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LEASING BROCHURE



Park Valley Center

1640 CAMINO DE LA REINA
MISSION VALLEY, SAN DIEGO, CA

Property Highlights

- Anchored by **Best Buy, Staples, PetSmart**
- Located **across the street from The Valley Mall,** with Fashion Valley nearby
- **Regional retail destination** drawing customers from the entire county of San Diego
- **Close proximity** to the new SDSU Mission Valley Campus
- Diverse mix of uses in Mission Valley generates **over 140,000 ADT within 3 miles** of the property
- Approximately **4,717,000 SF of office space** in Mission Valley
- **20+ major hotels** totaling ±**5,400 hotel rooms** in trade area
- **Notable developments currently underway:**
  - **SDSU Project |** 35,000-seat stadium; 1.5 mil SF office/tech/lab space; 95,000 SF retail; 4,600 residential units
  - **Civita |** Mixed-use project with ground floor retail & 4,500 residential units
  - **Riverwalk |** Anchored retail project coming soon with 4,300 apartment units

ANCHOR PROFILE

BEST BUY — 717.8k visits per year*

PETSMART — 202.9k visits per year*

STAPLES — 155.8k visits per year*

* data from placer.ai

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Park Valley Center Co-Tenants











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Trade Aerial

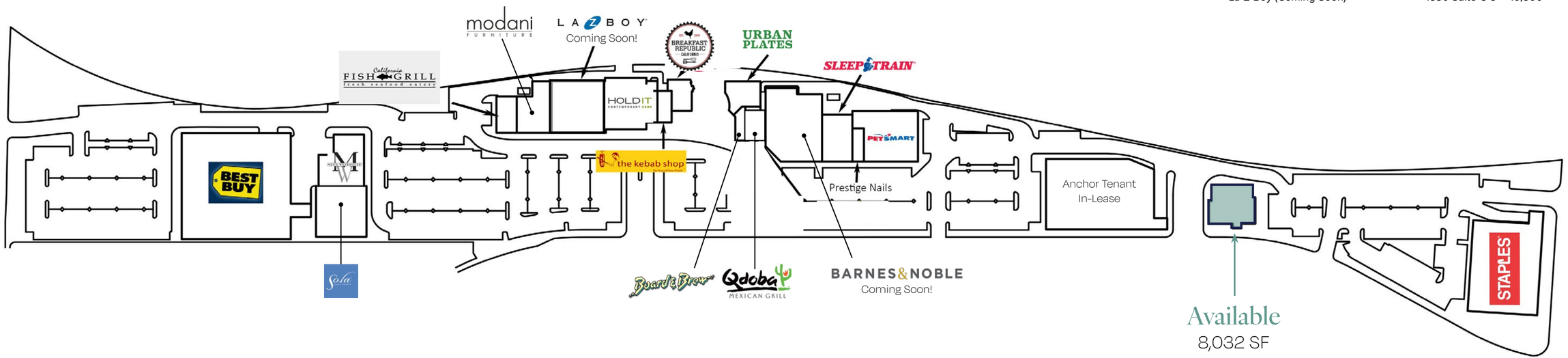


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Site Plan

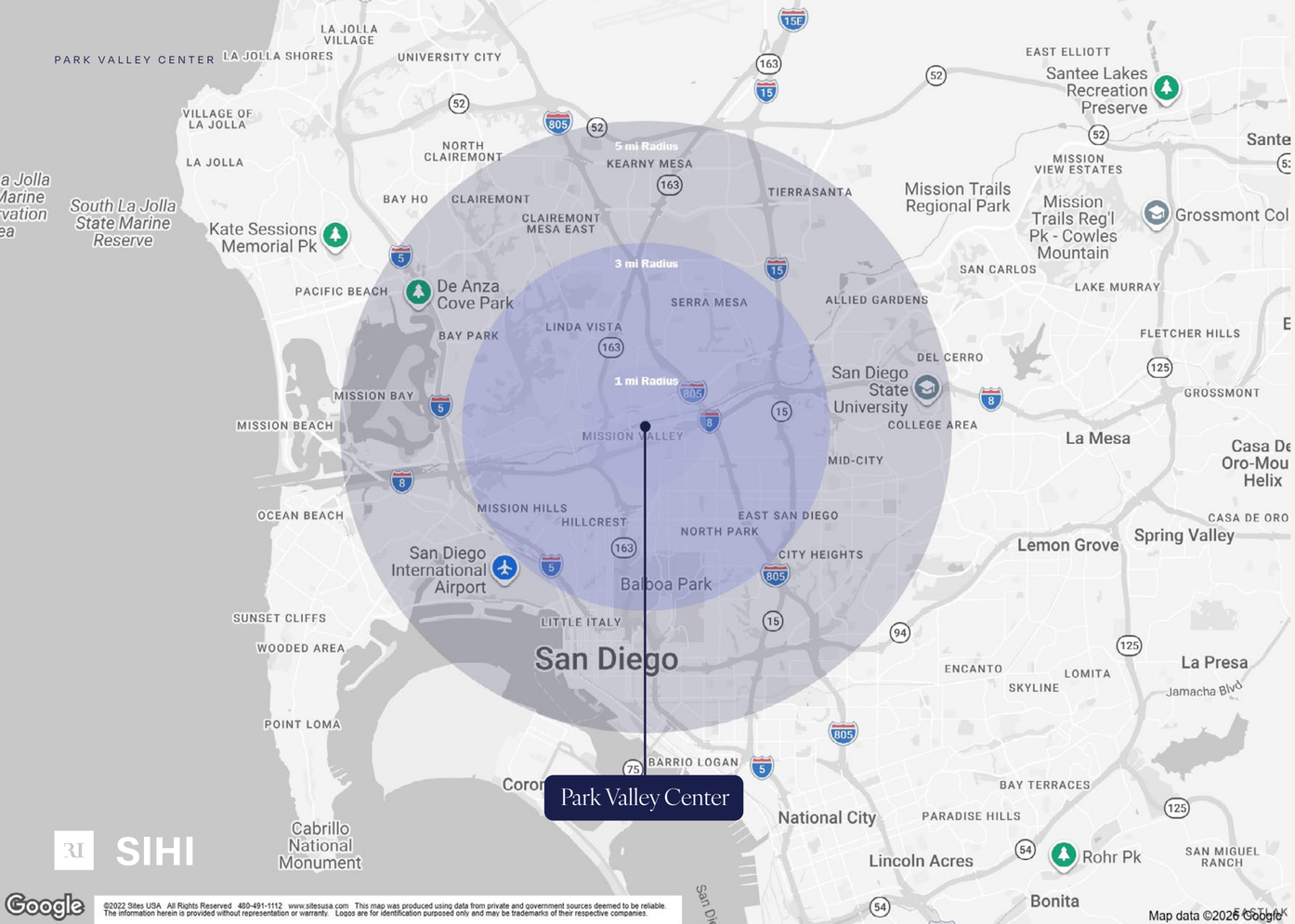
Tenant	Suite	GLA
Modani Furniture	1530 Suite C-2	6,000
Best Buy	5151	45,360
Hold It!	15770 Suite D-1/2	9,500
The Kebab Shop	1570 Suite D-3	1,500
Barnes & Noble (Coming Soon)	1640-A	15,005
The Men's Warehouse	5171 Suit B/C	7,980
Available	1770	8,032
Qdoba	1620 C/D	2,400
Breakfast Republic	1570 Suite D-4	2,436

Tenant	Suite	GLA
PetSmart	1660 Suite D	11,574
Sola Salon Studios	5171 Suite B-3	9,996
Prestige Nails	1660 Suite B	1,437
Anchor In-Lease	1750 Suite H-1	29,997
Urban Plates	1620 Suite E-1	3,461
Sleep Train	1660 Suite A	5,512
Staples	1880	24,049
Board & Brew	1620-B	1,222
California Fish Grill	1530 C-1	2,500
La-Z-Boy (Coming Soon)	1530 Suite C-3	10,500



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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.



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Demographics

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	21,318	238,559	561,175
AVERAGE HOUSEHOLD INCOME	$155,151	$142,819	$139,517
HOUSEHOLDS	5,559	42,597	129,079
TOTAL EMPLOYEES	32,870	126,313	345,914
MEDIAN AGE	35.9	36.6	36.1

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