

Camino Village

11255-11295 CAMINO RUIZ | SAN DIEGO, CA



CAFÉ SPACE POTENTIALLY FOR LEASE

RI

The Opportunity



MIRA MESA / CALIFORNIA

Camino Village is a ±22,000 SF retail center located at 11255–11295 Camino Ruiz, positioned in the heart of Mira Mesa—one of San Diego’s most established and diverse neighborhoods. The center benefits from excellent visibility and access, sitting just north of the heavily trafficked intersection of Camino Ruiz and Mira Mesa Boulevard, home to a strong lineup of national retailers and daily traffic drivers.

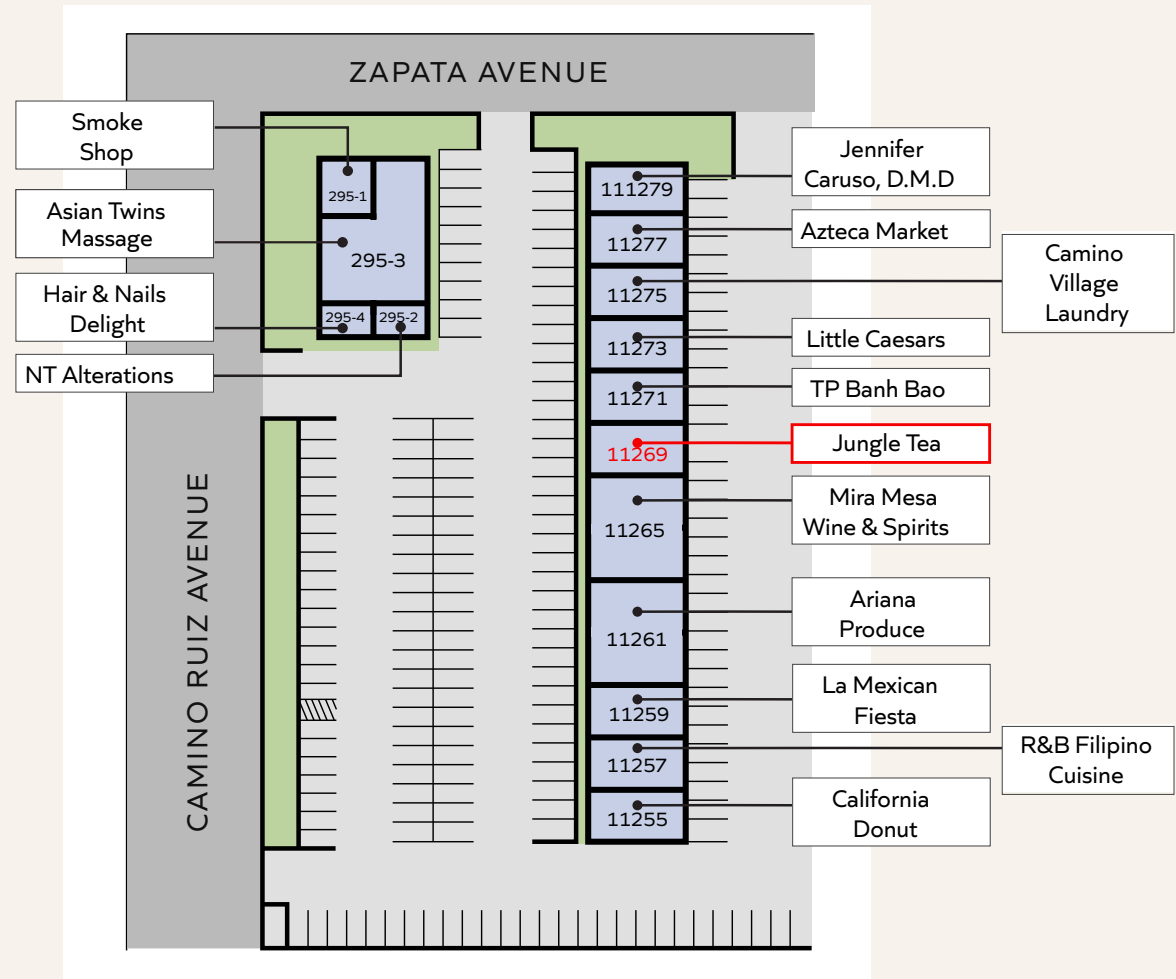
Surrounded by a dense residential population and major employment hubs, Mira Mesa offers a well-balanced mix of families, young professionals, and long-time residents. The area continues to attract new investment thanks to its central location, strong demographics, and growing demand for quality retail. Camino Village presents a rare opportunity for businesses looking to tap into one of San Diego’s most active and resilient trade areas.

