



ULTA
BEAUTY

OLD NAVY



MIRAMESSA
MARKET



PROPERTY HIGHLIGHTS



Current Spaces Available

±5,602 SF | ±6,600 SF

Potentially Available | ±1,529 SF | ±2,675 SF

- The Mira Mesa Market Center is one of San Diego's most Active and dynamic centers
- The diverse tenant mix of regional and daily needs provides strong retail sales
- Demographics in the area are compelling 194,000 people with \$136,000 average household income within 5 miles
- The heavily trafficked 15 freeway and Mira Mesa Boulevard provide exposure to a combined traffic count of over 350,000 cars per day



SITE PLAN

WEST TENANTS

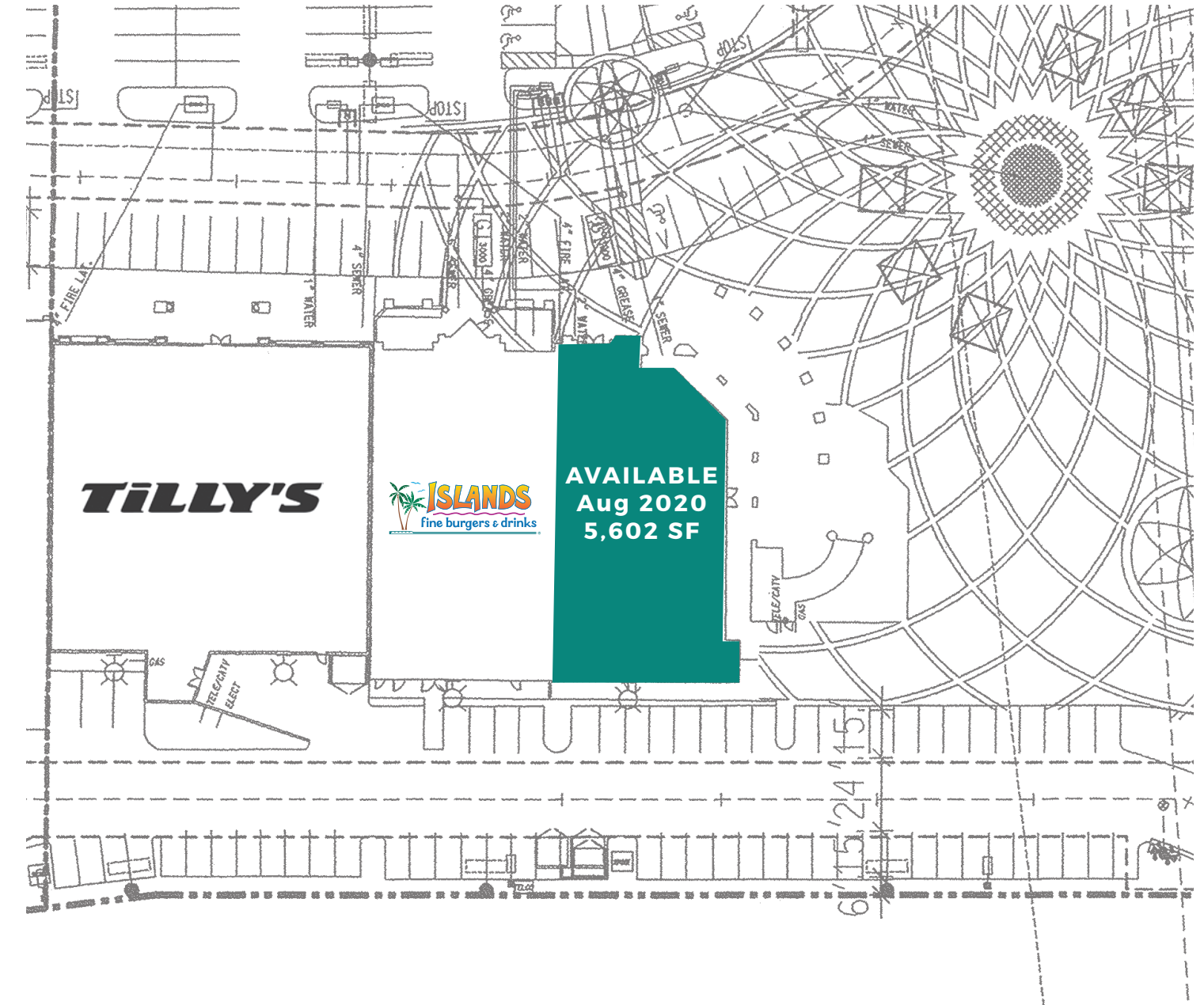
ADDRESS	TENANT	SF
10604	Home Depot	129,833
10678	Compass Bank	3,000
10712	Pick Up Stix	2,396
10716	Cold Stone Creamery	1,332
10720	Starbucks	1,758
10724	Jamba Juice	1,314
10728	Daphne's California Creek (potentially available)	1,529
10732	Rubio's Baja Grill	2,145
10740-A	Smart & Final Extra	37,028
10740-B	[IN LEASE]	18,461
10754	Verizon Wireless	1,717
10756	Tastea (Coming Soon)	1,394
10760	Serenity Nails	1,379
10764	Jersey Mike's Subs	1,373
10770-A	FedEx Office	4,220
10770-B	Mission Federal Credit Union	2,250
10776	CVS	21,018
10788	AVAILABLE	6,600
TOTAL WEST		238,747

