



ULTA
BEAUTY

OLD NAVY



MIRA MESA
MARKET

— EAST —



MIRA MESA MARKET EAST

15

221,998 ADT

AVAILABLE 2,675 SF

AVAILABLE 5,602 SF

54,424 ADT

25,000 ADT

Westview Pkwy

Mira Mesa Blvd

Lazy Dog COMING SOON

CVS pharmacy

FedEx Office

HAPPY NAILS

verizon

Jordan Market

Smart & Final

LA Z BOY GALLERY

STARBUCKS

PICK UP STIX

MISSION FEDERAL CREDIT UNION

BARNES & NOBLE BOOKSELLERS

ON THE BORDER

Bath & Body Works

T-Mobile

Edwards

OLD NAVY

ULTA

ROSS DRESS FOR LESS

TILLY'S

ISLANDS

TRADER JOE'S

Jerome's Furniture

Home Depot



PROPERTY HIGHLIGHTS



- Mira Mesa Market Center is one of San Diego's most active and dynamic centers
- The diverse tenant mix of regional and daily needs provides strong retail sales
- Demographics in the area are compelling 194,000 people with \$136,000 average household income within 5 miles
- The heavily trafficked 15 freeway and Mira Mesa Boulevard provide exposure to a combined traffic count of over 350,000 cars per day
- Strong food and beverage demand from locals
- Daytime employees and students with Mesa Jr College (over 29,000 students) immediately south

