
RETAIL FOR LEASE

H Mart Center

9440-9460 MIRA MESA BOULEVARD
SAN DIEGO, CA 92126



NEWMARK

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SAN DIEGO, CA 92126**

Available

Suite C- 910 Square Feet (15' W x 60.5' D)

Property Highlights

Anchored by H Mart, US Bank, In-N-Out, Applebee's and Shell

Excellent visibility along Mira Mesa Boulevard and Westview Parkway.

The property is surrounded by national retailers and restaurants including Best Buy, Barnes & Noble, Old Navy, Ulta, Ross Dress for Less, Home Depot, CVS Pharmacy, Smart & Final Extra! and Regal Edwards Cinemas.

With close proximity to Interstate 15, the center benefits from the high traffic traveling along Mira Mesa Boulevard between Interstate 805 and Interstate 15.

Traffic Counts

58,935 ADT along Mira Mesa Boulevard
24,936 ADT along Westview Parkway



H Mart Center



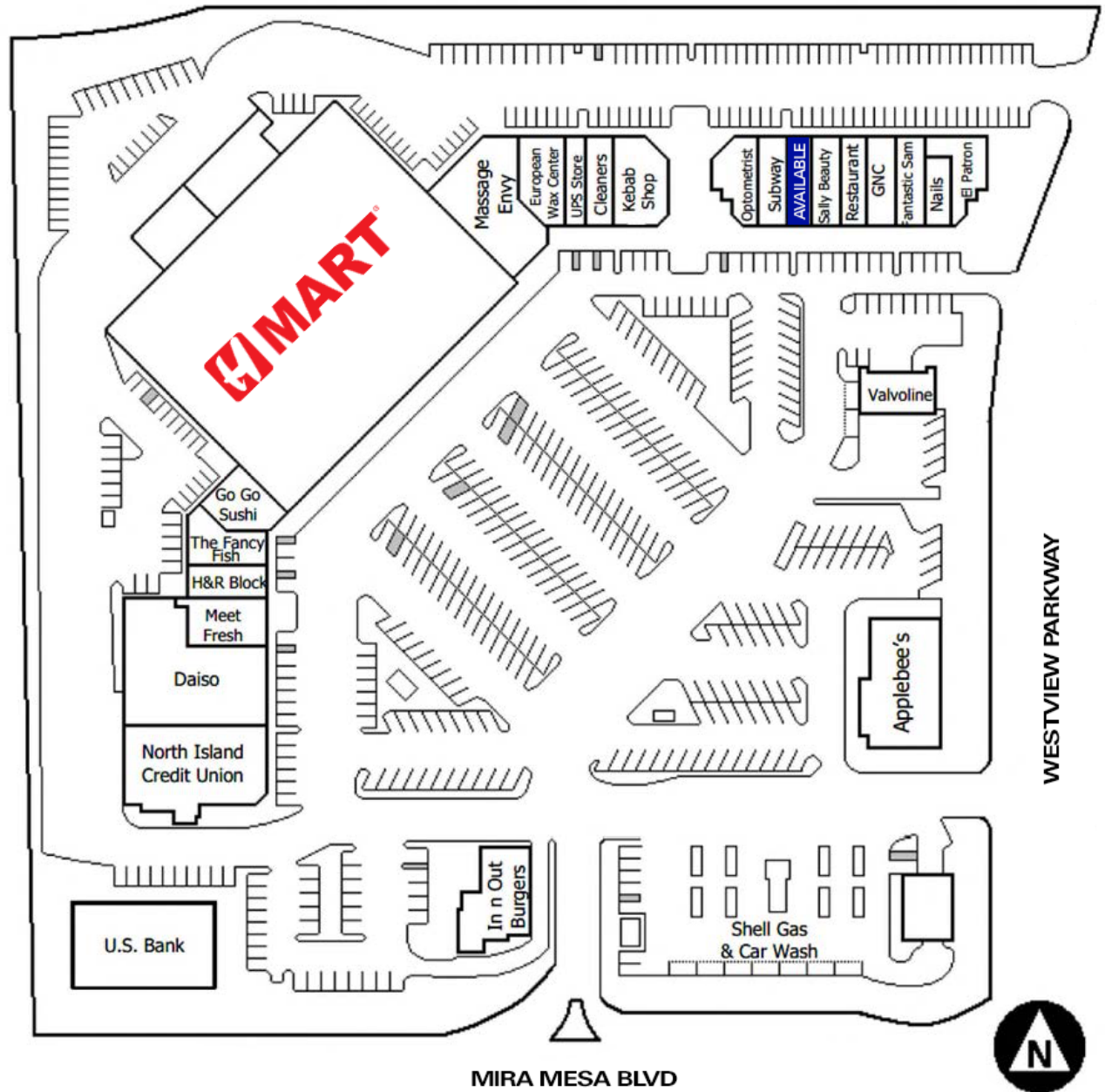
SITE PLAN

910

SQUARE FEET AVAILABLE

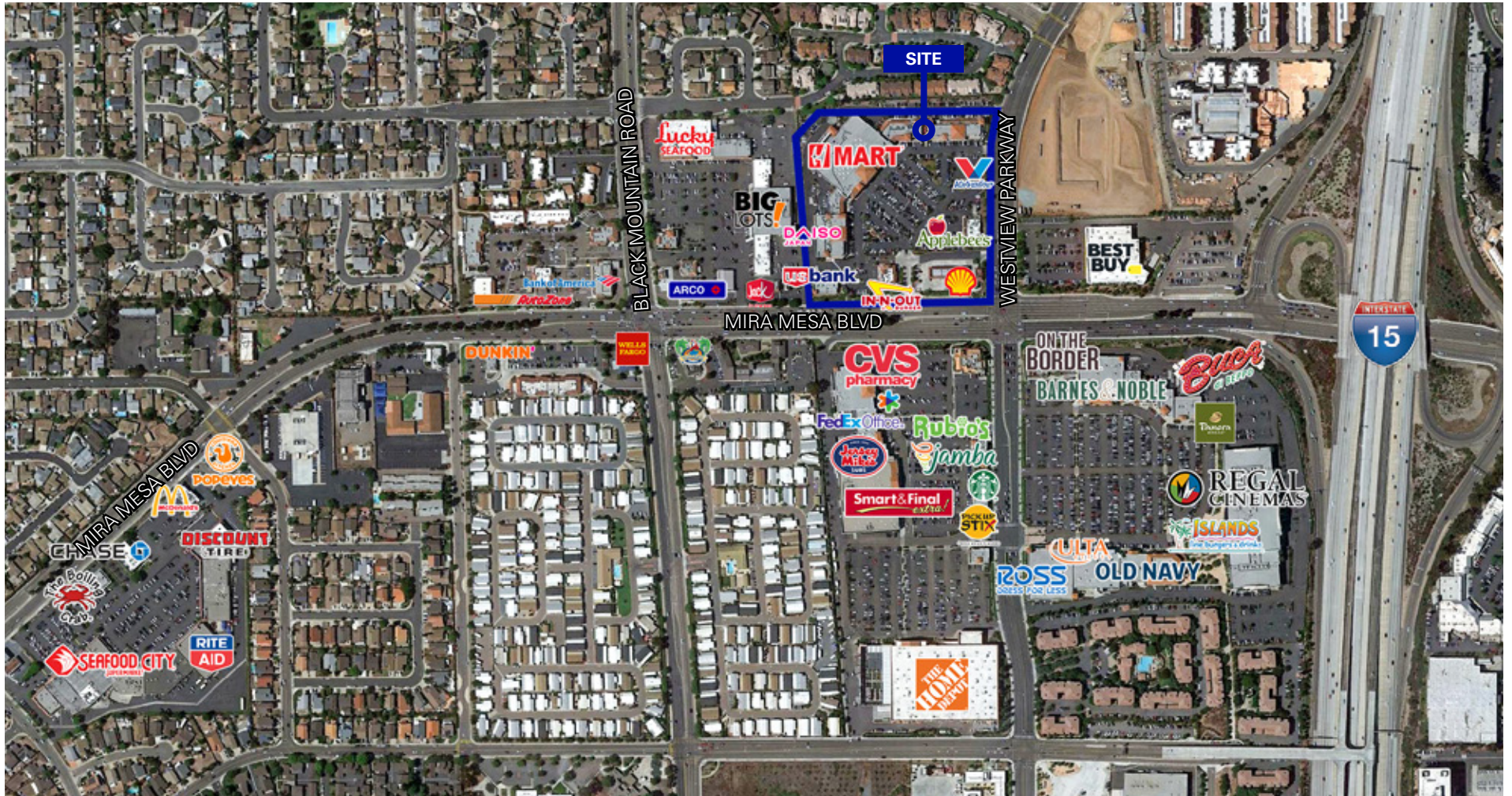


SPACE DIMENSIONS 15' BY 60.5'



TRADE AREA

H Mart Center



DEMOGRAPHICS

Mira Mesa is one of San Diego's most-centralized and well-established communities. The majority of the population is between 30 to 45 years old.

139,637

3-MILE TOTAL POPULATION

