



# 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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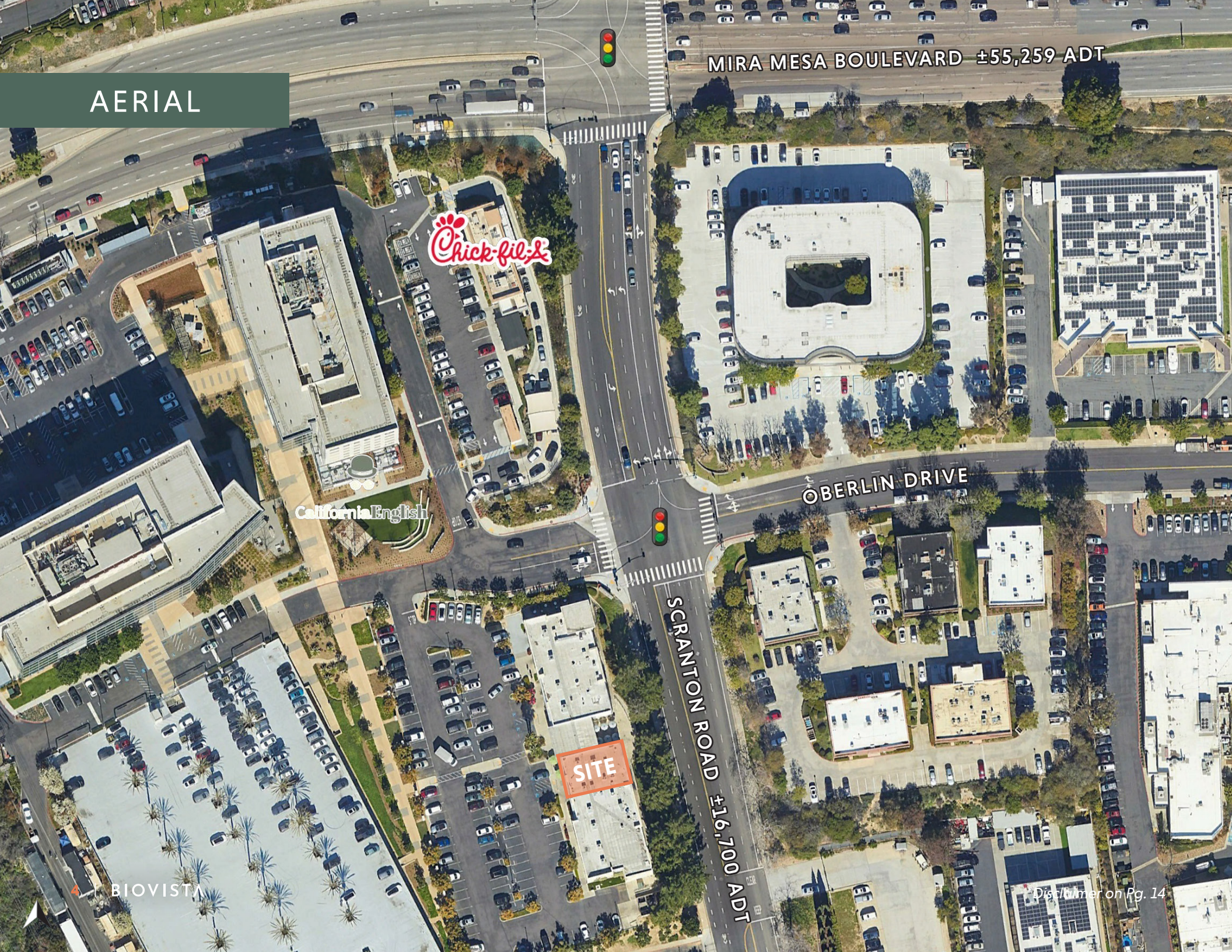
California English

BY RICHARD BLAIS



\*Disclaimer on Pg. 14

AERIAL



MIRA MESA BOULEVARD ±55,259 ADT

OBERLIN DRIVE

SCRANTON ROAD ±16,700 ADT

SITE

BIOVISTA

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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			

