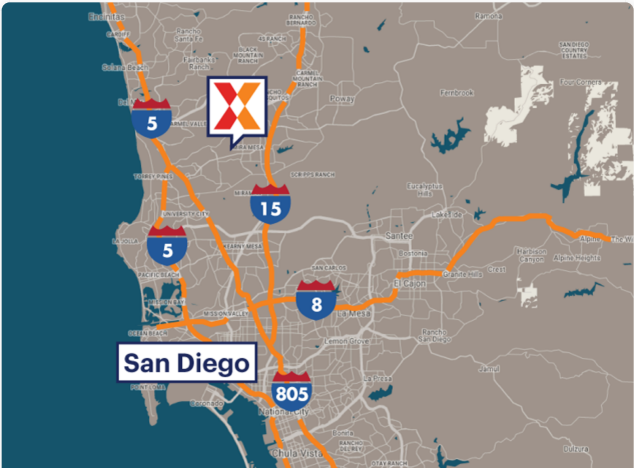


Village at Mira Mesa

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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Available Spaces

06B	1,841 Sq Ft	17	35,573 Sq Ft
07	4,560 Sq Ft 360°	OPO 1	0 Sq Ft

Current Tenants

Space size listed in square feet

01	Bafang Dumpling	3,080	35	Isshido Ramen	1,704
04	Manna BBQ	3,888	36	Yogurtland	1,480
05	Mission Federal Credit Union	5,465	38	California Coast Credit Union	3,356
06A	Oii Sushi	2,000	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
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
33	Robeks	975	78	Chubby Cattle BBQ	3,525
34	Thai 2 You	1,344	79	Sunmerry Bakery Cafe	1,800
			80	Spectrum	3,500
			81	Panda Express	2,000

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.

