

HAZARD CENTER

FRIARS AT FRAZEE

MISSION VALLEY | SAN DIEGO

Retail



NEWMARK

HAZARD CENTER

FRIARS AT FRAZEE

Movies. Happy hours. Workouts. Dinners out. The list is as endless as the possibilities. Hazard Center is your ultimate go-to destination for all the things you need to do – and get done. From best-sellers to Hollywood blockbusters, dance lessons to dining out and virtually everything in between, Hazard Center has it all.

And with over 2,000 free parking spaces (including covered underground parking), plus convenient access from the 163 and 8 freeways, we're as easy to access as we are to enjoy.

It's no wonder so many in San Diego have already made Hazard Center their day-to-day go-to. And we invite you to make us yours.

Notable Tenants

BARNES & NOBLE
BOOKSELLERS


ULTRASTAR
CINEMAS

WOOD RANCH
—BBQ & GRILL—

WHICH WICH?
SUPERIOR SANDWICHES

BJ's

Orangetheory
FITNESS


FedEx Office

**RESTAURANT
BREWHOUSE**

Lakeshore
LEARNING STORE

ME Massage Envy


NEGIHAMA
SUSHI BAR & GRILL

charles SCHWAB

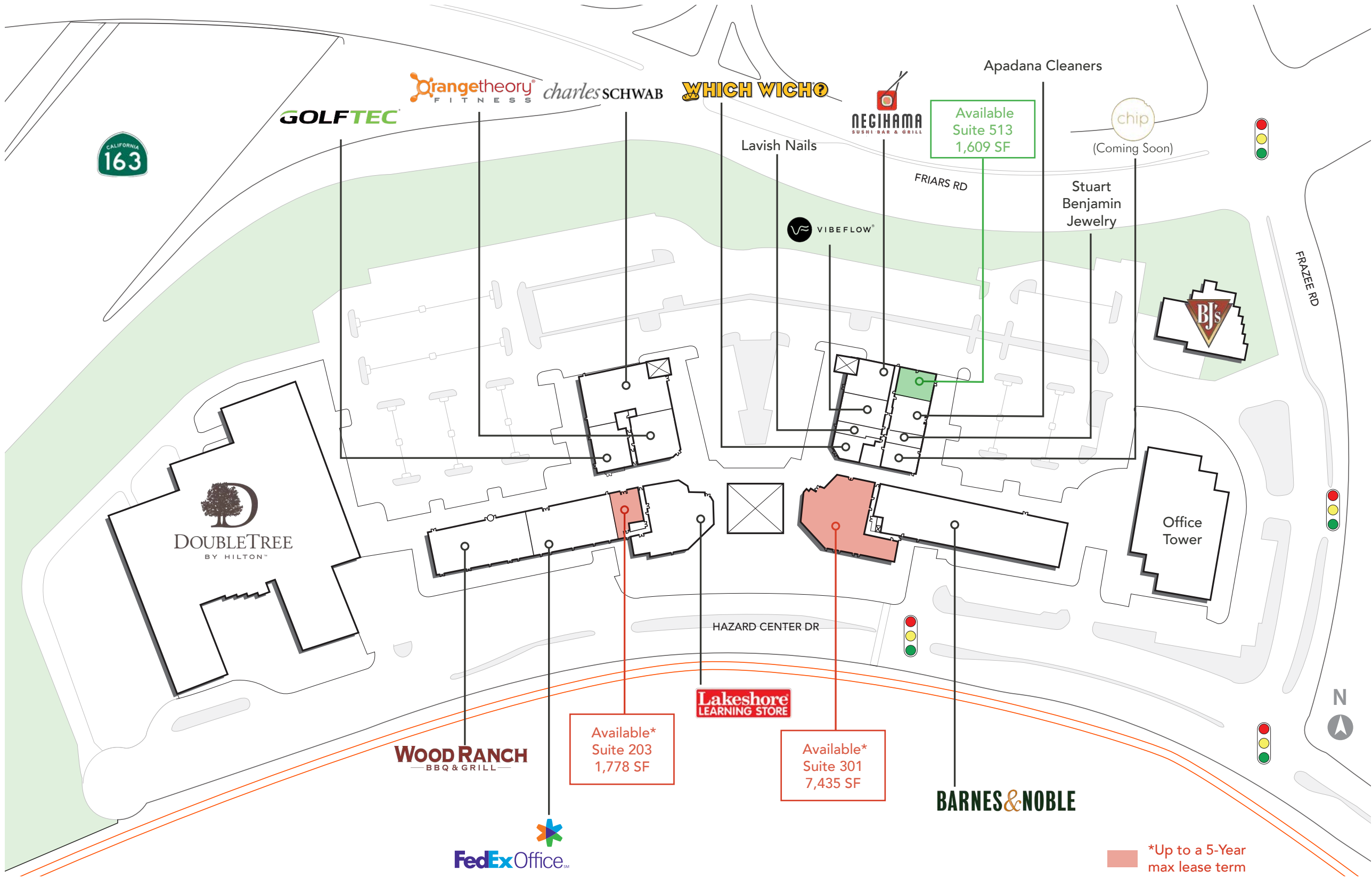
MY SALON Suite


Coming Soon

GOLFTEC

Plaza Level

SITE PLAN

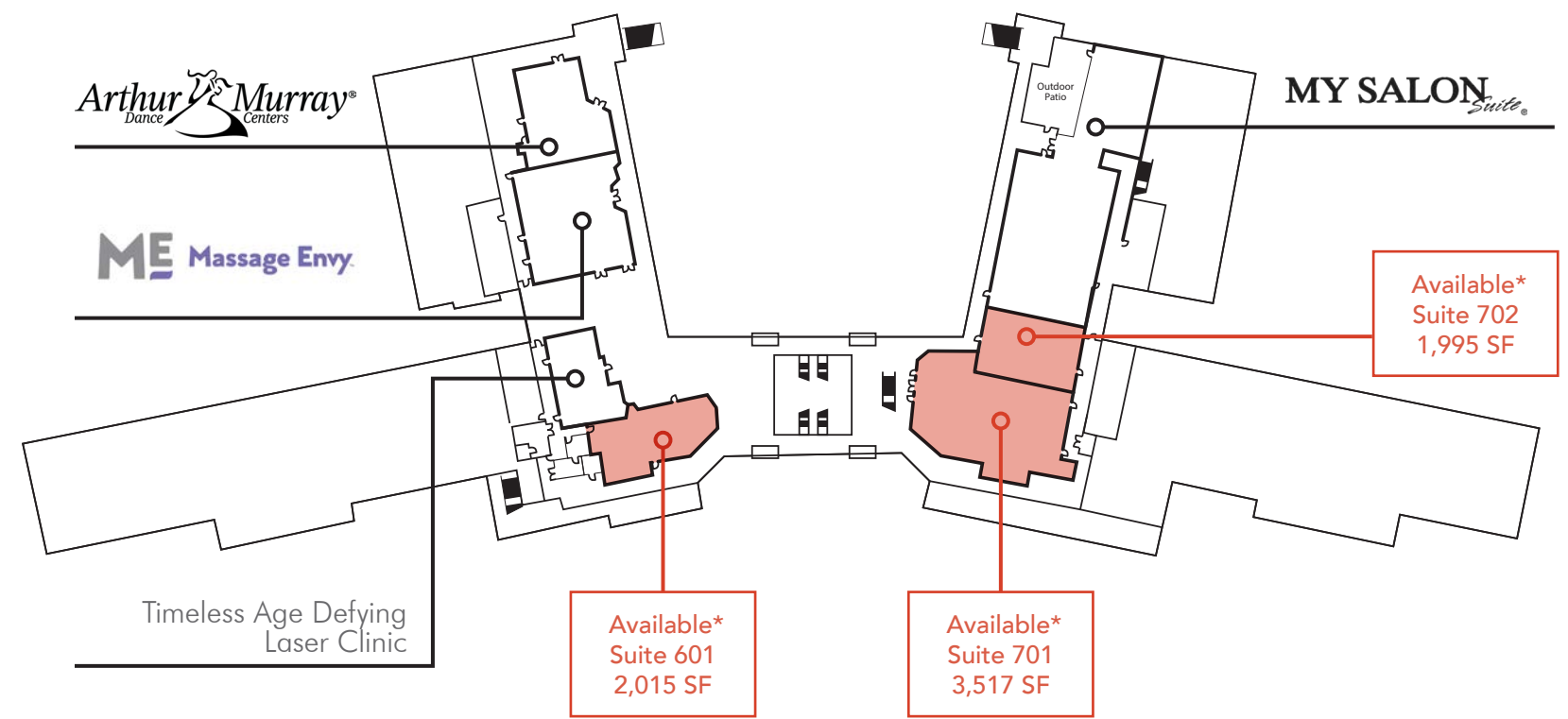


- Close proximity to regional malls Fashion Valley and Mission Valley East & West; and national retailers such as Bloomingdale's, Nordstrom, Neiman Marcus, Macy's, The Container Store, IKEA, Lowe's and Costco.
- Premier mixed-use property in Mission Valley.
- High visibility from Friars Road & Highway 163.
- Dedicated MTS Trolley Stop.
- Existing office market offers a daytime population of approximately 233,357 within a three-mile radius.

