

RETAIL FOR LEASE

± 2,805 SF SHOP SPACE

Last Space Available

PROPERTY HIGHLIGHTS

- Excellent co-tenancy with Target, Vinh-Hung Super Market, Grocery Outlet, Big 5 Sporting Goods, Hobby Lobby (coming soon) and local favorites, 85 Degrees and Broken Yolk.
- Located immediately adjacent to the Village at Mira Mesa which includes notable retailers such as Vons, CVS, Bed Bath & Beyond, Marshalls, Petco, Sprouts, and BevMo.
- Strategically located along Mira Mesa Boulevard, Mira Mesa's main thoroughfare between Interstates 805 and 15.

TRAFFIC COUNTS

Mira Mesa Boulevard	± 48,274
Camino Ruiz	± 22,373

ESRI 2018



MIRA MESA SHOPPING CENTER WEST

8181 MIRA MESA BOULEVARD, SAN DIEGO, CA 92126



JOHN JENNINGS
Senior Managing Director

T +1 858 875 5927
jjennings@ngkf.com
CA RE Lic #01215740

4655 Executive Drive, Suite 800
San Diego, CA 92121
T +1 858 875 3600
CA RE Lic #01355491

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

MIRA MESA SHOPPING CENTER WEST

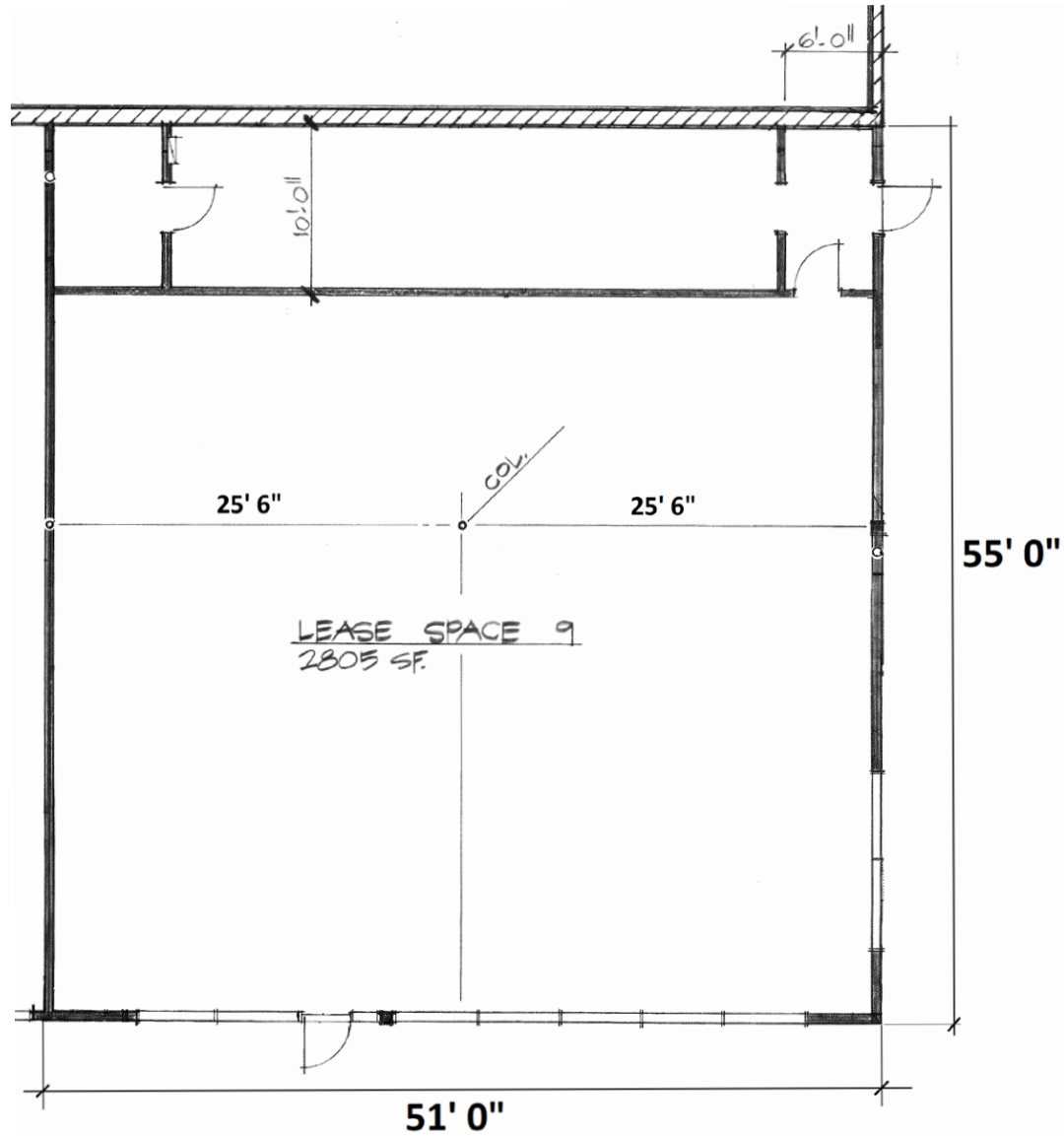
SITE PLAN AND MONUMENT SIGN



JOHN JENNINGS
Senior Managing Director

T +1 858 875 5927
jjennings@ngkf.com
CA RE Lic #01215740

4655 Executive Drive, Suite 800
San Diego, CA 92121
T +1 858 875 3600
F +1 858 875 3636
CA RE Lic #01355491



JOHN JENNINGS
Senior Managing Director

T +1 858 875 5927
jjennings@ngkf.com
CA RE Lic #01215740

4655 Executive Drive, Suite 800
San Diego, CA 92121
T +1 858 875 3600
F +1 858 875 3636
CA RE Lic #01355491

MIRA MESA SHOPPING CENTER WEST

AERIAL



MIRA MESA SHOPPING CENTER WEST

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION			
2018 Total Population	29,541	104,670	231,432
2023 Total Population	30,300	109,483	244,378
Total Businesses	395	5,637	10,733
Total Employees	3,767	72,196	151,896
Total Daytime Population	17,877	129,978	268,530
HOUSEHOLDS			
2018 Households	9,445	33,565	78,087
2018 Housing Units	9,725	34,358	79,740
Owner Occupied Housing Units	58.0%	56.6%	60.1%
Renter Occupied Housing Units	39.1%	41.1%	37.8%
Vacant Housing Units	2.9%	2.3%	2.1%
2018 Median Home Value	\$450,545	\$511,886	\$674,700
INCOME			
2018 Average Household Income	\$101,822	\$120,744	\$146,621
<\$15,000	3.8%	3.6%	4.4%
\$15,000-\$24,999	4.3%	3.6%	3.2%
\$25,000-\$34,999	4.8%	4.7%	3.4%
\$35,000-\$49,999	11.1%	8.4%	6.7%
\$50,000-\$74,999	17.6%	14.5%	11.3%
\$75,000-\$99,999	17.7%	15.1%	12.8%
\$100,000-\$149,999	22.2%	24.0%	22.7%
\$150,000-\$199,999	11.2%	13.8%	14.4%
\$200,000+	7.2%	12.4%	21.0%
2018 Median Household Income	\$84,755	\$100,174	\$113,073
2018 Per Capita Income	\$32,789	\$39,666	\$49,844

178,603

3 Mile Total
Population

157,572

3 Mile Total
Daytime Pop.

\$120,744

3 Mile Avg. H.H.
Income

\$511,886

3 Mile Median Home
Value