

FOR LEASE

3895 Clairemont Drive
Clairemont, California



FEATURES

- 1,000 SF of Available space
- Anchored by Starbucks
- Located at the SEC of Balboa Ave and Clairemont Drive
- Over 55,000 cars per day at signalized intersection
- Close proximity to retailers and power centers
- Located amidst dense residential neighborhoods
- Excellent visibility to both Balboa Ave and Clairemont Dr



RETAIL INSITE

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Clairemont Dr

Balboa Ave

SITE

North Park
Produce
Your Global Grocer!

goodwill

STARBUCKS
COFFEE

DEL
TACO



SITE

Clairemont Dr

Balboa Ave

Genesee Ave

INTERSTATE 805

INTERSTATE 5










RITE AID

IHOPE RESTAURANT









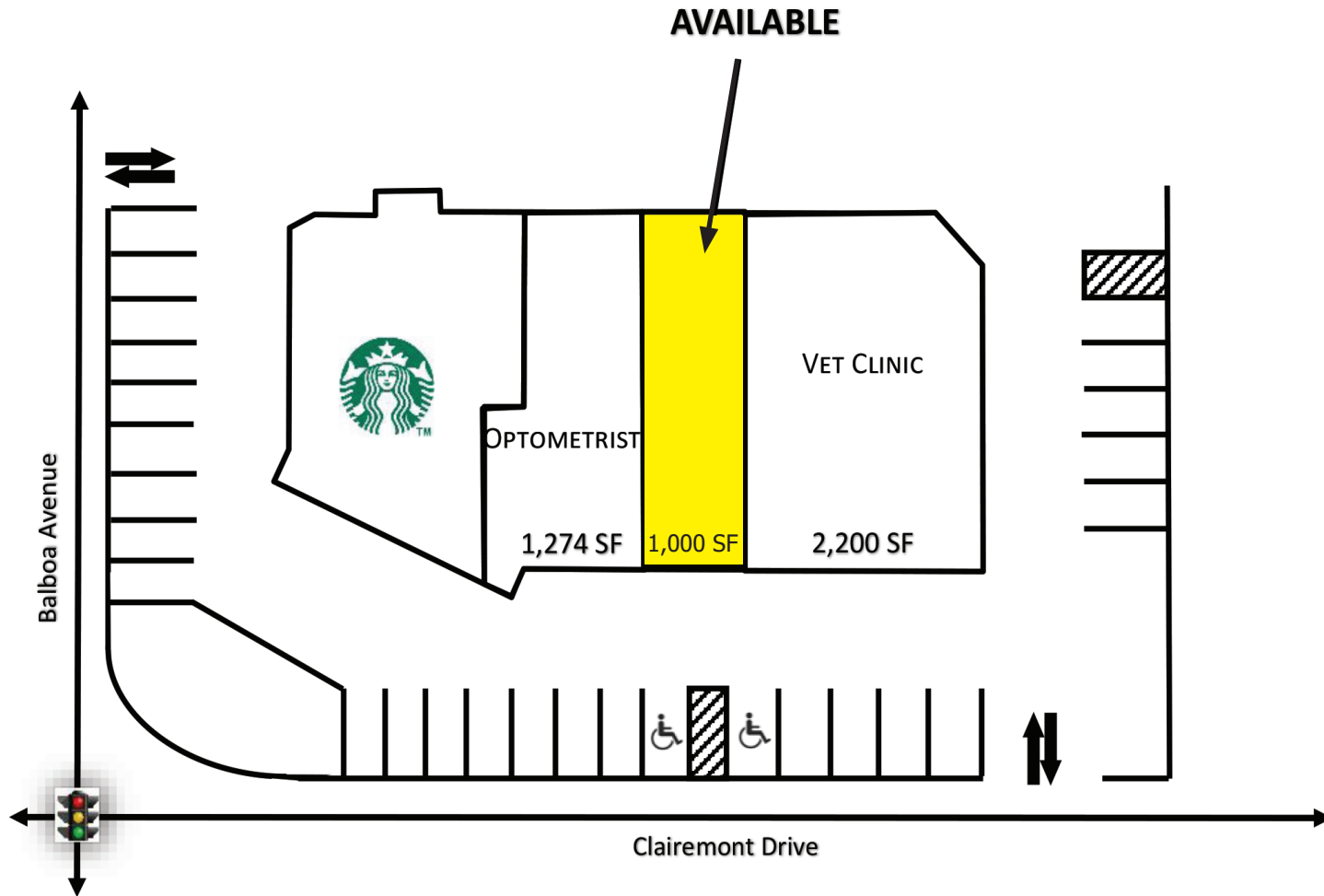
9 goodwill

DEL TACO

North Park Produce
Your Global Grocer!

STARBUCKS COFFEE

SITE PLAN



EXPANDED DEMOGRAPHIC PROFILE

Estimated 2016 • Calculated Using Proportional Block Groups

3895 Clairemont Drive | San Diego, CA

POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|------------------------------|--------|---------|---------|
| Estimated Population | 15,077 | 155,475 | 392,745 |
| Forecasted Population (2021) | 15,853 | 161,956 | 417,515 |

HOUSEHOLDS

| | | | |
|------------|-------|--------|---------|
| Households | 6,532 | 65,081 | 176,690 |
|------------|-------|--------|---------|

AVG HHD INCOME

| | | | |
|--------------------------------|-----------|----------|-----------|
| Estimated Avg Household Income | \$113,436 | \$94,037 | \$100,224 |
| Avg Family Income | \$121,229 | \$97,424 | \$110,970 |

MEDIAN HH INCOME

| | | | |
|-----------------------------------|----------|----------|----------|
| Estimated Median Household Income | \$80,716 | \$71,136 | \$73,460 |
| Median Family Income | \$89,624 | \$80,914 | \$89,352 |

\$\$\$ PER CAPITA INCOME

| | | | |
|------------------------------|----------|----------|----------|
| Est. Proj. Per Capita Income | \$49,227 | \$40,699 | \$46,790 |
|------------------------------|----------|----------|----------|

\$\$ OTHER INCOME

| | | | |
|-------------------------------------|----------|----------|----------|
| Est. Proj. Median Disposable Income | \$64,402 | \$57,694 | \$59,248 |
|-------------------------------------|----------|----------|----------|

DAYTIME DEMOS

| | | | |
|----------------------------|-------|--------|---------|
| Total Number of Businesses | 413 | 6,855 | 21,137 |
| Total Number of Employees | 3,343 | 96,129 | 268,154 |

RACE & ETHNICITY

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------------------|-----------------|------------------|------------------|
| White | 11,418 80.1% | 104,422 71.1% | 270,917 73.9% |
| Black or African American | 285 2.0% | 5,623 3.8% | 15,576 4.2% |
| American Indian & Alaskan Native | 59 0.4% | 978 0.7% | 2,356 0.6% |
| Asian | 934 6.6% | 14,960 10.2% | 32,219 8.8% |
| Hawaiian & Pacific Islander | 42 0.3% | 648 0.4% | 1,489 0.4% |
| Other Race | 751 5.3% | 12,186 8.3% | 25,372 6.9% |
| Two or More Races | 771 5.4% | 7,950 5.4% | 18,767 5.1% |

AGE DISTRIBUTION

| | | | |
|------------|---------|----------|----------|
| Median Age | 34.8yrs | 36.5 yrs | 36.5 yrs |
|------------|---------|----------|----------|

HOUSING

| | | | |
|---------------------|-------|--------|---------|
| Total Housing Units | 6,480 | 65,676 | 178,454 |
|---------------------|-------|--------|---------|