

MIRA MESA SHOPPING CENTER WEST

Anchor Available for Lease

8181 Mira Mesa Boulevard, San Diego, CA 92126



48,000 SF ANCHOR OPPORTUNITY

Description:

- Rare anchor leasing opportunity with direct exposure to Mira Mesa Blvd boasting an average daily traffic count of approximately 47,000 cars per day and 21,900 cars per day on Camino Ruiz (ESRI).
- Excellent co-tenancy with Target, Vinh-Hung Super Market, Grocery Outlet, Big 5 Sporting Goods, Fuddruckers and local favorites, Rockin Baja Lobster and Broken Yolk.
- Prominent monumnet signage available on Mira Mesa Blvd and Camino Ruiz.
- Located immediately adjacent to the Mira Mesa Mall which includes such notable retailers as Vons, CVS, Bed Bath & Beyond, Marshalls, and Petco. In addition, Sprouts, Michaels and BevMo are currently under construction to backfill the former Kohl's.
- Strategically located along Mira Mesa Boulevard, Mira Mesa's main thoroughfare between Interstates 805 and 15.
- Tremendous daytime population of 148,789 employees and 227,425 residents within a 5-mile radius.

Demographics

	1 MILE	3 MILES	5 MILES
Population '17	31,288	104,498	227,425
Population '22	32,255	109,086	239,126
Average H.H. Income	\$110,145	\$130,363	\$159,863
Daytime Population	4,383	72,924	148,789

Source: ESRI, 2018



For further information, please contact our exclusive agents:

