

Mira Mesa Shopping Center West

RETAIL FOR LEASE

8105-8349 MIRA MESA BOULEVARD
SAN DIEGO, CA 92126

AVAILABLE

3,200 SF In-line Space

PROPERTY HIGHLIGHTS

Excellent co-tenancy with Target, Hobby Lobby, Vinh-Hung Super Market, Grocery Outlet, Big 5 Sporting Goods, Raising Cane's, and local favorites 85 Degrees, Broken Yolk, and California Fish Grill.

Located immediately adjacent to the Village at Mira Mesa which includes notable retailers such as Vons, CVS Pharmacy, Burlington, Michaels, Marshalls, Petco, Sprouts, Dollar Tree and BevMo!

Strategically located at the premier intersection in Mira Mesa. Additionally, the center benefits from the high traffic traveling along Mira Mesa Blvd between the 805 and 15 freeways.

TRAFFIC COUNTS

±44,627 ADT along Mira Mesa Boulevard
±19,989 ADT along Camino Ruiz



NEWMARK | PACIFIC

SITE PLAN AND TENANT ROSTER

Camino Ruiz

SUITE	TENANT
10520	Circle K
10550	Vinh Hung Supermarket
10606-1	Paris Sandwiches
10606-2	LHK Noodle Bar
10606-4	Fancy Salon
10606-5	Hertz
10606-6	Annapurna Indian Cuisine
10606-7	Trining's Bakery & Cafe
10606-8	Lyon's Pharmacy (Coming Soon)
10606-9	Domino's
10606-10	Citibank
10656	O'Reilly Auto Parts
10660	Golden Island



Mira Mesa Boulevard

SUITE	TENANT
8105	All That Shabu
8111 A	Broken Yolk
8111B	Two Hands Hot Dogs
8135-1	Bruster's Ice Cream (Coming Soon)
8135-2	American Animal Hospital
8137	Neovision Optometry
8139	AVAILABLE w/30 DAY NOTICE
8145-1	Big 5
8145-2A	Goodwill
8145-3	Grocery Outlet
8155-1	Mira Mesa Barber
8155-2	T-Mobile
8155-3	Tora Tora Sushi
8155-4	Bobalicious
8155-5	The Joint
8155-6	Sayulitas Mexican Food
8155-7	Nail 2000+
8155-8	Cricket Wireless
8155-9	Golden Chopsticks
8181	Hobby Lobby
8251	Target
8265	85°C
8285-A	Max's Restaurant
8285-B	California Fish Grill
8345	Chevron
8347	Better Buzz Coffee
8349	El Pollo Loco

CENTER PHOTOS



Tenants in the Market



MIRA MESA BOULEVARD

MIRA MESA COMMUNITY PARK

MIRA MESA HIGH SCHOOL

CAMINO RUIZ

MIRA MESA SHOPPING CENTER WEST



DEMOGRAPHICS

104,744
3-MILE TOTAL POPULATION

136,152
3-MILE DAYTIME POPULATION

\$177,649
3-MILE AVG. HOUSEHOLD INCOME

\$911,073
3-MILE MEDIAN HOME VALUE

		1-MILE	3-MILE	5-MILE
POPULATION	2025 Population	28,165	104,744	230,200
	2030 Population	28,092	106,397	231,295
	Total Businesses	673	6,754	13,142
	Total Employees	5,800	72,340	177,955
	Total Daytime Population	20,624	136,152	276,667
	2025 Median Age	39.8	37.0	38.3
HOUSING	2025 Total Households	9,235	34,499	80,325
	2025 Housing Units	9,420	35,637	83,679
	Owner Occupied Housing Units	58.7%	55.6%	56.8%
	Renter Occupied Housing Units	39.4%	41.2%	39.2%
	Vacant Housing Units	2.0%	3.2%	4.0%
	2025 Median Home Value	\$843,807	\$911,073	\$1,080,658
INCOME	2025 Average Household Income	\$164,283	\$177,649	\$204,086
	2025 Median Household Income	\$128,958	\$139,503	\$158,946
	2025 Per Capita Income	\$54,197	\$59,337	\$71,786
INCOME BREAKDOWN	<\$15,000	3.3%	3.4%	4.2%
	\$15,000- \$24,999	2.1%	2.0%	1.7%
	\$25,000- \$34,999	3.0%	3.1%	2.5%
	\$35,000- \$49,999	5.3%	4.3%	3.9%
	\$50,000- \$74,999	11.8%	10.0%	8.2%
	\$75,000- \$99,999	9.7%	10.8%	8.9%
	\$100,000- \$149,999	22.5%	19.4%	17.0%
	\$150,000- \$199,999	17.4%	16.6%	15.9%
	\$200,000+	25.0%	30.5%	37.8%

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