

HAZARD CENTER

FRIARS AT FRAZEE

MISSION VALLEY | SAN DIEGO

Restaurant

FOR LEASE



NEWMARK

HAZARD CENTER

FRIARS AT FRAZEE

Happy hours. Dinners out. Movies. Lunchtimes. Workouts. 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

Available

RESTAURANT OPPORTUNITY

±1,609 SF

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

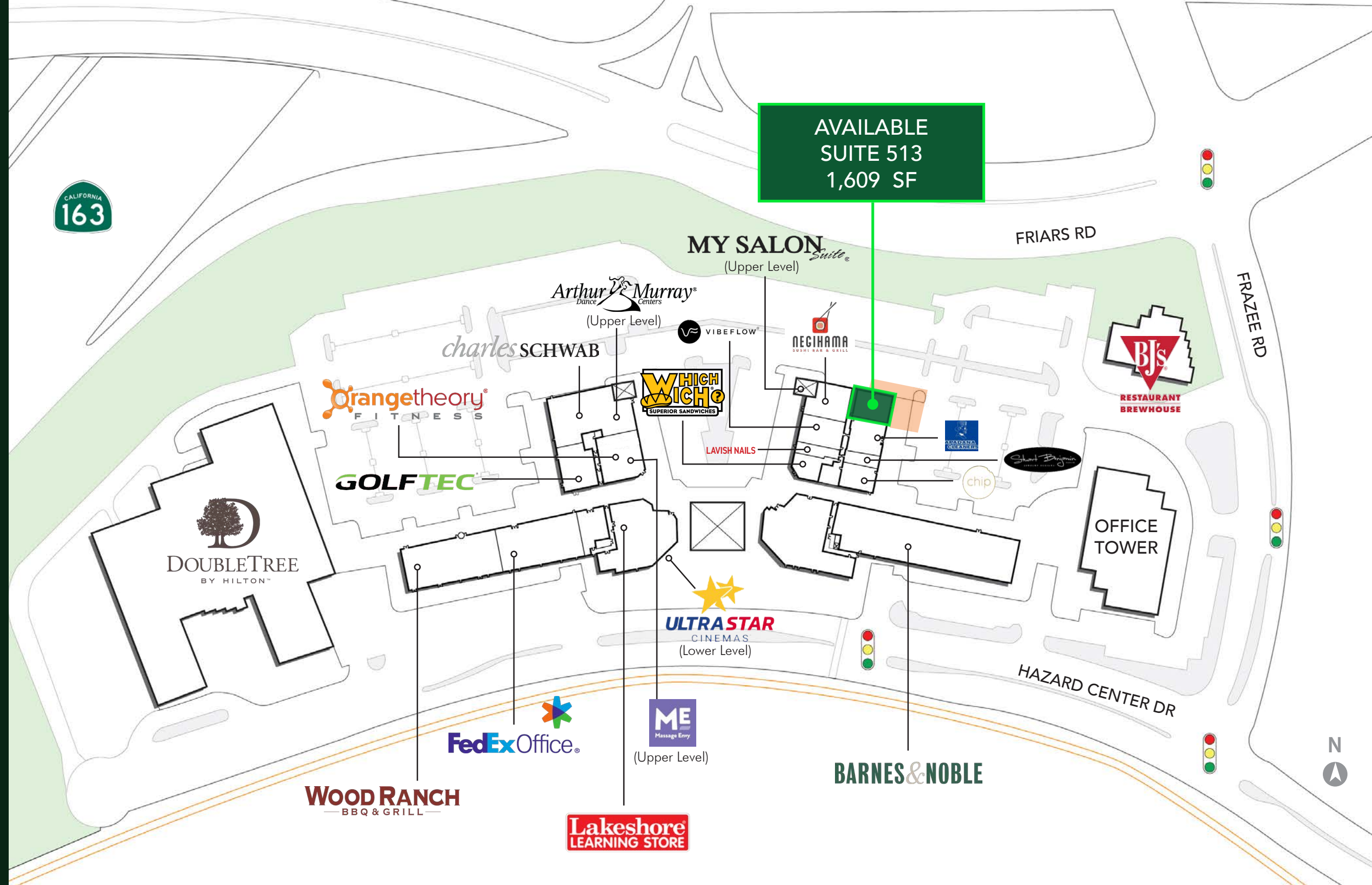
- 185,744 annual average daily traffic on Highway 163.
- 57,174 average cars per day on Friars Road.
- 16,608 average cars per day on Frazee Road.
- 9,867 average cars per day on Hazard Center Drive.



