

Under New Ownership!

HAZARD CENTER

FRIARS AT FRAZEE

MISSION VALLEY | SAN DIEGO

Retail



NEWMARK

BH PROPERTIES

HAZARD CENTER

FRIARS AT FRAZEE

Movies. Happy hours. Workouts. Dinners out. The list is as endless as the possibilities. Hazard Center is your ultimate go-to destination for all the things you need to do – and get done. From best-sellers to Hollywood blockbusters, dance lessons to dining out and virtually everything in between, Hazard Center has it all.

And with over 2,000 free parking spaces (including covered underground parking), plus convenient access from the 163 and 8 freeways, we're as easy to access as we are to enjoy.

It's no wonder so many in San Diego have already made Hazard Center their day-to-day go-to. And we invite you to make us yours.





HAZARD CENTER

— FRIARS AT FRAZEE —

- Close proximity to regional malls Fashion Valley and Mission Valley East & West; and national retailers such as Bloomingdale's, Nordstrom, Neiman Marcus, Macy's, The Container Store, IKEA, Lowe's and Costco.
- Premier mixed-use property in Mission Valley.
- High visibility from Friars Road & Highway 163.
- Dedicated MTS Trolley Stop.
- Existing office market offers a daytime population of approximately 243,777 within a three-mile radius.



BARNES & NOBLE

Orangetheory
FITNESS

Lakeshore
LEARNING STORE

GOLFTEC

ME
Massage Envy

MY SALON
Suite

FedEx Office

ULTRA STAR
CINEMAS

BJ's
RESTAURANT
BREWHOUSE

WHICH
WICH
SUPERIOR SANDWICHES

NEGIHAMA
SUSHI BAR & GRILL

WOOD RANCH
— BBQ & GRILL —

charles
SCHWAB

Arthur
Murray

VIBEFLOW

ME
Massage Envy

FRIARS RD (±57,174 ADT)

Plaza Level



SUITE	TENANT	SF
201	Lakeshore Learning	7,238
203	AVAILABLE	1,778
211	FedEx Office	6,300
215	Wood Ranch BBQ & Grill	7,419
301	AVAILABLE	7,435
315	Barnes & Noble	14,200
401/405	Orangetheory Fitness	3,380
407	Charles Schwab	6,621
417	Golftec	2,378
501	Which Wich	1,246
503	Lavish Nails	774
505	Vibeflow	1,927
507	Negihama Sushi Bar & Grill	2,300
513	AVAILABLE	1,609
515	Apadana Cleaners	1,739
517	Stuart Benjamin & Co.	828
519	Chip Cookies (Coming Soon)	1,370
PAD	BJ's Restaurnt & Brewhouse	10,456