PROPERTY HIGHLIGHTS

- 1,340 SF Shop space potentially available for lease
*Do not disturb tenant
- Exceptional Visibility to Camino Ruiz (14,453 CPD), a main traffic corridor in Mira Mesa
- Close proximity to national retailers: Target, Vons, Sprouts, Home Depot, Michael’s, and Petco
- Located in the heart of the Mira Mesa neighborhood, home to over 75,000 employees and 77,000 residents

Site Plan

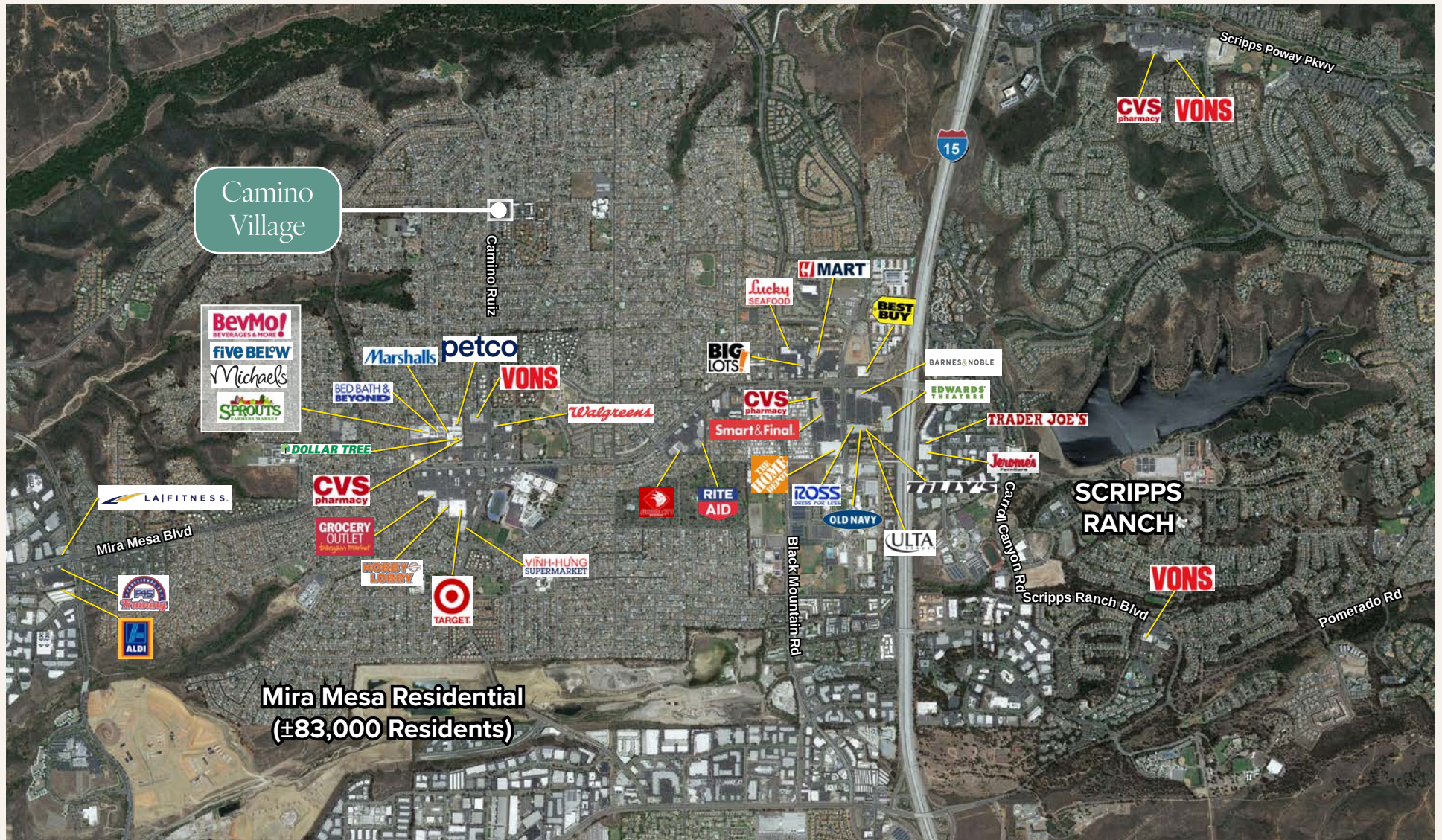
Suite	Tenant	SF
111279	Jennifer Caruso, D.M.D	1,600
11277	Azteca Market	1,320
11275	Camino Village Laundry	1,440
11273	Little Caesars	1,440
11271	TP Banh Bao	1,440
11269	Potentially Available (do not disturb tenant)	1,340
11265	Mira Mesa Wine & Spirits	2,880
11261	Ariana Produce	2,880
11259	La Mexican Fiesta	1,440
11257	R&B Filipino Cuisine	1,440
11255	Donutopolis	1,330
295-1	Smoke Shop	975
295-2	NT Alterations	599
295-3	Asian Twins Massage	1,980
295-4	Hair & Nails Delight	500