JOHN JENNINGS

Senior Managing Director

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CA RE License #01215740

**Newmark
Knight Frank**

4655 Executive Drive, Suite 800, San Diego, CA 92121

T 858.875.3600

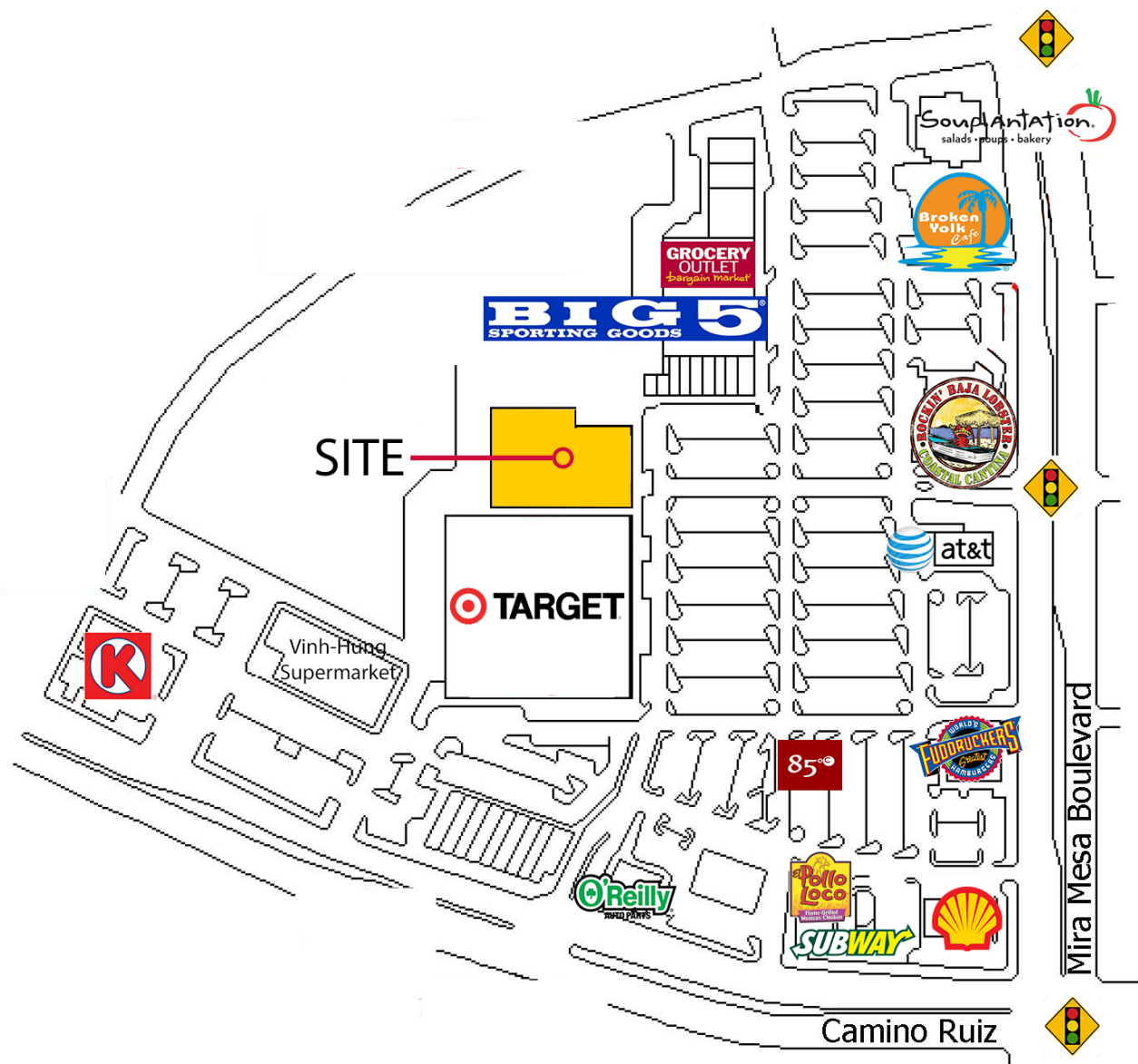
Corporate CA RE #01355491

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SITE PLAN

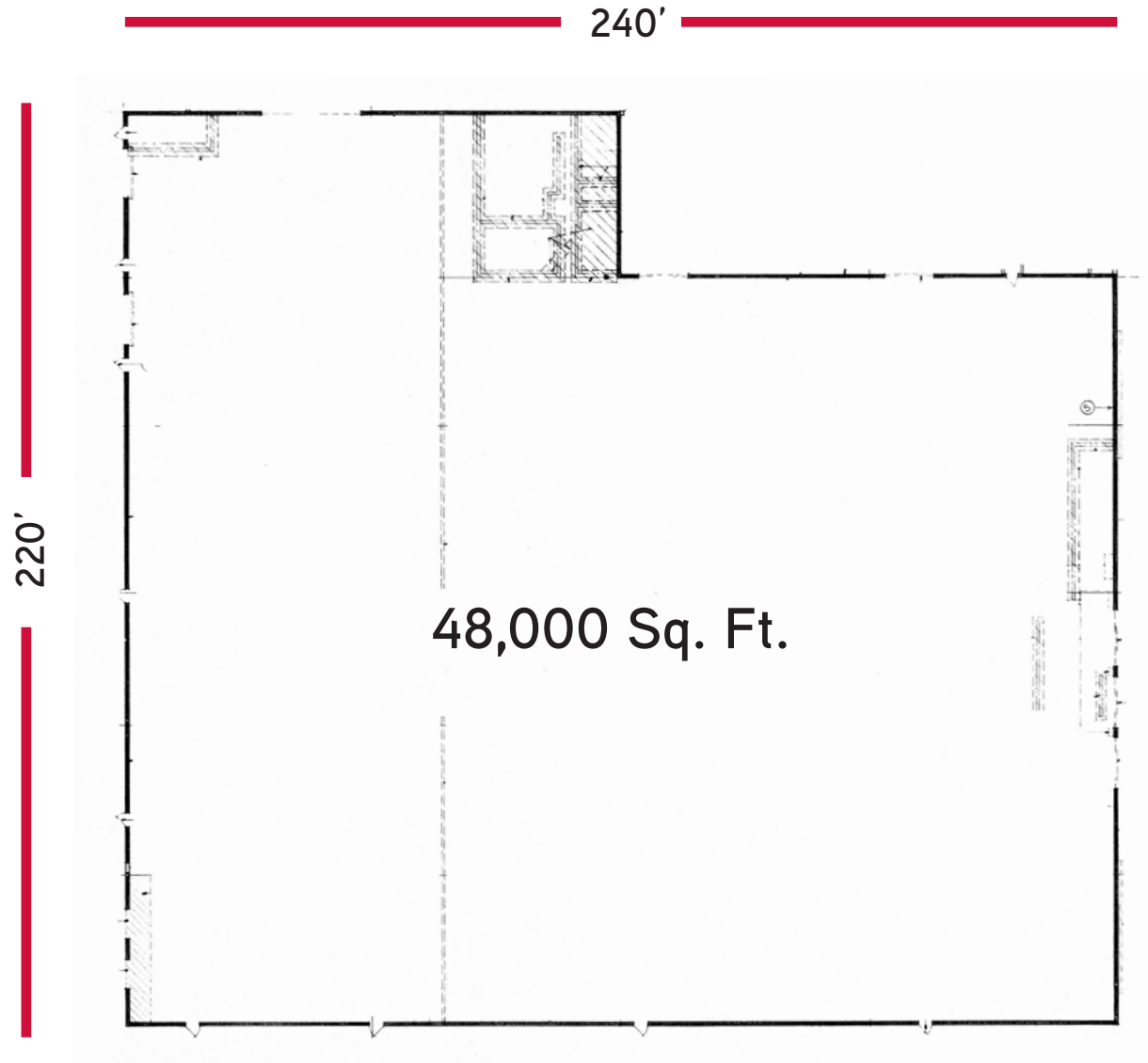


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FLOOR PLAN



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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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Executive Summary