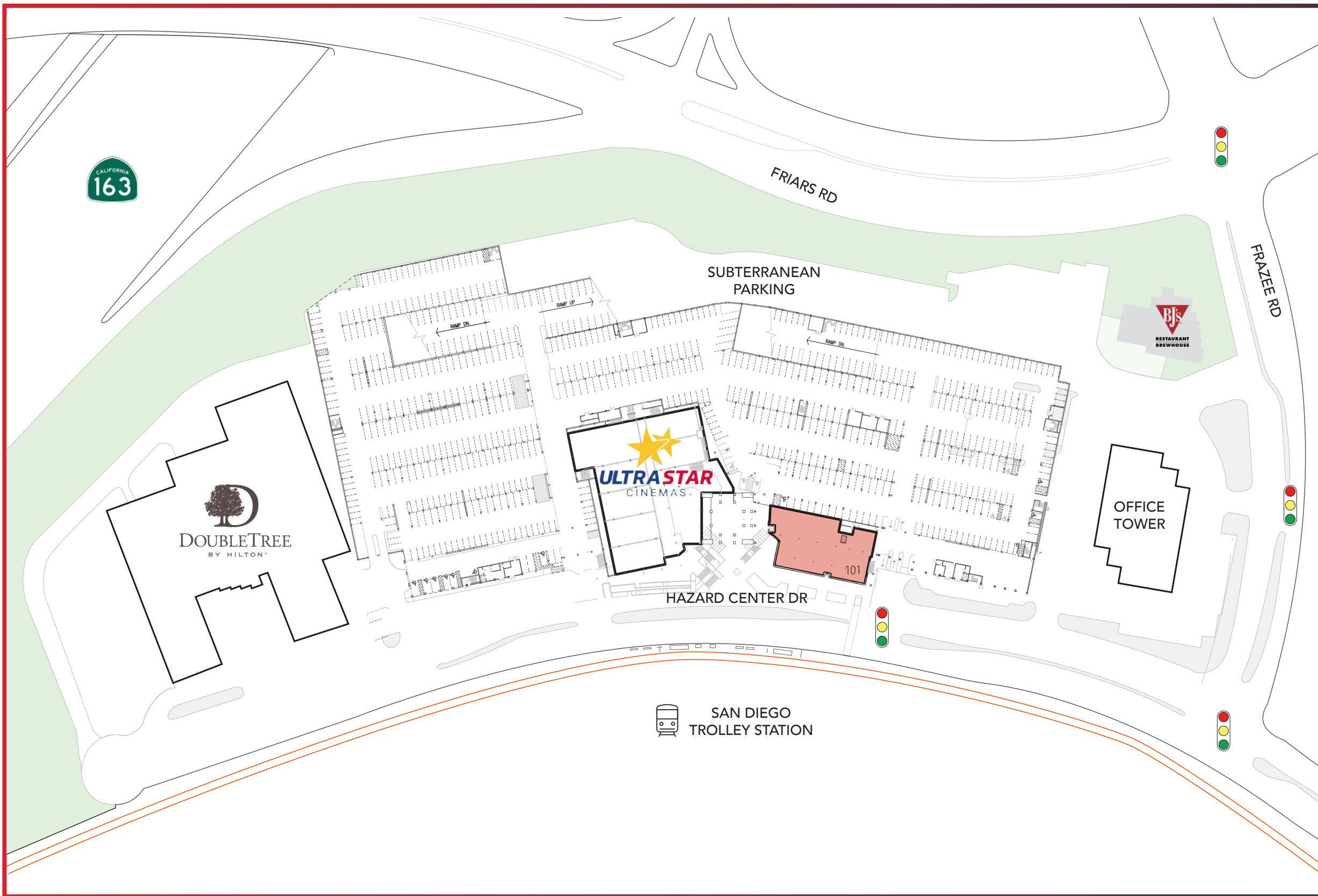


Colonnade Level

(UPPER LEVEL)

SUITE	TENANT	SF
601	AVAILABLE	2,094
607	Timeless Age-Defying Laser Clinic	1,521
611	Massage Envy	3,336
619	Arthur Murray Dance Studio	2,163
701	AVAILABLE	3,986
702	AVAILABLE	1,995
703	My Salon Suite	6,290





Street Level

(LOWER LEVEL)

SUITE	TENANT	SF
100	UltraStar Cinemas	30,106



SUITE	TENANT	SF
101	AVAILABLE	9,048



FASHION VALLEY REGIONAL MALL

AMC Theatres
Bloomingdale's
The Cheesecake Factory
The Container Store
Forever 21

JCPenney
Macy's
Neiman Marcus
Nordstrom
PF Chang's

HAZARD CENTER

Barnes & Noble
BJ's Brewhouse
FedEx Office
GOLFTEC
Massage Envy
My Salon Suite
Orangetheory
UltraStar Cinemas
Which Wich
Wood Ranch BBQ

FRIARS MISSION CENTER

Ralphs
CVS Pharmacy
BevMo!

CIVITA

Jimbo's (Coming Soon)
LA Fitness

RIO VISTA PLAZA

Living Spaces
Party City
Ross
TJ Maxx
HomeGoods
Total Wine & More

FENTON MARKET PLACE

Costco
IKEA
IHOP
Islands Burgers
Lowe's
Luna Grill
Mattress Firm
McDonald's

HAZARD CENTER EAST

Food 4 Less

Dave & Busters

**SDSU MISSION VALLEY
Snapdragon Stadium
1.6 Million SF Innovation District
4,600 Residential Units
95,000 Retail**

**CIVITA
4,780 Residential Units
900,000 SF Office
and Commercial**

HAZARD CENTER DRIVE
Westerly extension to
Fashion Valley Mall
and Riverwalk Drive
COMPLETE!

**RIVERWALK
Future Development
4,300 Residential Units
1 Million SF Class A Office
152,000 SF Retail
New Trolley Station**

LEGEND

- MAJOR RETAIL CENTERS
- DEVELOPMENT
- FREEWAY
- TROLLEY LINE
- TROLLEY STOPS

MISSION VALLEY WEST

BevMo!
DSW Shoes
The Habit Burger
King's Fish House
Lazy Dog

Marshalls
Old Navy
Puesto
Panini Kabob Grill
San Diego Gymnastics
Trader Joe's
ULTA
West Elm

PARK VALLEY CENTER

Best Buy
Breakfast Republic
California Fish Grill
La-Z-Boy
Mattress Firm

Men's Wearhouse
PetSmart
Sammy's Woodfired Pizza
Saks Off 5th
Sola Salon Studios

Staples
The Kebab Shop
Woodbridge Interiors

THE VALLEY

24 Hour Fitness
AMC Theaters
Bloomingdale's Outlet
Broken Yolk Cafe
Buffalo Wild Wings

Corner Bakery
Jerome's Dream Shop
Macy's Home
Michaels
Nordstrom Rack

Outback Steakhouse
Phenix Salon Suites
Target
Tilly's
Yard House

MISSION VALLEY CENTER EAST

Dave's Hot Chicken
El Pollo Loco
In-N-Out
Pick Up Stix

Rubio's Coastal Grill
Taco Bell
Wag Hotels

Demographics

(ESRI, 2024)	1 MILE	3 MILE	5 MILE
Estimated Population	23,272	207,562	520,811
Daytime Population	34,188	243,777	675,591
Est. Avg. H.H. Income	\$131,422	\$129,839	\$126,698
Total Businesses	2,161	15,067	38,093
Total Employees	25,959	171,007	463,407
Median Age	36.7	36.5	35.9



Traffic Count

- 185,744 annual average daily traffic on Highway 163.
- 57,174 average cars per day on Friars Road.
- 16,608 average cars per day on Frazee Road.
- 9,867 average cars per day on Hazard Center Drive.



HAZARD CENTER

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