



# Retail that resonates



Mira Mesa Blvd. & Greenford Drive

Located at 8915-9035 Mira Mesa Blvd. • Mira Mesa, CA



NewMark Merrill  
COMPANIES



# Major Anchors:



# A Masterful Mix

## Over 30 Tenants also including:

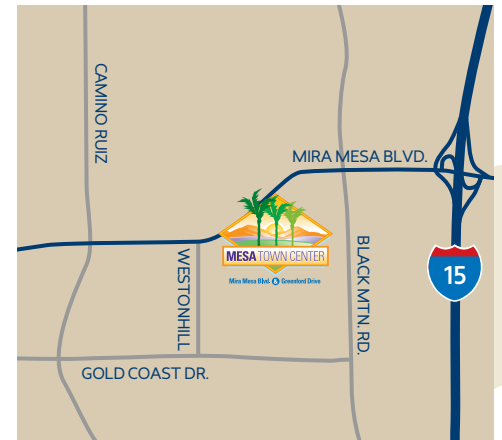
EM Coffee House, Center Veterinary, Coin-op Laundry, Kim Long Jewelry, Mesa Liquor, Mokkoji Shabu Shabu, Ban Mai Blvd, Tea Station, Opsum Health



**4-8 pm**  
Busiest Time  
of Day



**40 min.**  
Avg. Length  
of Visit



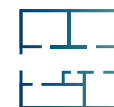


#	TENANT	SF
8915	Sherwin-Williams	3,152
8945	EM Coffee House	1,770
8955	Seafood City	32,745
8959	Mesa Liquor	3,450
8961	Jeannie's Salon	920
8963	Dr. Q Dental	1,200
8965	ICUT Barber	1,050
8967	<b>AVAILABLE 1/1/27</b>	<b>4,300</b>
8969	Coin-Op Laundry	1,805
8971	Your Cleaners	1,275
8973	Rakiraki Ramen & Tuskemen	2,500
8975	Lease Pending	7,764
8977	Opsum Health	2,500
8979	Manila Fast Food Restaurant	2,500
8981	Mokkoji Shabu Shabu	2,500
8983	Lease Pending	2,133
8985	Chuze Fitness (Coming Soon)	21,440
8989	Next Generational Ed. Center	5,000

 Separately Owned

#	TENANT	SF
8991	Pho Ban Mai	3,000
8993	Siam Nara	4,000
8995A	Paradise Biryani Pointe	2,043
8995B	Kim Long Jewelry	1,757
8997	Pacific Dental Services	5,373
9003	Tea Station	1,507

#	TENANT	SF
9005	Bahn Mi Blvd	1,195
9007	Let's Relax Spa	1,120
9009	Smoke Empire	1,025
9011	Postal Etc.	1,176
9015A	The Boiling Crab	4,478
9019	Discount Tires	6,585
9025A	Center Veterinary	6,500
9035	McDonalds	2,913



**140,676**  
SF OF RETAIL SPACE



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NOTE: This information is conceptual in nature and is subject to adjustments pending verification and Client, Tenant, and Government Agency approvals. No warranties or guaranties of any kind are given or implied by the Architect or Owner.

For Leasing Information please contact:

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DRE LIC# 01978154



**SPROUTS** FARMERS MARKET **five BELOW**

**petco** **Marshalls** **Red Lobster**

**Michaels** **VONS** **DOLLAR TREE**

**BevMo!** **the Habit** **Chick-fil-A**  
BURGER GRILL

**LESLIE'S** SWIMMING POOL SUPPLIES **DISCOUNT TIRE**

**SEAFOOD CITY** **McDonald's** **Crab**

**POPEYES**

**MART DAISO** JAPAN

**IN-N-OUT** BURGER **Applebee's** **usbank**

**Lucky** SEAFOOD

**BEST BUY**

MIRA MESA BLVD.



**Walgreens** **Starbucks** **WELLS FARGO** **Jollibee**

**Carl's Jr.** **IHOP**



Mira Mesa Blvd. & Greenford Drive

**THE HOME DEPOT** **CVS** pharmacy

**Smart & Final** *extra!*

MIRA MESA BLVD.

**ROSS** DRESS FOR LESS **ULTA** BEAUTY **OLD NAVY**

**TILLYS** **REGAL**

**BARNES & NOBLE** **ON THE BORDER**

**Bath & Body Works** **Panera** BREAD **ISLANDS** fine burgers & drinks



MIRA MESA HIGH SCHOOL

BLACK MTN. RD.

MIRAMAR COLLEGE

**TARGET** **HOBBY LOBBY**

**BIG 5** SPORTING GOODS

**GROCERY OUTLET** **Broken Yolk** **Cane's** CRICKET FINNERS

## In the vicinity

Major Employers	Trade Area Population
UC San Diego Health	515,962
Scripps Miramar Ranch	
Kaiser Permanente	Daytime Population
Carmel Valley	135,758
Qualcomm	Employee Population
Sharp Healthcare	81,235
San Diego Miramar College	

3,617,765 Annual Visits



93rd & 96th percentiles

for California and US Shopping Center Traffic



# Dynamic Location

43,755  
(Mira Mesa Boulevard)

2,532  
(Greenford Drive)



VPD Traffic Count



Monument Sign

Pylon Sign



Mira Mesa Blvd. Greenford Drive

# Demographics

	1 MILE	2 MILE	3 MILE
<b>POPULATION</b>			
2025 Population	34,636	83,093	124,278
<b>HOUSEHOLDS</b>			
2025 Households	12,120	26,800	41,641
<b>HOUSEHOLD INCOME</b>			
2025 Average Household Income	\$147,549	\$164,553	\$184,071
2025 Per Capita Income	\$51,760	\$54,235	\$62,254
<b>HOUSING UNITS</b>			
2025 Housing Units	12,711	27,742	43,127
<b>AGE</b>			
2025 Median Age	37.1	35.8	37.7



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# When you love shopping centers, it shows.

[www.newmarkmerrill.com](http://www.newmarkmerrill.com)

## Mesa Town Center Leasing:

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