

9474 Black Mountain Rd

RI

LITTLE INDIA CENTER, SAN DIEGO, CA 92126



RETAIL SPACE POTENTIALLY AVAILABLE

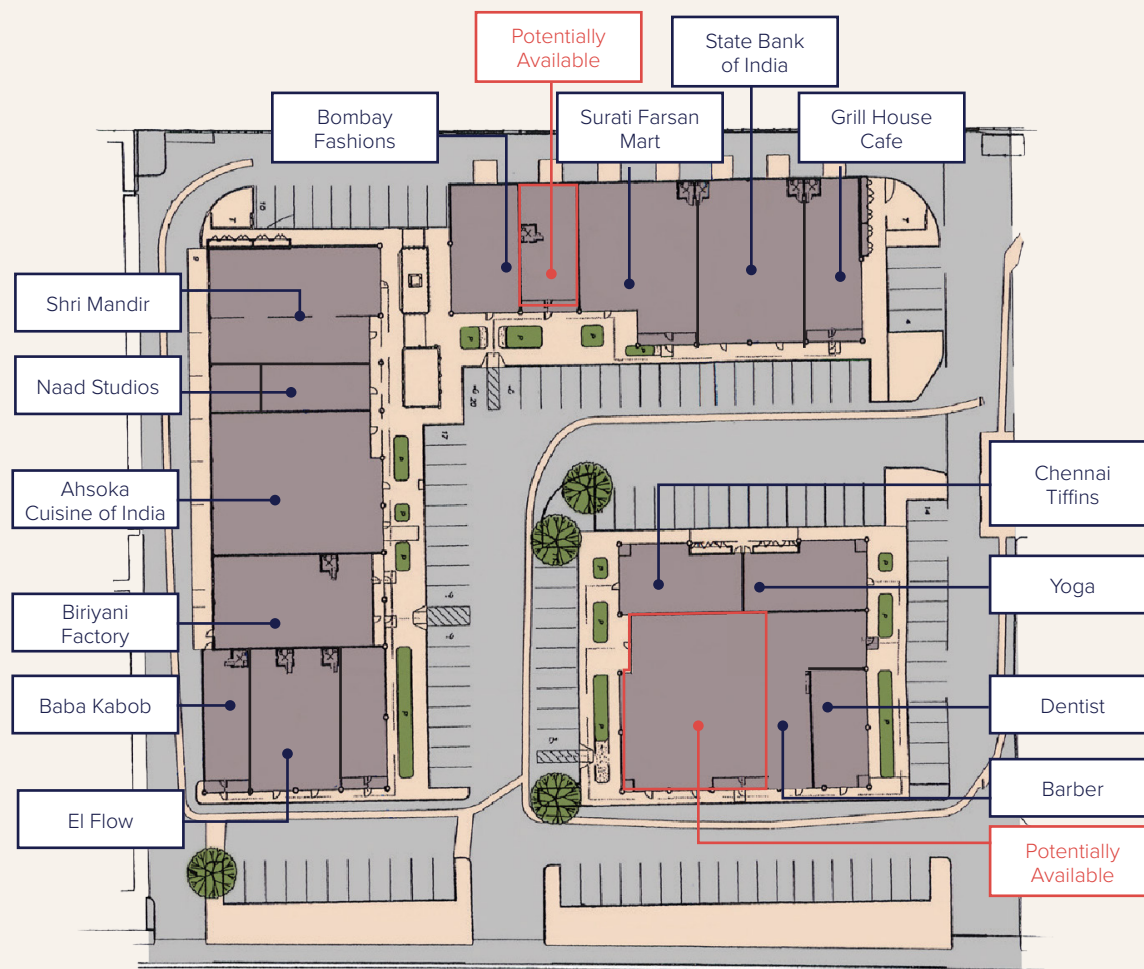
The Opportunity

Property Features

- + Property is located in the heart of the Miramar Road Retail Corridor
- + Situated along major commuter thoroughfares, with close proximity to the I-15 freeway on/off ramp
- + Heavy daytime population, with close proximity to other traffic generators: Miramar Air Base, Scripps Ranch, and Mira Mesa

SUITE	TENANT	SF
74A	Baba Kabob	1,200
74B	El Flow	2,400
74E	Biriyani Factory	2,696
74GH	Ashoka Indian Cuisine	3,300
74I-2	Naad Studios	860
74J-L	Shri Mandir	5,050
94A	Bombay Fashions	1,655
94B	Potentially Available	1,375
94CD	Surati Farsan Mart	3,150
94EF	State of Bank of India	3,125
94G	Grill House Café	2,150
84H	Chennai Tiffins	2,150
84G-2	Yoga	1,500
84D-F	Barber	1,440
84E	Dentist	1,250
84A-C	Potentially Available	5,125

*DO NOT DISTURB TENANTS



BLACK MOUNTAIN RD

Site Photos



Trade Area Aerial





MIRA MESA, CA

Demographics

	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	16,236	93,109	188,837
EMPLOYEE POPULATION	13,930	55,332	159,239
AVG HOUSEHOLD INCOME	\$130,422	\$180,139	\$200,805
MED HOUSEHOLD INCOME	\$106,264	\$144,741	\$159,577
MEDIAN AGE	29.0	36.9	38.3

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