Plaza Level

SITE PLAN

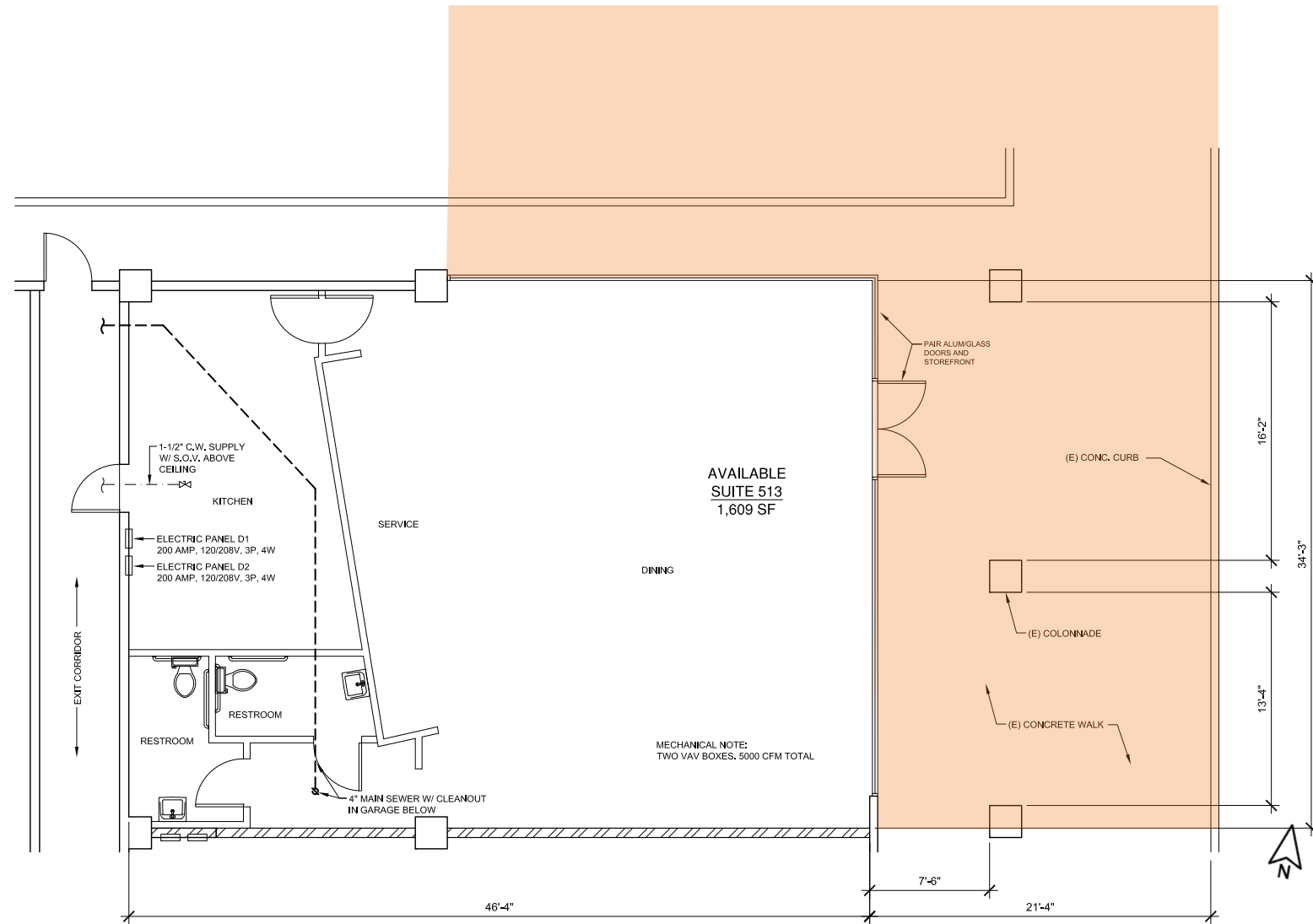
- Close proximity to regional malls Fashion Valley and Mission Valley East & West; and national retailers such as Bloomingdale's, Nordstrom, Neiman Marcus, Macy's, The Container Store, IKEA, Lowe's and Costco.
- Premier mixed-use property in Mission Valley including 135,000 SF of retail, 270,000 SF of office and a 300-room DoubleTree hotel.
- 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.



Existing Floor Plan

SUITE 513
1,609 SF

POTENTIAL PATIO



Space Highlights

- End Cap Restaurant Opportunity
- Potential Patio build-out on two sides of store front
- Prime visibility from Friars Road
- Prominent Storefront Signage
- Benefits from its central location between the 270,000 SF office tower and 300-room Double Tree hotel.



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

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

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

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

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.

JUSTIN WESSEL

Associate Director

t 858-875-5929

justin.wessel@nmrk.com
CA RE License #01946177

JOHN JENNINGS

Senior Managing Director

t 858-875-5927

john.jennings@nmrk.com
CA RE License #01215740

4655 Executive Drive, Suite 800, San Diego, CA 92121 Corporate License #01355491