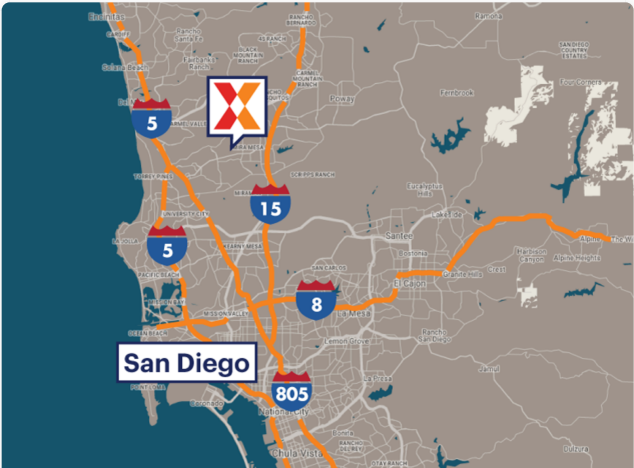


# Village at Mira Mesa

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

- Ranked in the top 4% (3/75) of like centers in the market drawing an estimated 8M+ annual visits (Placer.ai 2025)
- Multi-anchored center with top national retailers including Sprouts Farmers Market, Vons, Bevmo!, Marshalls, CVS/pharmacy, Michaels, Burlington and Petco
- High visibility from 47K+ vehicles daily on Mira Mesa Blvd and 23K+ vehicles daily on Cam Ruiz (Kalibrate 2025)
- Affluent and highly educated trade area with an avg household income of \$186K+ and 54% that have a college education within 3 miles
- Surrounded by a strong daytime population of 172K+ and a dense population of 108K+ residents within 3 miles



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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.

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## Available Spaces

|    |             |       |         |
|----|-------------|-------|---------|
| 07 | 4,560 Sq Ft | OPO 1 | 0 Sq Ft |
|----|-------------|-------|---------|

## Current Tenants

Space size listed in square feet

|     |                              |        |    |                               |        |
|-----|------------------------------|--------|----|-------------------------------|--------|
| 01  | Bafang Dumpling              | 3,080  | 34 | Thai 2 You                    | 1,344  |
| 04  | Manna BBQ                    | 3,888  | 35 | Isshido Ramen                 | 1,704  |
| 05  | Mission Federal Credit Union | 5,465  | 36 | Yogurtland                    | 1,480  |
| 06A | Oii Sushi                    | 2,000  | 38 | California Coast Credit Union | 3,356  |
| 06B | Crumbl Cookies               | 1,841  | 39 | Collins Family Jewelers       | 3,088  |
| 08  | Shawarma Guys                | 1,516  | 42 | Dollar Tree                   | 9,057  |
| 10A | Pizza Hut                    | 1,600  | 43 | Shoe Shack                    | 3,304  |
| 10B | Firehouse Subs               | 1,600  | 44 | HairWorks                     | 960    |
| 10C | Cotixan                      | 2,325  | 45 | Total Vision                  | 1,920  |
| 11  | Chase                        | 4,000  | 46 | Kumon Institute of Education  | 1,229  |
| 12  | Chubby Cattle BBQ            | 9,000  | 47 | Ark Massage Spa               | 2,738  |
| 13  | The Habit Burger Grill       | 3,200  | 48 | Aloha Scent                   | 230    |
| 14  | Valvoline Instant Oil Change | 1,617  | 49 | Pokeland                      | 1,275  |
| 15  | Chick-fil-A                  | 4,343  | 50 | Matcha Cafe Maiko             | 1,125  |
| 16  | Vons                         | 49,062 | 51 | Ding Tea                      | 1,421  |
| 17  | Mira Mesa Lanes              | 35,573 | 52 | Impression Dental Group       | 2,150  |
| 18  | Childtime Learning Centers   | 6,000  | 53 | District 6 GastroBar          | 3,900  |
| 19  | Sprouts Farmers Market       | 31,698 | 54 | Perfect Beauty Bar            | 750    |
| 19A | BevMo                        | 20,123 | 55 | H&R Block                     | 1,750  |
| 20  | Childtime Learning Centers   | 11,215 | 56 | Pista House                   | 1,330  |
| 21  | Petco                        | 16,968 | 57 | Daniel's Jewelers             | 1,470  |
| 23  | Charter School of San Diego  | 6,100  | 58 | Tori Nail Bar & Spa           | 1,504  |
| 25  | Crab Hut                     | 5,023  | 59 | L&L Hawaiian Barbecue         | 2,759  |
| 26  | Little Sakana                | 4,340  | 60 | Mesa Barber Shop              | 1,252  |
| 27  | CVS                          | 24,760 | 71 | Burlington                    | 30,000 |
| 28  | AFC Urgent Care              | 5,640  | 72 | Phenix Salon Suites           | 8,000  |
| 29  | The Flame Broiler            | 1,206  | 74 | Marshalls                     | 30,000 |
| 30  | Chipotle Mexican Grill       | 2,900  | 76 | Five Below                    | 8,570  |
| 31  | Baskin-Robbins               | 1,300  | 77 | Michaels                      | 21,300 |
| 32  | Great Clips                  | 975    | 78 | Chubby Cattle BBQ             | 3,525  |
| 33  | Robeks                       | 975    | 79 | Sunmerry Bakery Cafe          | 1,800  |
|     |                              |        | 80 | Spectrum                      | 3,500  |
|     |                              |        | 81 | Panda Express                 | 2,000  |

