

8075 Balboa Ave

KEARNY MESA | SAN DIEGO, CA

RI



RETAIL & RESTAURANT SPACE AVAILABLE

CONCEPTUAL RENDERING

The Neighbors

REGIONAL DOMINANCE
WITH A LOCAL FLARE



TOKYO CENTRAL



ZION MARKETPLACE



RAKI RAKI



H MART



CONVOY DISTRICT



MITSUWA



COSTCO



TARGET



COMMON THEORY



HIDDEN FISH



99 RANCH

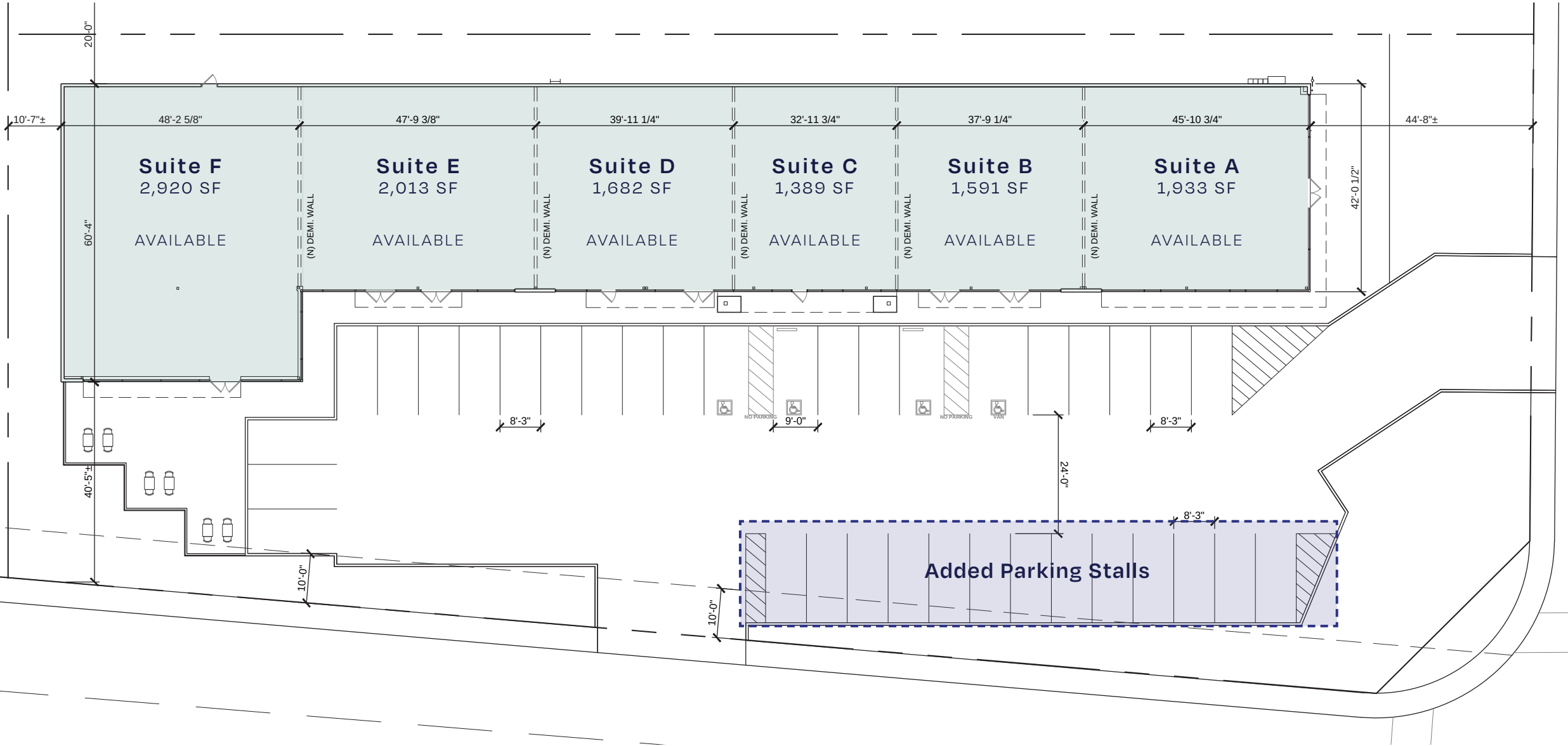


Retail & Restaurant Opportunities

- New local ownership!
- Property is undergoing a **renovation** including new façade, signage, parking areas, and landscaping program
- Total parking stalls increasing by **50%**
- Direct visibility to **Balboa Ave (26,108 ADT)** and access from lighted intersection
- **Proximity to major traffic drivers:** Costco, Target, Mitsuwa, Tokyo Central, and Zion Marketplace







Site Plan

AVAILABILITIES	SF
Suite A	1,933 SF
Suite B	1,591 SF
Suite C	1,389 SF
Suite D	1,682 SF
Suite E	2,013 SF
Suite F	2,920 SF



Demographics

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	12,703	117,607	335,627
AVERAGE HOUSEHOLD INCOME	\$146,343	\$146,032	\$150,234
HOUSEHOLDS	5,942	45,634	144,682
TOTAL DAYTIME EMPLOYEES	25,551	96,898	240,342
MEDIAN AGE	34.5	36.2	36.9

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.



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