8181 Mira Mesa Blvd, San Diego, California, 92126
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.91255
Longitude: -117.14771

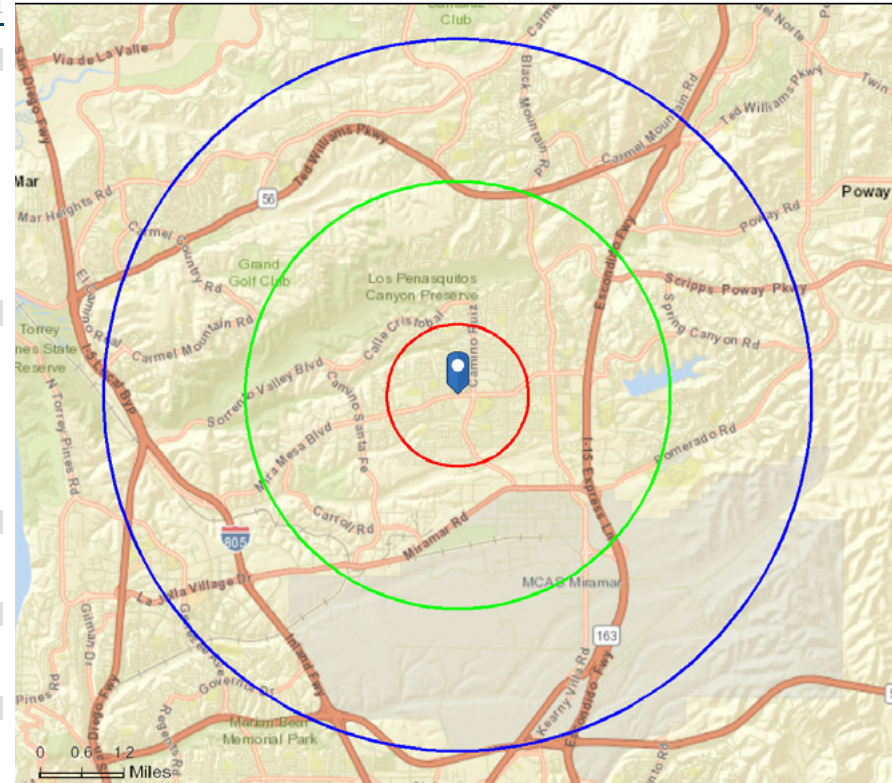
	1 mile	3 miles	5 miles
Population			
2000 Population	31,294	95,651	176,465
2010 Population	30,200	97,591	210,205
2017 Population	31,288	104,498	227,425
2022 Population	32,255	109,086	239,126
2000-2010 Annual Rate	-0.36%	0.20%	1.77%
2010-2017 Annual Rate	0.49%	0.95%	1.09%
2017-2022 Annual Rate	0.61%	0.86%	1.01%
2017 Male Population	51.3%	52.0%	50.8%
2017 Female Population	48.7%	48.0%	49.2%
2017 Median Age	37.7	35.9	36.5
Households			
2000 Households	9,937	29,896	58,580
2010 Households	9,661	31,318	71,326
2017 Total Households	9,955	33,376	76,537
2022 Total Households	10,234	34,800	80,186
2000-2010 Annual Rate	-0.28%	0.47%	1.99%
2010-2017 Annual Rate	0.41%	0.88%	0.98%
2017-2022 Annual Rate	0.55%	0.84%	0.94%
2017 Average Household Size	3.13	3.02	2.92
Median Household Income			
2017 Median Household Income	\$80,725	\$94,651	\$109,654
2022 Median Household Income	\$87,652	\$102,913	\$118,950
2017-2022 Annual Rate	1.66%	1.69%	1.64%
Average Household Income			
2017 Average Household Income	\$97,276	\$115,697	\$141,834
2022 Average Household Income	\$110,145	\$130,363	\$159,863
2017-2022 Annual Rate	2.52%	2.42%	2.42%
Per Capita Income			
2017 Per Capita Income	\$31,177	\$37,847	\$48,131
2022 Per Capita Income	\$35,160	\$42,439	\$53,972
2017-2022 Annual Rate	2.43%	2.32%	2.32%



Site Map

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