

Village at Mira Mesa

8110 - 8340 Mira Mesa Boulevard | San Diego, CA 92126

San Diego County

San Diego-Chula Vista-Carlsbad, CA

433,684 Sq Ft

32.9142, -117.1467



| Demographics | 1 Mile | 3 Miles | 5 Miles |
|--------------|-----------|-----------|-----------|
| Population | 32,107 | 108,199 | 232,173 |
| Daytime Pop. | 26,804 | 172,913 | 373,085 |
| Households | 10,354 | 34,952 | 78,320 |
| Income | \$169,076 | \$186,802 | \$215,349 |

Source: Synergos Technologies, Inc. 2024

Highly trafficked center drawing an estimated 7.8M+ annual visits (Placer.ai 2024)

Multi-anchored center with of top national retailers including Sprouts Farmers Market, Vons, Bevmo!, Marshalls, CVS/pharmacy, Michaels, Burlington and Petco

High visibility from 46K+ vehicles daily on Mira Mesa Blvd and 23K+ vehicles daily on Cam Ruiz (Kalibrate 2022)

Affluent and highly educated trade area with an avg household income of \$163K+ and 54% that have a college education within 3 miles

Surrounded by a strong daytime population of 177K+ and a dense population of 105K+ residents within 3 miles



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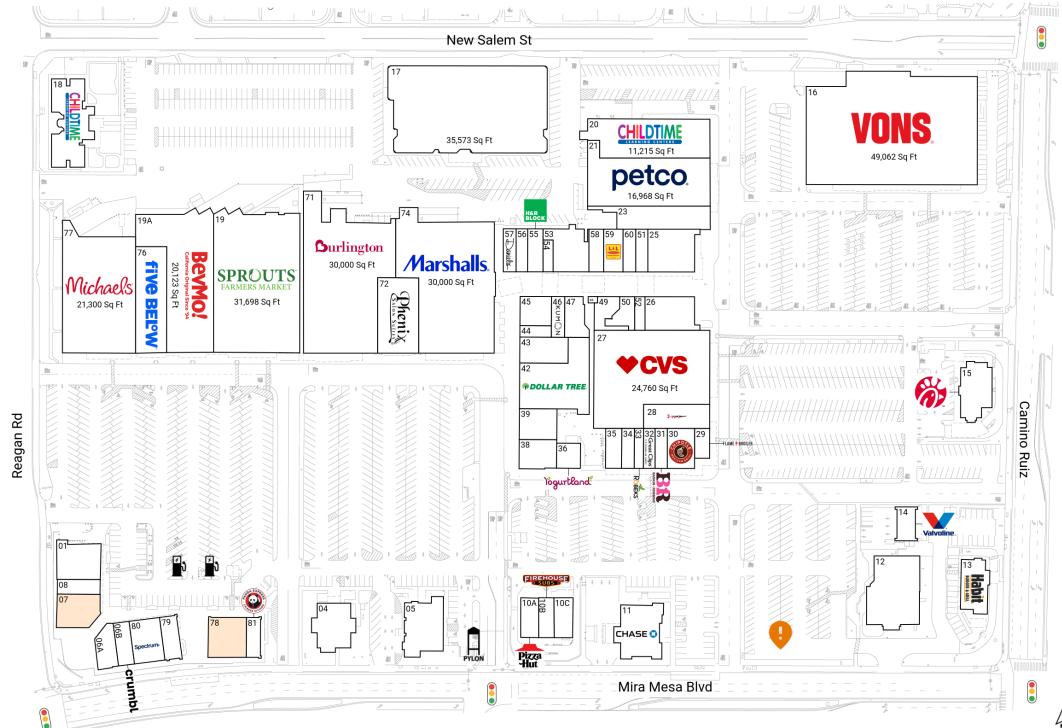
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This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.
4049

Available Spaces

| | | | |
|----|-------------|-------|---------|
| 07 | 4,560 Sq Ft | OPO 1 | 0 Sq Ft |
| 78 | 3,525 Sq Ft | 360° | |

Current Tenants

| | | Space size listed in square feet | | |
|-----|------------------------------|----------------------------------|----|-------------------------------------|
| 01 | Bafang Dumpling | 3,080 | 33 | Robeks 975 |
| 04 | Manna BBQ | 3,888 | 34 | Thai 2 You 1,344 |
| 05 | Mission Federal Credit Union | 5,465 | 35 | Isshido Ramen 1,704 |
| 06A | Oii Sushi | 2,000 | 36 | Yogurtland 1,480 |
| 06B | Crumbly Cookies | 1,841 | 38 | California Coast Credit Union 3,356 |
| 08 | Shawarma Guys | 1,516 | 39 | Collins Family Jewelers 3,088 |
| 10A | Pizza Hut | 1,600 | 42 | Dollar Tree 9,057 |
| 10B | Firehouse Subs | 1,600 | 43 | Shoe Shack 3,304 |
| 10C | Cotixan | 2,325 | 44 | HairWorks 960 |
| 11 | Chase | 4,000 | 45 | Total Vision 1,920 |
| 12 | Chubby Cattle BBQ | 9,000 | 46 | Kumon Institute of Education 1,229 |
| 13 | The Habit Burger Grill | 3,200 | 47 | Ark Massage Spa 2,738 |
| 14 | Valvoline Instant Oil Change | 1,617 | 48 | Aloha Scent 230 |
| 15 | Chick-fil-A | 4,343 | 49 | Pokeland 1,275 |
| 16 | Vons | 49,062 | 50 | Matcha Cafe Maiko 1,125 |
| 17 | Mira Mesa Lanes | 35,573 | 51 | Ding Tea 1,421 |
| 18 | Childtime Learning Centers | 6,000 | 52 | Impression Dental Group 2,150 |
| 19 | Sprouts Farmers Market | 31,698 | 53 | District 6 GastroBar 3,900 |
| 19A | BevMo | 20,123 | 54 | Perfect Beauty Bar 750 |
| 20 | Childtime Learning Centers | 11,215 | 55 | H&R Block 1,750 |
| 21 | Petco | 16,968 | 56 | Pista House 1,330 |
| 23 | Charter School of San Diego | 6,100 | 57 | Daniel's Jewelers 1,470 |
| 25 | Crab Hut | 5,023 | 58 | Tori Nail Bar & Spa 1,504 |
| 26 | Little Sakana | 4,340 | 59 | L&L Hawaiian Barbecue 2,759 |
| 27 | CVS | 24,760 | 60 | Mesa Barber Shop 1,252 |
| 28 | AFC Urgent Care | 5,640 | 71 | Burlington 30,000 |
| 29 | The Flame Broiler | 1,206 | 72 | Phenix Salon Suites 8,000 |
| 30 | Chipotle Mexican Grill | 2,900 | 74 | Marshalls 30,000 |
| 31 | Baskin-Robbins | 1,300 | 76 | Five Below 8,570 |
| 32 | Great Clips | 975 | 77 | Michaels 21,300 |
| | | | 79 | Sunmerry Bakery Cafe 1,800 |
| | | | 80 | Spectrum 3,500 |
| | | | 81 | Panda Express 2,000 |