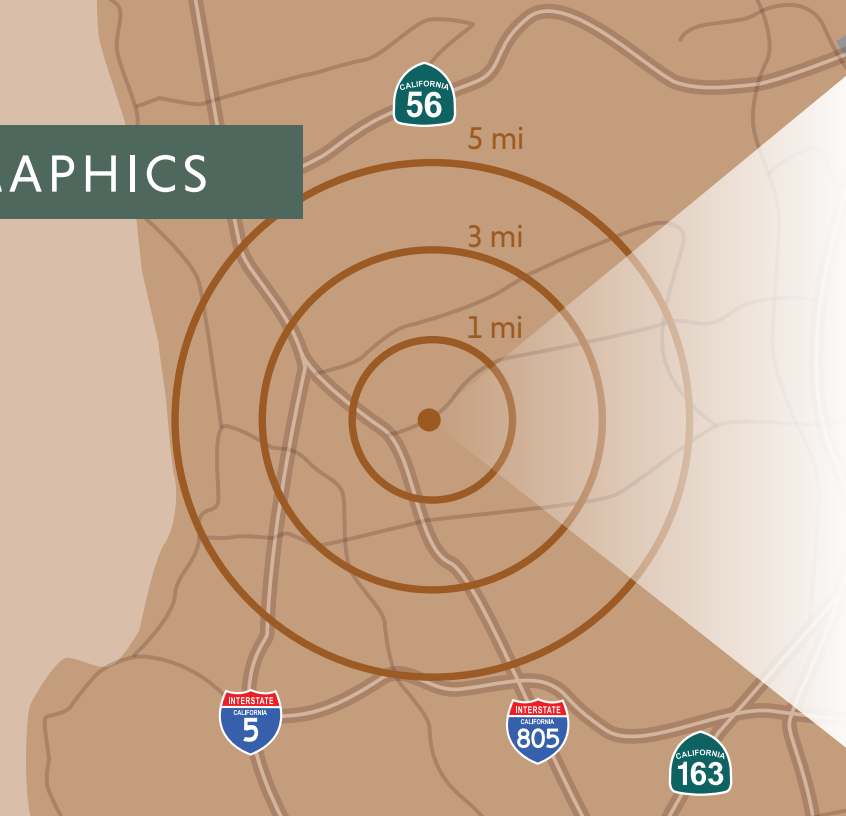


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# PRIME SORRENTO VALLEY RETAIL LOCATION



## 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



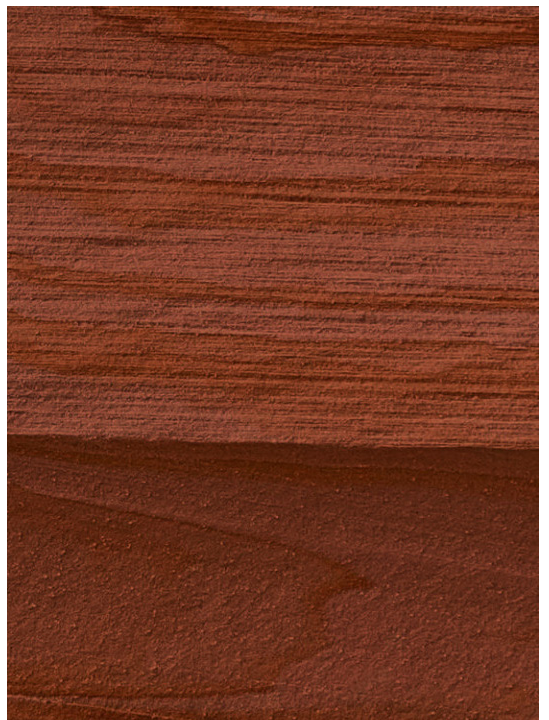
### TRAFFIC COUNTS

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

# COMPETITION AERIAL



## SIGNAGE AT ENTRANCE



## SIGNAGE AT MIRA MESA BLVD.



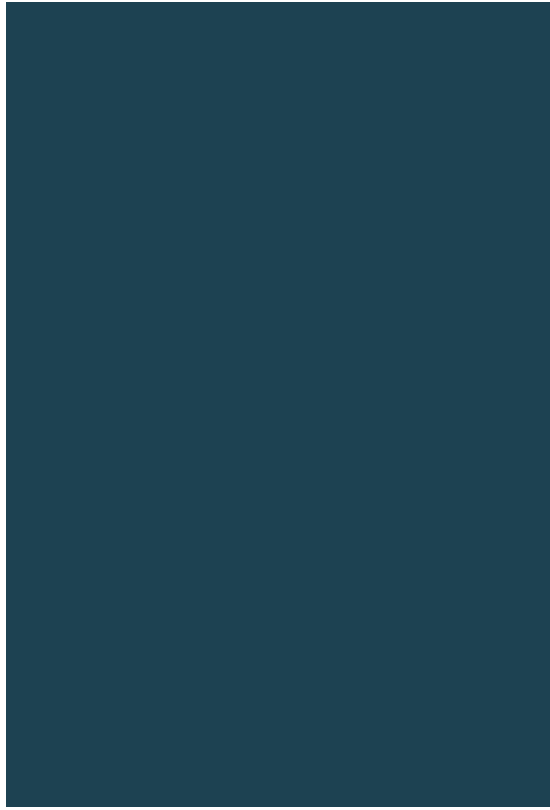
±\$5,259 ADT

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# BIOVISTA COTENANTS



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



## AREA OVERVIEW

Residential  
Population ±78,180

MIRA MESA BLVD



SITE



Office Park  
Daytime Population  
±74,001

Marine Corps  
Miramar Air Station

9,300 Personnel  
6,500 Family Members  
1,300 Civilians



# BIOVISTA

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**FLOCKE &  
AVOYER**  
Commercial Real Estate

**JON HORNING**  
858.875.4667  
jhorning@flockeavoyer.com  
CA DRE No. 01027916

6165 Greenwich Drive, Suite 110  
San Diego, CA, 92122  
619.280.2600 • [flockeavoyer.com](http://flockeavoyer.com)