



ULTA
BEAUTY

OLD NAVY



MIRA MESA
MARKET

— EAST —



PROPERTY HIGHLIGHTS



Current Spaces Available

±5,602 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
- Strong food and beverage demand from locals
- Daytime employees and students with Mesa Jr College (over 29,000 students) immediately south

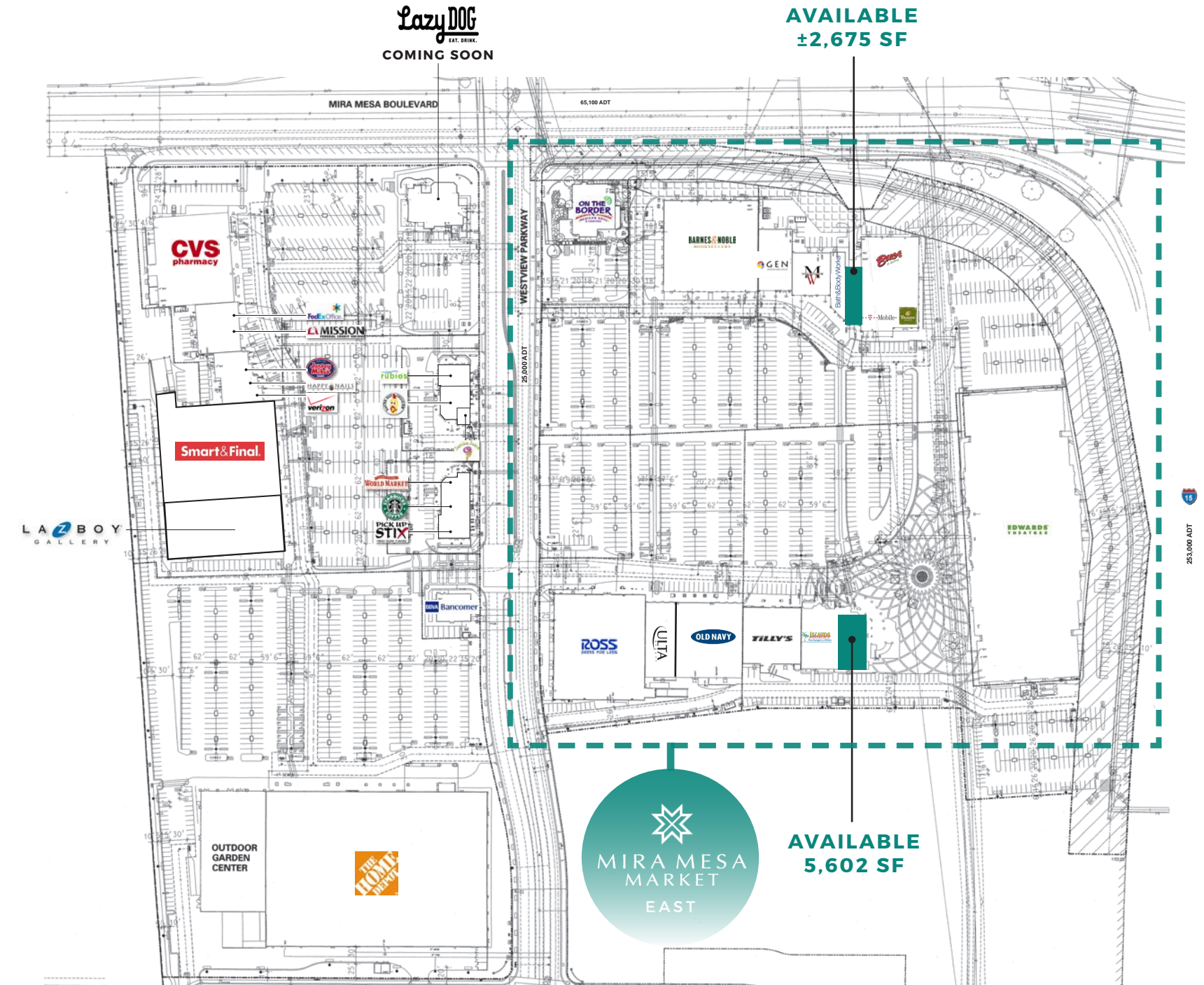


SITE PLAN

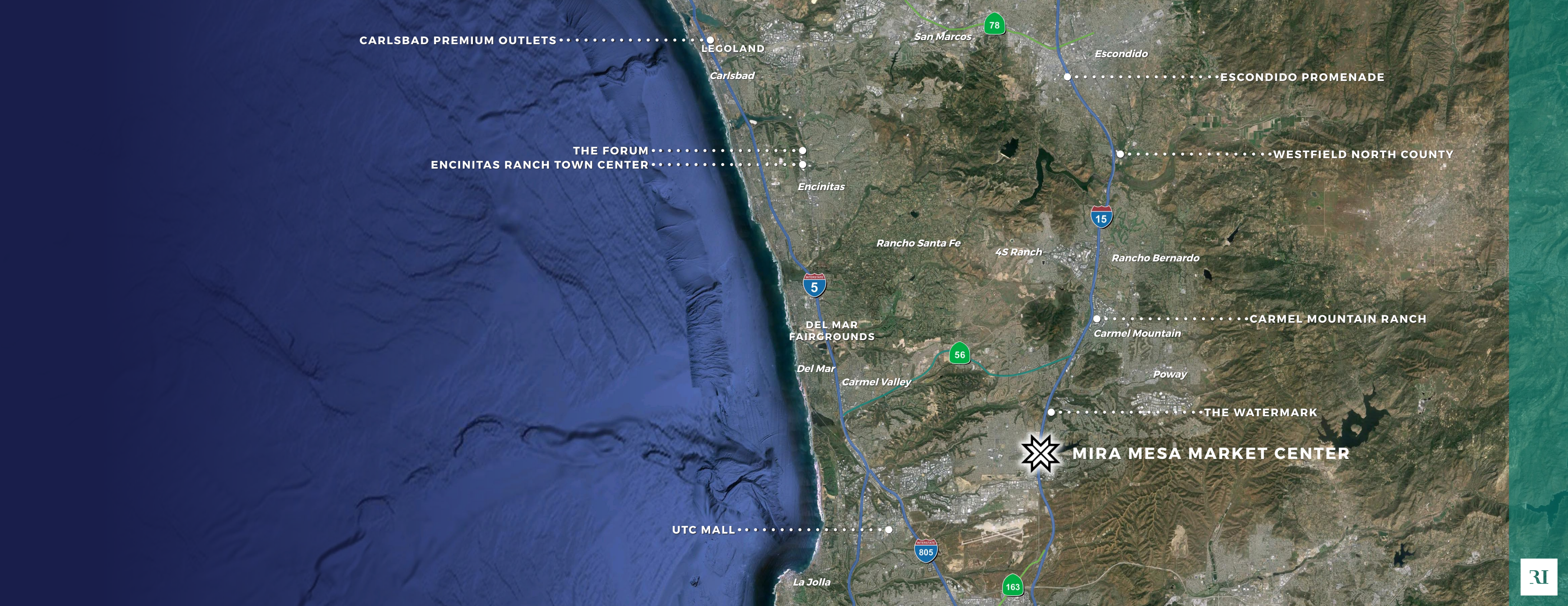


EAST TENANTS

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	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	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



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.



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

5

DEL MAR FAIRGROUNDS

Del Mar

Carmel Valley

56

Carmel Mountain

Poway

.....CARMEL MOUNTAIN RANCH



MIRA MESA MARKET CENTER

.....THE WATERMARK

UTC MALL.....

La Jolla

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.



2023 ESTIMATED DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	27,358	133,706	209,934
Average Household Income	\$129,676	\$161,897	\$172,655
Daytime Population	25,136	126,642	236,166

TRAFFIC COUNTS (AVERAGE DAILY TRAFFIC)

Mira Mesa Blvd.....	±79,768
Interstate 15.....	±285,000



Demographics produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.





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