



Camino Village

11255-11295 Camino Ruiz,
San Diego, CA

**Pad Suite
Potentially Available.**

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MIRAMESA / CALIFORNIA



About the Area.

M I R A M E S A / C A L I F O R N I A

Camino Village is a ±22,000 SF retail center located at 11255–11295 Camino Ruiz, positioned in the heart of Mira Mesa—one of San Diego’s most established and diverse neighborhoods. The center benefits from excellent visibility and access, sitting just north of the heavily trafficked intersection of Camino Ruiz and Mira Mesa Boulevard, home to a strong lineup of national retailers and daily traffic drivers.

Surrounded by a dense residential population and major employment hubs, Mira Mesa offers a well-balanced mix of families, young professionals, and long-time residents. The area continues to attract new investment thanks to its central location, strong demographics, and growing demand for quality retail. Camino Village presents a rare opportunity for businesses looking to tap into one of San Diego’s most active and resilient trade areas.

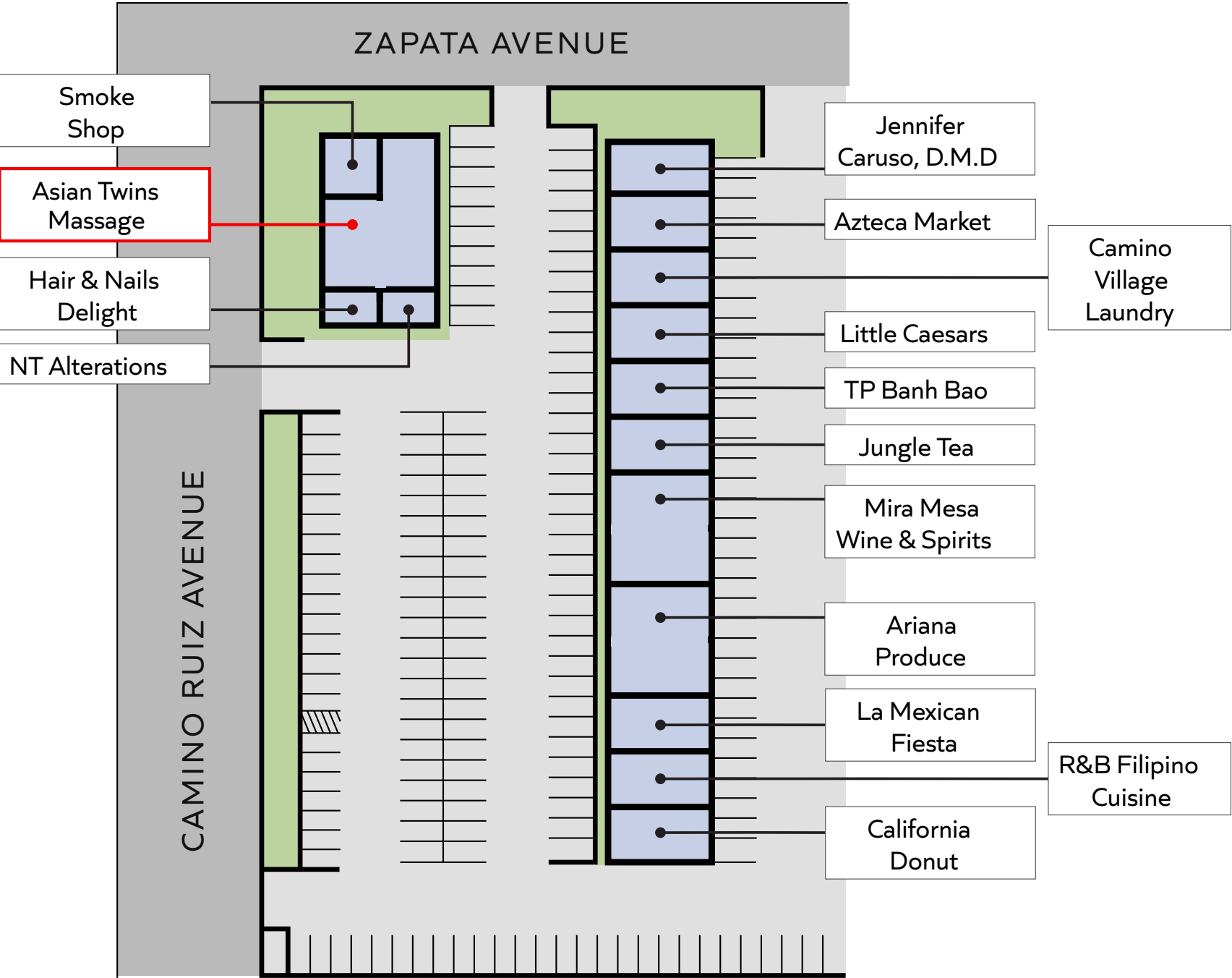
P R O P E R T Y H I G H L I G H T S

- 2,880 SF Pad suite potentially available for lease - Do not disturb tenant
- Exceptional Visibility to Camino Ruiz (add traffic), a main traffic corridor in Mira Mesa
- Close proximity to national retailers: Target, Vons, Sprouts, Home Depot, Michael’s, and Petco
- Located in the heart of the Mira Mesa neighborhood, home to over 75,000 employees and 77,000 residents



Availabilites & Site Plan.

