

SIHI



PV

**PARK VALLEY CENTER**

1640 Camino De La Reina  
San Diego, CA





### HIGHLIGHTS

- Anchored by Best Buy, Saks Off 5th, Staples, PetSmart
- Located across the street from The Valley Mall, with Fashion Valley nearby
- Regional retail destination drawing customers from the entire county of San Diego
- Close proximity to the new SDSU Mission Valley Campus
- Diverse mix of uses in Mission Valley generates over 140,000 ADT within 3 miles of the property.
- Approximately 4,717,000 SF of office space in Mission Valley
- 20+ major hotels totaling ±5,400 hotel rooms in trade area
- Notable developments currently underway:
  - SDSU Project | 35,000-seat stadium; 1.5 mil SF office/tech/lab space; 95,000 SF retail; 4,600 residential units
  - Civita | Mixed-use project with ground floor retail & 4,500 residential units
  - Riverwalk | Anchored retail project coming soon with 4,300 apartment units

### DEMOGRAPHICS

	1 mi	3 mi	5 mi
Population:	19,627	231,434	546,605
Average HH Income:	\$110,561	\$94,565	\$91,724
Daytime Population:	10,103	124,399	275,240

### ANCHOR PROFILE



717.8k visits per year\*



123.8k visits per year\*



202.9k visits per year\*



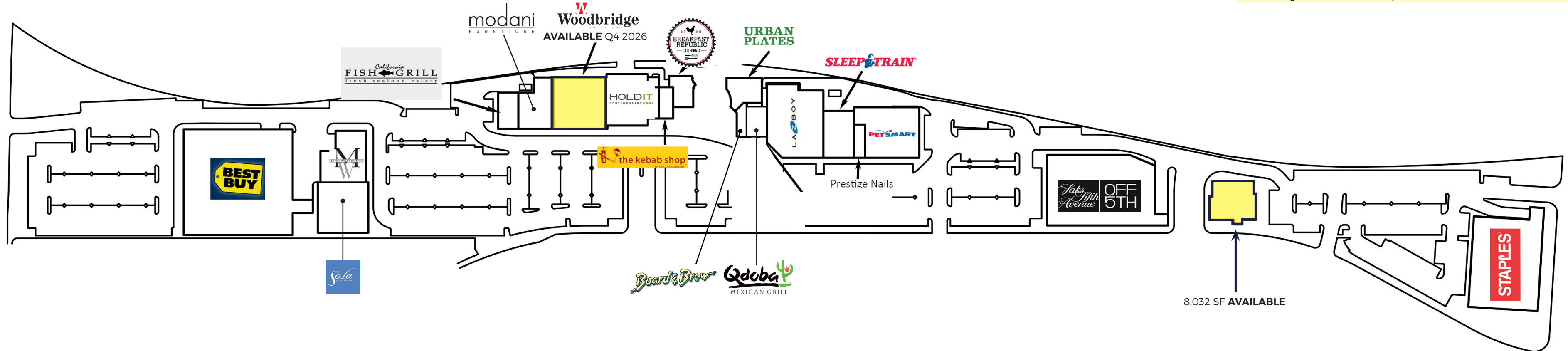
155.8k visits per year\*

\* data from placera.i

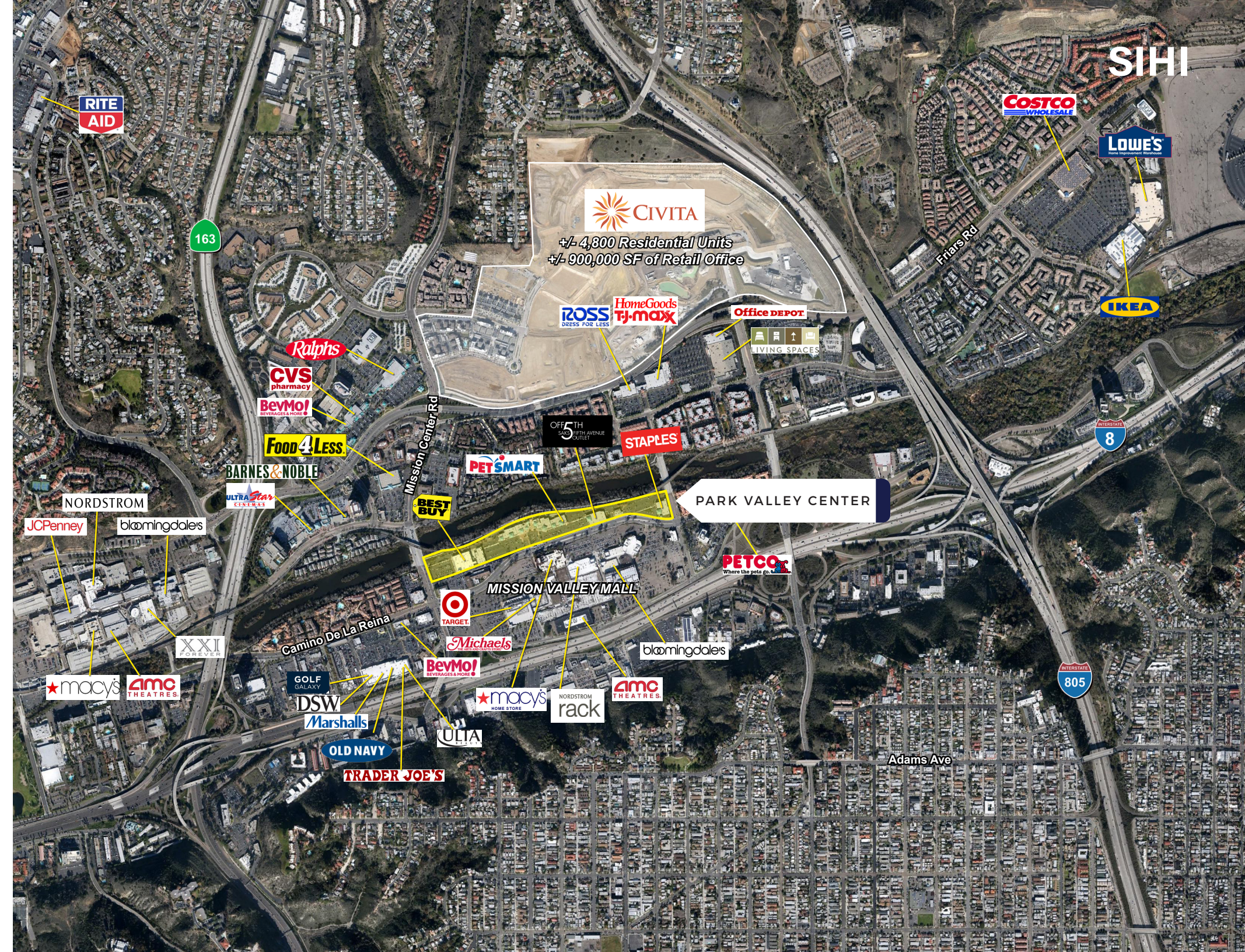




Tenant	Suite	GLA	Tenant	Suite	GLA
Modani Furniture	1530 Suite C-2	6,000	PetSmart	1660 Suite D	11,574
Best Buy	5151	45,360	Sola Salon Studios	5171 Suite B-3	9,996
Hold It!	15770 Suite D-1/2	9,500	Prestige Nails	1660 Suite B	1,437
The Kebab Shop	1570 Suite D-3	1,500	Saks Off 5th	1750 Suite H-1	29,997
La-Z-Boy	1640-A	15,005	Urban Plates	1620 Suite E-1	3,461
The Men's Warehouse	5171 Suit B/C	7,980	Sleep Train	1660 Suite A	5,512
Available	1770	8,032	Staples	1880	24,049
Qdoba	1620 C/D	2,400	Board & Brew	1620-B	1,222
Breakfast Republic	1570 Suite D-4	2,436	California Fish Grill	1530 C-1	2,500
			Woodbridge Interiors - AVAIL Q4 2026	1530 Suite C-3	10,500









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RETAILINSITE

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