EAST TENANTS

ADDRESS	TENANT	SF
10643	Ross	30,026
10655	Old Navy	12,508
	ULTA Beauty	9,940
10661	Tilly's	10,500
10669	Islands	5,615
10673	AVAILABLE Aug. 2020	5,602
10679	Office Space	12,350
10733	Edwards Theatres	94,041
10749	Buca Di Beppo	9,998
10751	Panera Bread	4,500
10753	T-Mobile	3,350
10755	Real Deal Mattress (potentially available)	2,675
10757	Bath & Body Works	2,825
10761	The Men's Wearhouse	5,000
10765	GEN Korean	6,525
10775	Barnes & Noble	26,566
10789	On the Border	7,039
TOTAL EAST		249,060



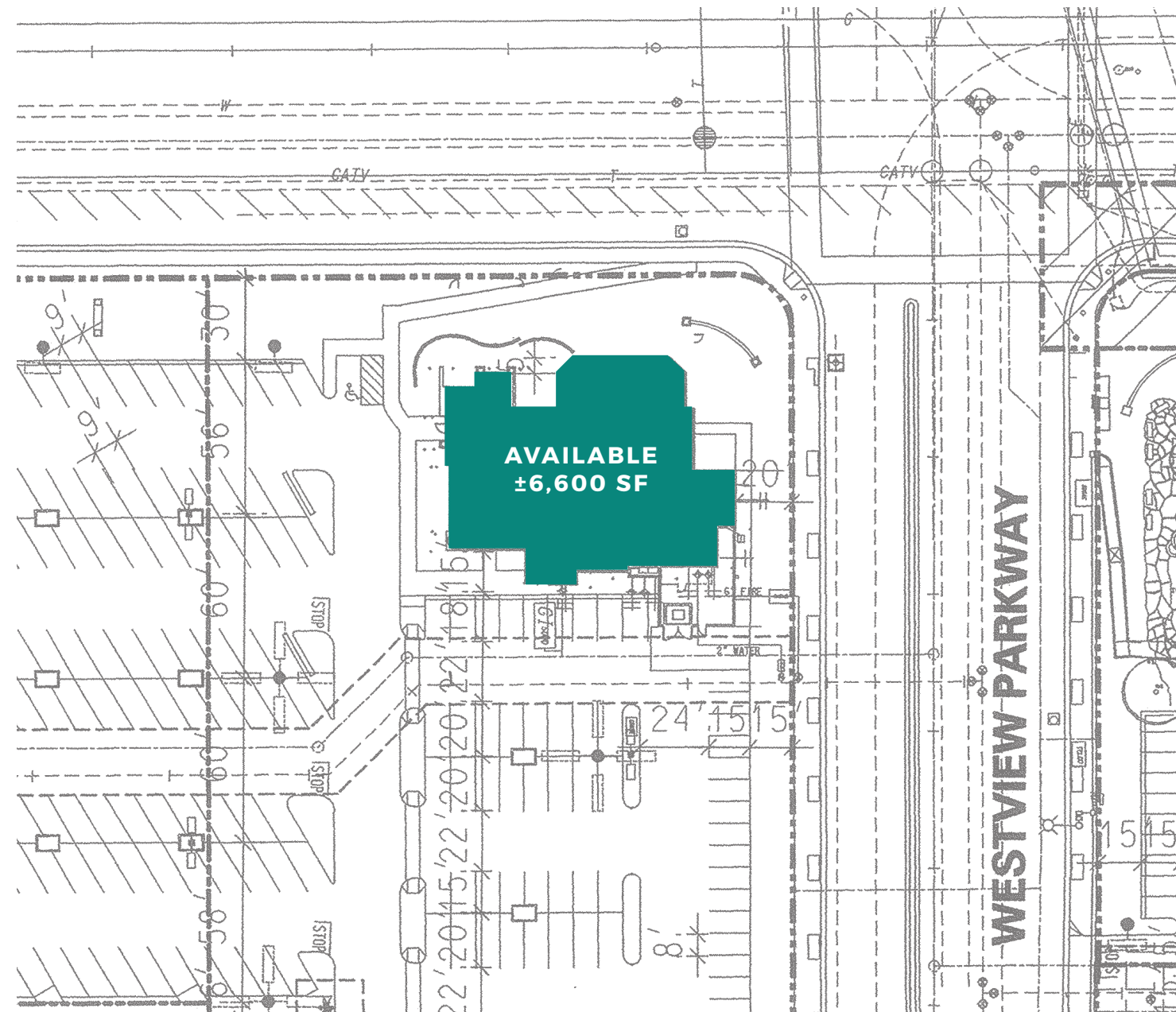
AVAILABLE AUGUST 2020 | 5,602 SF



END CAP
ADJACENT TO
ISLANDS
AVAILABLE
AUGUST 2020



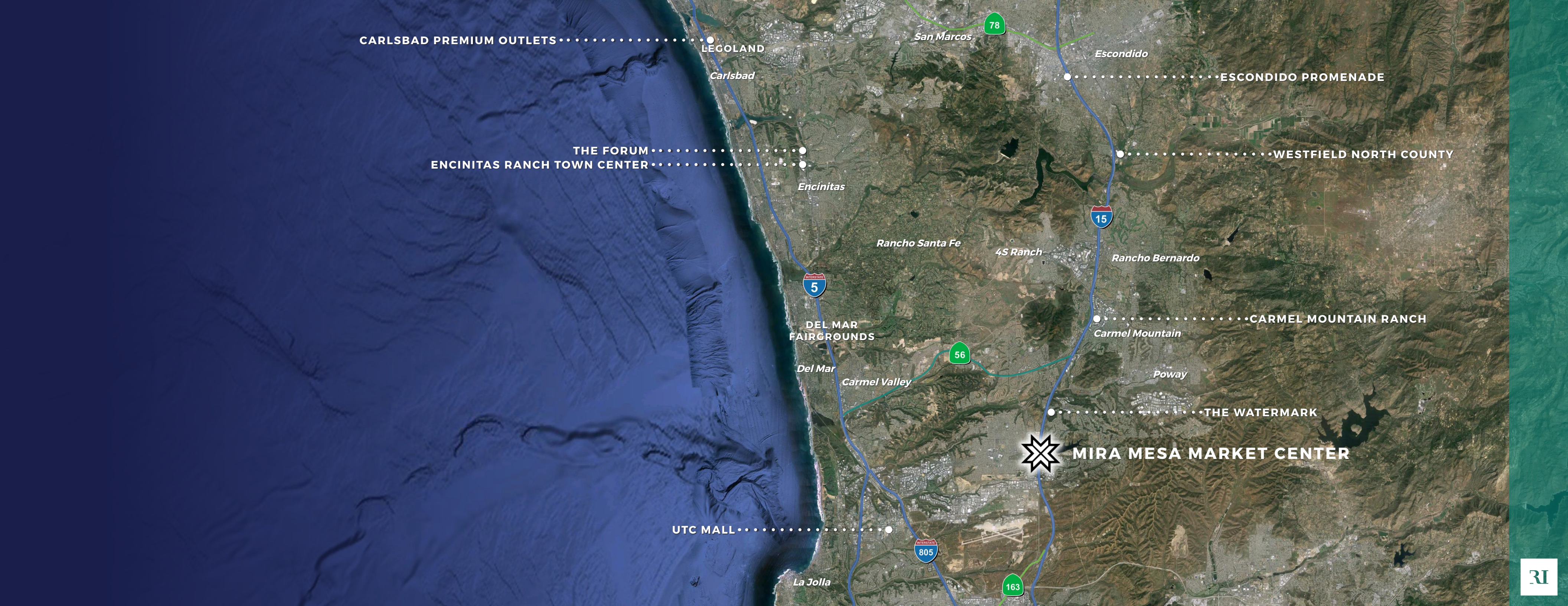
AVAILABLE | ±6,600 SF



AVAILABLE PAD

6,600 SF

[FORMER
MIMI'S CAFE]



CARLSBAD PREMIUM OUTLETS.....

LEGOLAND

Carlsbad

San Marcos

78

Escondido

.....ESCONDIDO PROMENADE

THE FORUM.....

ENCINITAS RANCH TOWN CENTER.....

Encinitas

.....WESTFIELD NORTH COUNTY

Rancho Santa Fe

4S Ranch

Rancho Bernardo

INTERSTATE

5

INTERSTATE

15

DEL MAR FAIRGROUNDS

Del Mar

Carmel Valley

56

Carmel Mountain

Poway

.....CARMEL MOUNTAIN RANCH



MIRA MESA MARKET CENTER

.....THE WATERMARK

UTC MALL.....

La Jolla

INTERSTATE

805

163

DEMOGRAPHICS

A Rare Opportunity to locate your business in one of San Diego's best retail centers.

Mira Mesa Market Center draws daily shoppers not only from Mira Mesa but also from Scripps Ranch, an affluent community which consists of 4,800 residential units with average incomes exceeding \$132,600. Additionally, Scripps Ranch submarket contains over 3.6 million SF of office and industrial space enhancing the trade area's strong daytime population. The shopping center has a very strong customer base due to its convenient location and diverse mix of tenants from entertainment, daily needs, soft goods, specialty stores, service users and a variety of restaurants.



2018 ESTIMATED DEMOGRAPHICS	3 MILE	5 MILES	7 MILES
Population	137,802	211,759	383,577
Average Household Income	\$130,688	\$137,139	\$142,018
Daytime Population	110,355	226,258	476,740

TRAFFIC COUNTS (AVERAGE DAILY TRAFFIC)

Mira Mesa Blvd.....	±76,000
Interstate 15.....	±278,068





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