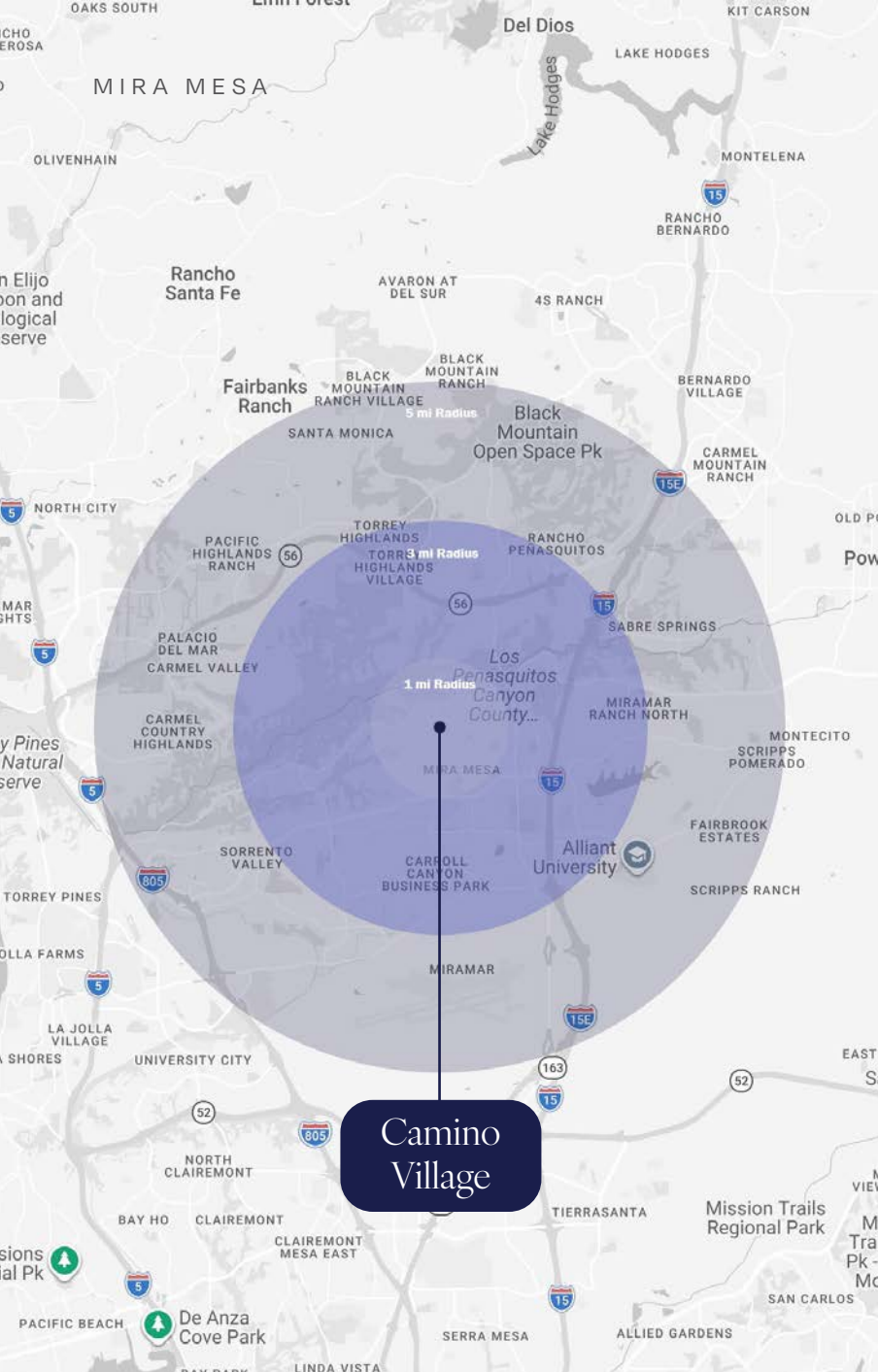


Site Photos



Trade Aerial





Demographics

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	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	24,325	129,826	226,038
EMPLOYEE POPULATION	2,444	63,191	132,209
AVG HOUSEHOLD INCOME	\$187,187	\$198,878	\$234,070
MED HOUSEHOLD INCOME	\$148,268	\$156,710	\$177,699
MEDIAN AGE	39.4	37.8	38.9

Camino Village



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