 *Up to a 5-Year max lease term

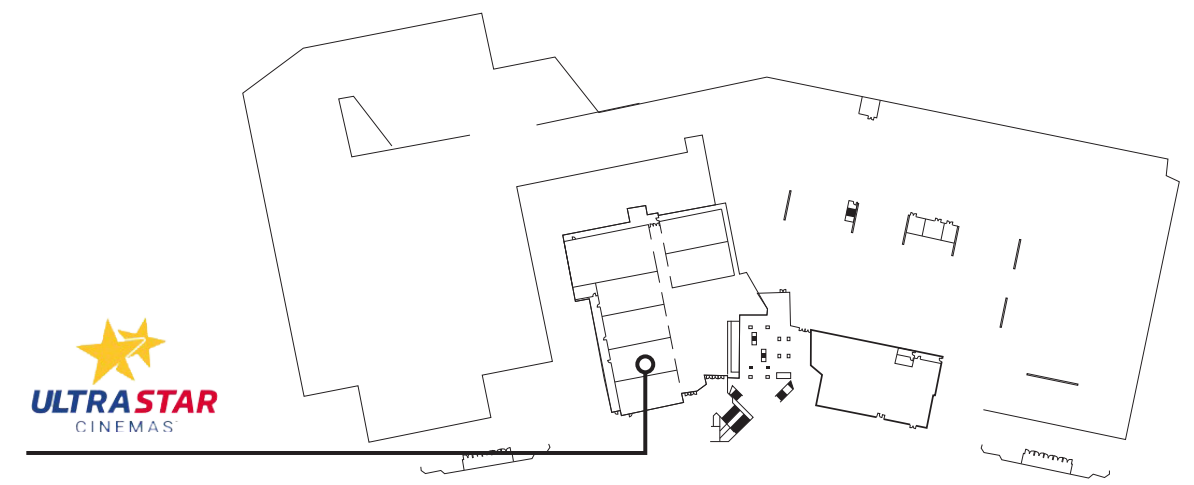


Colonnade Level



*Up to a 5-Year max lease term

Street Level



FASHION VALLEY REGIONAL MALL

AMC Theatres
Bloomingdale's
The Cheesecake Factory
The Container Store
Forever 21

JCPenney
Macy's
Neiman Marcus
Nordstrom
PF Chang's

HAZARD CENTER

Barnes & Noble
BJ's Brewhouse
FedEx Office
GOLFTEC
Massage Envy
My Salon Suite
Orangetheory
UltraStar Cinemas
Which Wich
Wood Ranch BBQ

FRIARS MISSION CENTER

Ralphs
CVS Pharmacy
BevMo!

CIVITA

Jimbo's (Coming Soon)
LA Fitness

RIO VISTA PLAZA

Living Spaces
Party City
Ross
TJ Maxx
HomeGoods
Total Wine & More

FENTON MARKET PLACE

Costco
IKEA
IHOP
Islands Burgers
Lowe's
Luna Grill
Mattress Firm
McDonald's

HAZARD CENTER EAST

Food 4 Less

Dave & Busters

SDSU MISSION VALLEY
Snapdragon Stadium
1.6 Million SF Innovation District
4,600 Residential Units
95,000 Retail

HAZARD CENTER DRIVE
Westerly extension to
Fashion Valley Mall
and Riverwalk Drive
COMPLETE!

CIVITA
4,780 Residential Units
900,000 SF Office
and Commercial

RIVERWALK
4,300 Residential Units
1 Million SF Class A Office
152,000 SF Retail
New Trolley Station

LEGEND

- MAJOR RETAIL CENTERS
- UNDER DEVELOPMENT
- FREEWAY
- TROLLEY LINE
- TROLLEY STOPS

MISSION VALLEY WEST

BevMo!
DSW Shoes
Golf Galaxy
The Habit Burger
King's Fish House
Lazy Dog
Marshalls
Old Navy
Puesto
Trader Joe's
ULTA
West Elm

PARK VALLEY CENTER

Best Buy
Breakfast Republic
California Fish Grill
La-Z-Boy
Mattress Firm

Men's Wearhouse
PetSmart
Sammy's Woodfired Pizza
Saks Off 5th
Sola Salons

Staples
The Kebab Shop
Woodbridge Interiors

THE VALLEY

24 Hour Fitness
AMC Theaters
Bloomingdale's Outlet
Broken Yolk Cafe
Buffalo Wild Wings

CAVA
Corner Bakery
Macy's Home
Mendocino Farms
Michaels

Nordstrom Rack
Outback Steakhouse
Target
Tender Greens
Yard House

MISSION VALLEY CENTER EAST

Dave's Hot Chicken
El Pollo Loco
In-N-Out
Pick Up Stix
Rubio's Coastal Grill
Taco Bell
Wag Hotels

Demos

| (ESRI, 2023) | 1 MILE | 3 MILE | 5 MILE |
|-----------------------|-----------|-----------|-----------|
| Estimated Population | 22,473 | 205,876 | 524,693 |
| Daytime Population | 33,934 | 233,357 | 675,647 |
| Est. Avg. H.H. Income | \$125,483 | \$120,065 | \$116,947 |
| Total Businesses | 2,000 | 14,118 | 36,387 |
| Total Employees | 24,274 | 153,366 | 425,849 |
| Median Age | 36.7 | 36.9 | 35.5 |



Traffic Count

- 185,744 annual average daily traffic on Highway 163.
- 57,174 average cars per day on Friars Road.
- 16,608 average cars per day on Frazee Road.
- 9,867 average cars per day on Hazard Center Drive.



HAZARD CENTER

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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