



Black Mountain Village

San Diego, CA

San Diego-Chula Vista-Carlsbad (CA)



Matt Magnaghi

Leasing Representative

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KRC Property Management I, Inc., a Subsidiary of Kimco Realty®
CA Salesperson License ID: 02019850 | CA KRC License ID: 01518685





AERIAL



GROSS LEASABLE AREA (GLA)	48,169 SF
PARKING SPACES	246
PARKING RATIO	5.11 per 1,000 SF

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DENSITY AERIAL

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■ Potentially Available
 ⓐ Curbside Pick-up



	TENANT	SQ FT
1	AutoZone	7,305
2	Namaste	10,150
3	O K Hair Salon	800
4	HearUSA	1,150
5	SomiSomi	970
6	Pho Cow Cali Express	3,055
7	Gong Cha	1,000
8	Mom Kitchen	1,250
9	Trimz	1,000
10	Profinish Nails	705
11	Dr. Iwamoto	1,320
12	JP Pharmacy	600
13	Arwinnah Bautista MD	800
14	William Britton Jr, DDS, APC	2,190
15	Crown Liquor	2,068
16	Bank of America	9,917
17	Epic Wings	2,350
18	Best Pizza	1,250

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curbside pick-up or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curbside pick-up or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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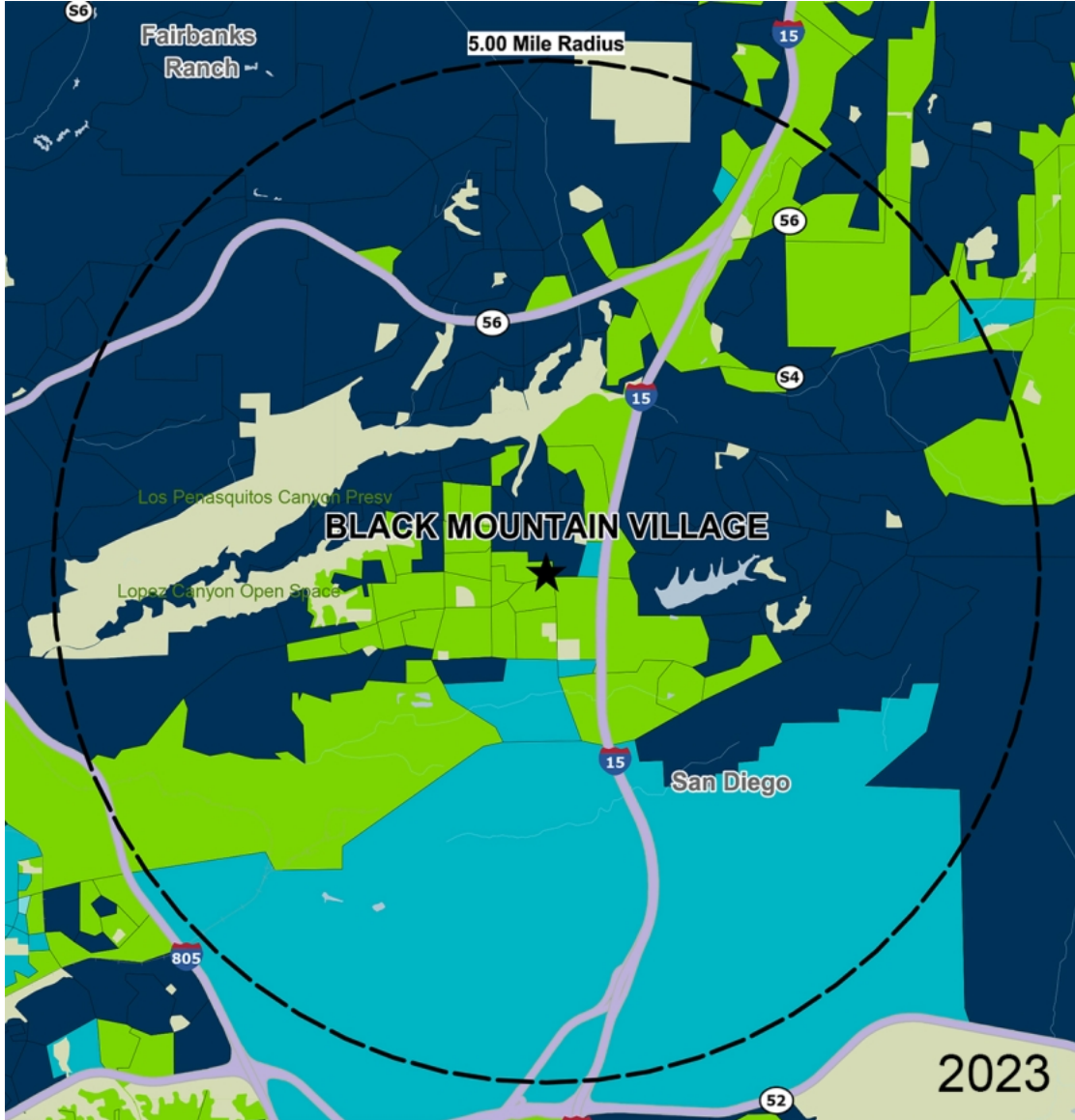


COMPETITION MAP

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by Block Group

Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	33,878	129,490	205,375
Daytime Pop	44,288	143,316	293,939
Households	11,716	43,215	67,984
Average HH Income	\$124,306	\$143,584	\$155,409
Median HH Income	\$105,488	\$118,400	\$124,645
Per Capita Income	\$43,098	\$48,335	\$51,803

Average Household Income

Popstats, 4Q 2022, Trade Area Systems

- \$150K and up
- \$100K - \$150K
- \$75K - \$100K
- \$50K - \$75K
- \$0K - \$50K



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Mira Mesa Blvd. & Black Mountain Rd., San Diego, CA



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