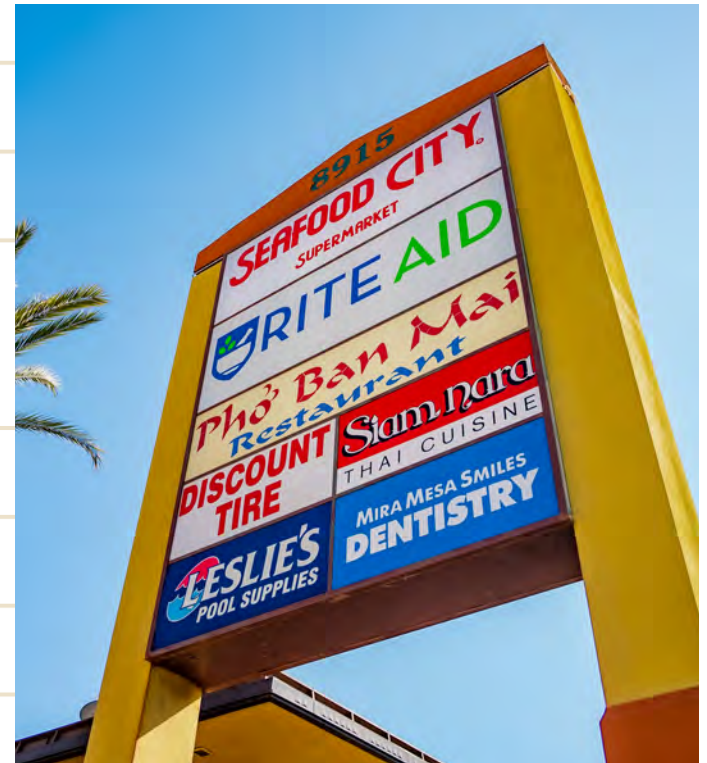
(Mira Mesa Boulevard)

2,045

(Greenford Drive)



VPD Traffic Count



Monument Sign

Pylon Sign



Demographics

1 MILE

2 MILE

3 MILE

POPULATION

2024 Population	35,172	84,346	124,660
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	0.82%	0.52%	0.60%

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	12,511	27,638	42,789
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AGE

2024 Median Age	37.4	36.0	37.7
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When you love shopping centers, it shows.

www.newmarkmerrill.com

Mesa Town Center Leasing:

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