130,834

3-MILE DAYTIME POPULATION

\$140,053

3-MILE AVG. HOUSEHOLD INCOME

\$633,136

3-MILE MEDIAN HOME VALUE

	1-MILE	3-MILE	5-MILE
POPULATION			
2020 Total Population	28,567	139,637	213,029
2025 Total Population	29,479	142,780	219,900
Total Businesses	1,033	4,934	10,513
Total Employees	12,650	46,359	108,890
Total Daytime Population	27,860	130,834	234,196
2020 Median Age	37.3	37.1	37.4
HOUSEHOLDS			
2020 Total Households	9,619	45,974	70,528
2020 Housing Units	9,881	47,207	72,557
Owner Occupied Housing Units	51.7%	61.8%	63.0%
Renter Occupied Housing Units	45.7%	35.6%	34.2%
Vacant Occupied Housing Units	2.7%	2.6%	2.8%
2020 Median Home Value	\$551,662	\$633,136	\$681,261
INCOME			
2020 Average Household Income	\$121,268	\$140,053	\$150,152
< \$15,000	2.7%	2.6%	2.8%
\$15,000-\$24,999	3.2%	2.8%	2.8%
\$25,000-\$34,999	4.0%	3.2%	2.9%
\$35,000-\$49,999	7.8%	6.5%	6.0%
\$50,000-\$74,999	13.1%	12.3%	11.3%
\$75,000-\$99,999	14.3%	13.4%	12.3%
\$100,000-\$149,999	28.9%	25.4%	23.8%
\$150,000-\$199,999	14.7%	16.4%	17.0%
\$200,000+	11.1%	17.4%	21.0%
2020 Median Household Income	\$105,045	\$112,959	\$119,505
2020 Per Capita Income	\$41,539	\$46,504	\$50,054

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