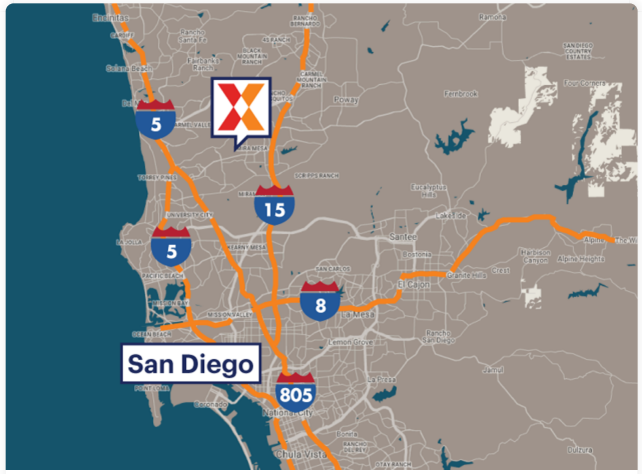
Village at Mira Mesa

San Diego County | San Diego-Chula Vista-Carlsbad, CA | 433,684 Sq Ft

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

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

BRIXMOR NYSE: BRX

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Available Spaces

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

Current Tenants

Space size listed in square feet

01	Bafang Dumpling	3,080
04	Manna BBQ	3,888
05	Mission Federal Credit Union	5,465
06A	Oii Sushi	2,000
08	Shawarma Guys	1,516
10A	Pizza Hut	1,600
10B	Firehouse Subs	1,600
10C	Cotixan	2,325
11	Chase	4,000
12	Chubby Cattle BBQ	9,000
13	The Habit Burger Grill	3,200
14	Valvoline Instant Oil Change	1,617
15	Chick-fil-A	4,343
16	Vons	49,062
17	Mira Mesa Lanes	35,573
18	Childtime Learning Centers	6,000
19	Sprouts Farmers Market	31,698
19A	BevMo	20,123
20	Childtime Learning Centers	11,215
21	Petco	16,968
23	Charter School of San Diego	6,100
25	Crab Hut	5,023
26	Little Sakana	4,340
27	CVS	24,760
28	AFC Urgent Care	5,640
29	The Flame Broiler	1,206
30	Chipotle Mexican Grill	2,900
31	Baskin-Robbins	1,300
32	Great Clips	975
33	Robeks	975
34	Thai 2 You	1,344
35	Isshido Ramen	1,704
36	Yogurtland	1,480
38	California Coast Credit Union	3,356
39	Collins Family Jewelers	3,088
42	Dollar Tree	9,057
43	Shoe Shack	3,304
44	HairWorks	960
45	Total Vision	1,920
46	Kumon Institute of Education	1,229
47	Ark Massage Spa	2,738
48	Aloha Scent	230
49	Pokeland	1,275
50	Matcha Cafe Maiko	1,125
51	Ding Tea	1,421
52	Impression Dental Group	2,150
53	District 6 GastroBar	3,900
54	Perfect Beauty Bar	750
55	H&R Block	1,750
56	Pista House	1,330
57	Daniel's Jewelers	1,470
58	Tori Nail Bar & Spa	1,504
59	L&L Hawaiian Barbecue	2,759
60	Mesa Barber Shop	1,252
71	Burlington	30,000
72	Phenix Salon Suites	8,000
74	Marshalls	30,000
76	Five Below	8,570
77	Michaels	21,300
78	Wagyu Master	3,525
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.
4049

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