Suite	Tenant	SF
111279	Jennifer Caruso, D.M.D	1,600
11277	Azteca Market	1,320
11275	Camino Village Laundry	1,440
11273	Little Caesars	1,440
11271	TP Banh Bao	1,440
11269	Jungle Tea	1,340
11265	Mira Mesa Wine & Spirits	2,880
11261	Ariana Produce	2,880
11259	La Mexican Fiesta	1,440
11257	R&B Filipino Cuisine	1,440
11255	Donutopolis	1,330
295-1	Smoke Shop	975
295-2	NT Alterations	599
295-3	Potentially Available (do not disturb tenant)	2,880
295-4	Hair & Nails Delight	500



This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

Aerial Map.



The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

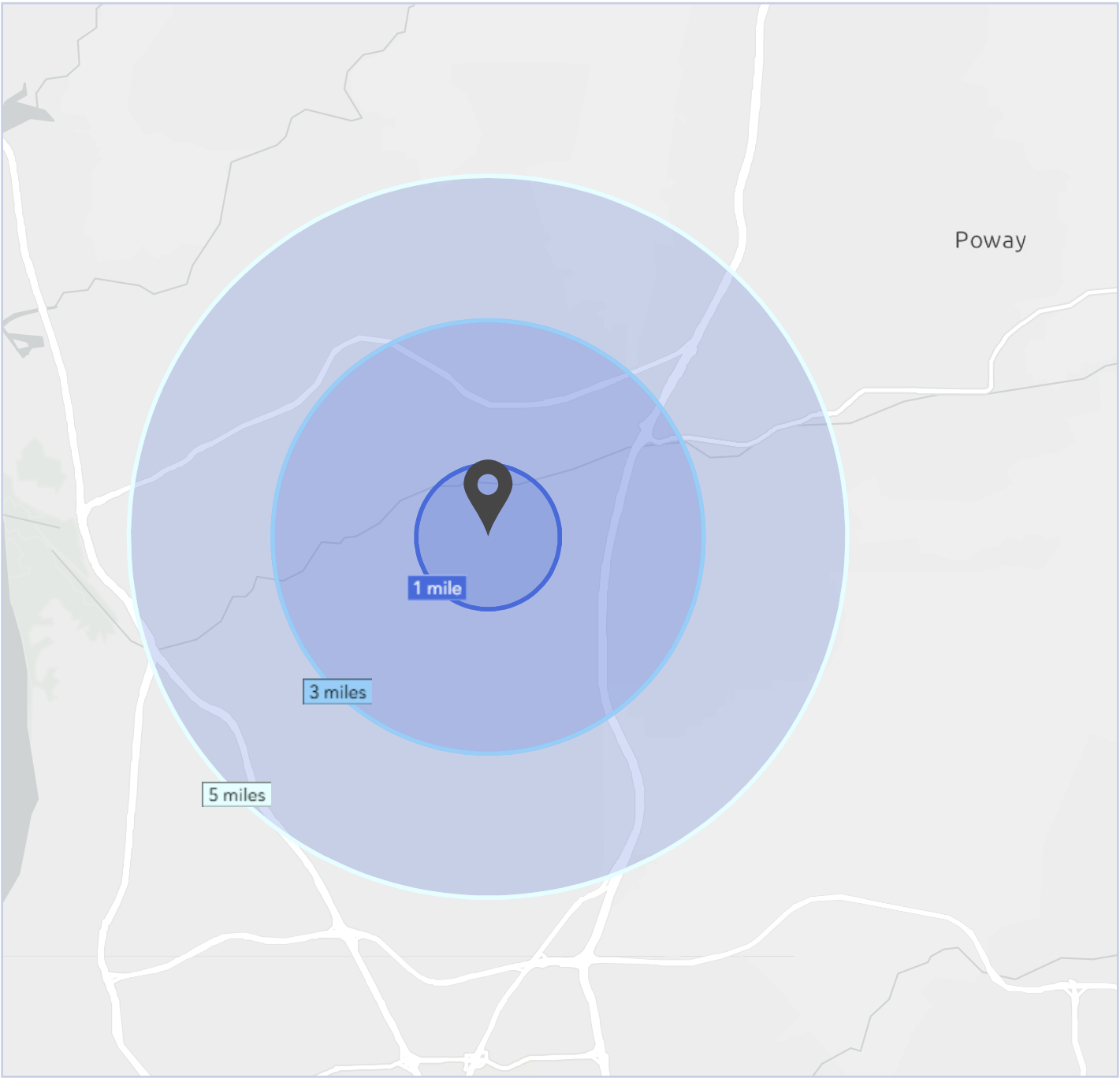
Camino
Village



M I R A M E S A / C A L I F O R N I A

Area Demographics.

M I R A M E S A / C A L I F O R N I A



Population	1 Mile	3 Miles	5 Miles
Estimated Population	4,307	136,721	234,318
Forecasted Population (2029)	23,774	137,829	234,921
Daytime Demos			
Total Number of Businesses	354	6,296	11,278
Total Number of Employees	3,828	77,432	150,275
Median Hh Income			
Estimated Median Household Income	\$125,224	\$137,917	\$154,871
Median Household Income	\$144,463	\$156,467	\$172,558
Avg Hh Income			
Estimated Avg Household Income	\$182,888	\$206,312	\$229,855
Avg Household Income	\$158,880	\$181,333	\$203,259
Other Income			
Est. Proj. Median Disposable Income	\$103,402	\$108,352	\$116,639

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