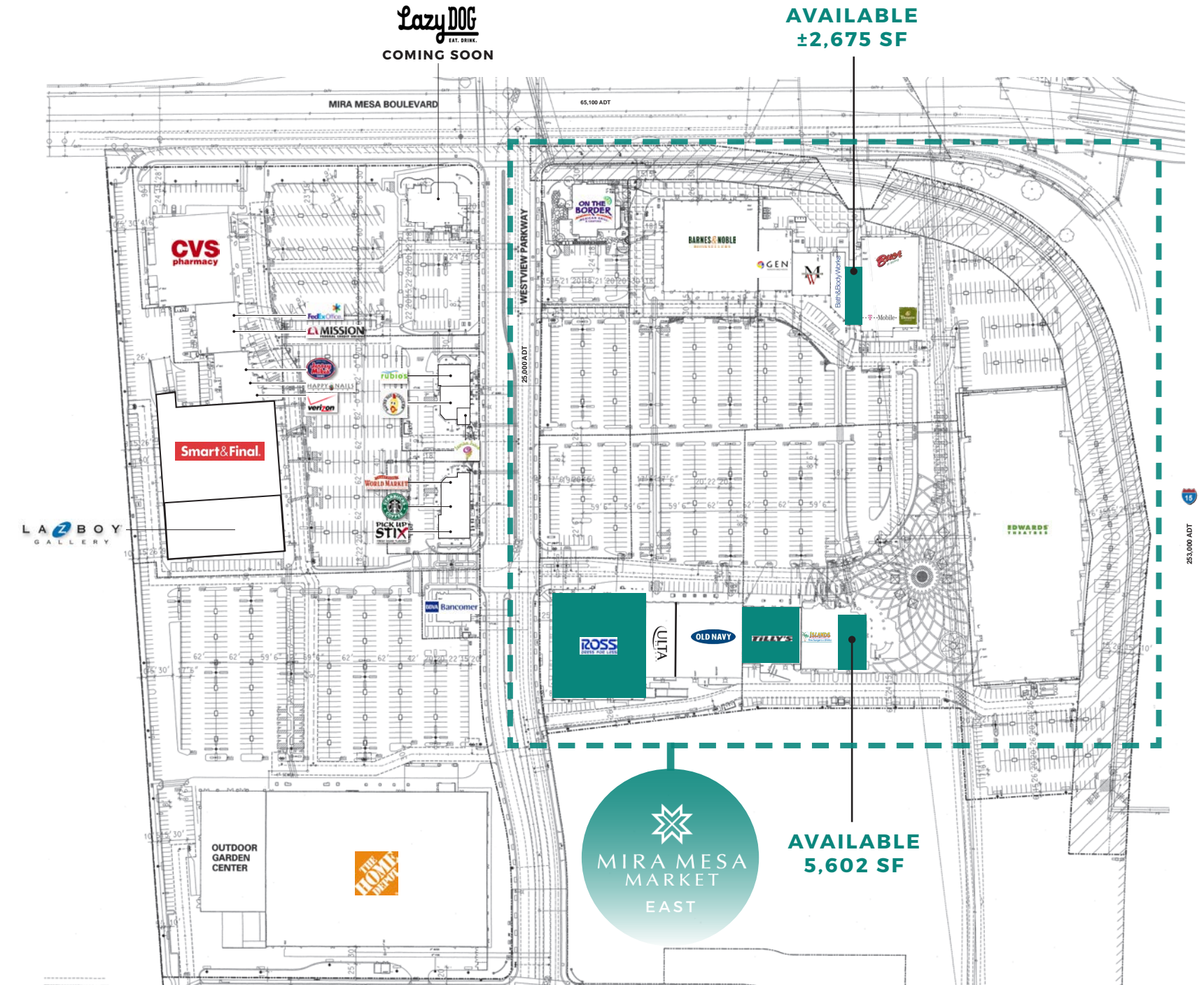


SITE PLAN



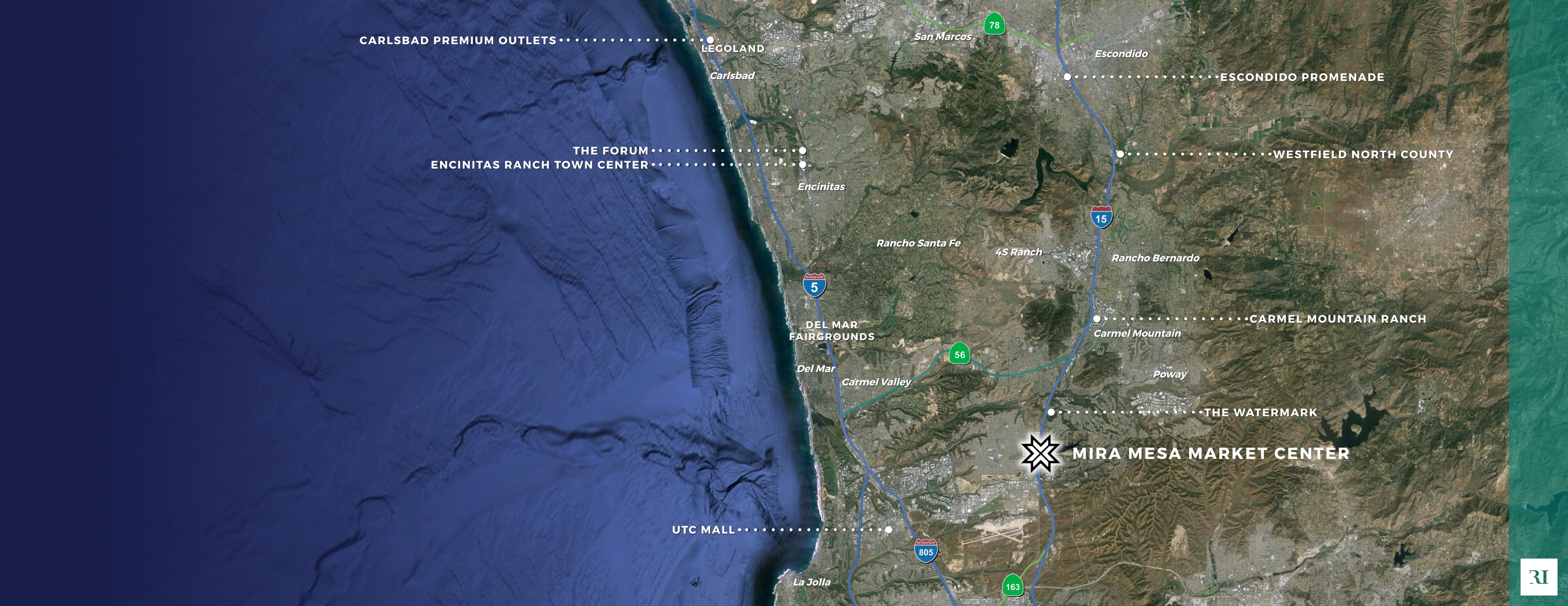
EAST TENANTS

ADDRESS	TENANT	SF
10643	Ross (potentially available 2/1/2026)	30,026
10655	Old Navy	12,508
	ULTA Beauty	9,940
10661	Tilly's (potentially available 2/1/2026)	10,500
10669	Islands	5,615
10673	AVAILABLE (potentially available)	5,602
10679	Office Space	12,350
10733	Edwards Theatres	94,041
10749	Buca Di Beppo	9,998
10751	Panera Bread	4,500
10753	T-Mobile	3,350
10755	AVAILABLE (short-term lease only)	2,675
10757	Bath & Body Works	2,825
10761	The Men's Wearhouse	5,000
10765	GEN Korean	6,525
10775	Barnes & Noble	26,566
10789	On the Border	7,039
TOTAL EAST		249,060



The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.



CARLSBAD PREMIUM OUTLETS.....

LEGOLAND

Carlsbad

San Marcos

78

Escondido

.....ESCONDIDO PROMENADE

THE FORUM.....

ENCINITAS RANCH TOWN CENTER.....

Encinitas

.....WESTFIELD NORTH COUNTY

Rancho Santa Fe

4S Ranch

Rancho Bernardo

5

DEL MAR FAIRGROUNDS

Del Mar

Carmel Valley

56

Carmel Mountain

Poway

.....CARMEL MOUNTAIN RANCH



MIRA MESA MARKET CENTER

.....THE WATERMARK

UTC MALL.....

La Jolla

805

163



DEMOGRAPHICS

A Rare Opportunity to locate your business in one of San Diego's best retail centers.

Mira Mesa Market Center draws daily shoppers not only from Mira Mesa but also from Scripps Ranch, an affluent community which consists of 4,800 residential units with average incomes exceeding \$132,600. Additionally, Scripps Ranch submarket contains over 3.6 million SF of office and industrial space enhancing the trade area's strong daytime population. The shopping center has a very strong customer base due to its convenient location and diverse mix of tenants from entertainment, daily needs, soft goods, specialty stores, service users and a variety of restaurants.



2025 ESTIMATED DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	28,113	128,364	198,642
Average Household Income	\$160,788	\$186,930	\$198,907
Daytime Population	21,747	83,086	173,016

TRAFFIC COUNTS (AVERAGE DAILY TRAFFIC)

Mira Mesa Blvd.....	+54,424
Interstate 15.....	+221,998



Demographics produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.





STOCKBRIDGE



MIKE MOSER

858.523.2089
mikemoser@retailinsite.net
LIC #00977876

DON MOSER

858.523.2087
dmoser@retailinsite.net
LIC #00821359

MAYA GRIM

858.523.2094
mgrim@retailinsite.net
LIC #01273486

Retail Insite
Commercial Real Estate

405 S. Highway 101, Suite 150
Solana Beach, CA 92075
lic. 01206760

t. 858 523 2090

w. retailinsite.net