

Clairemont Corner

4592 CLAIREMONT DR
CLAIREMONT, SAN DIEGO, CA 92117

RETAIL SPACE AVAILABLE FOR LEASE

RI



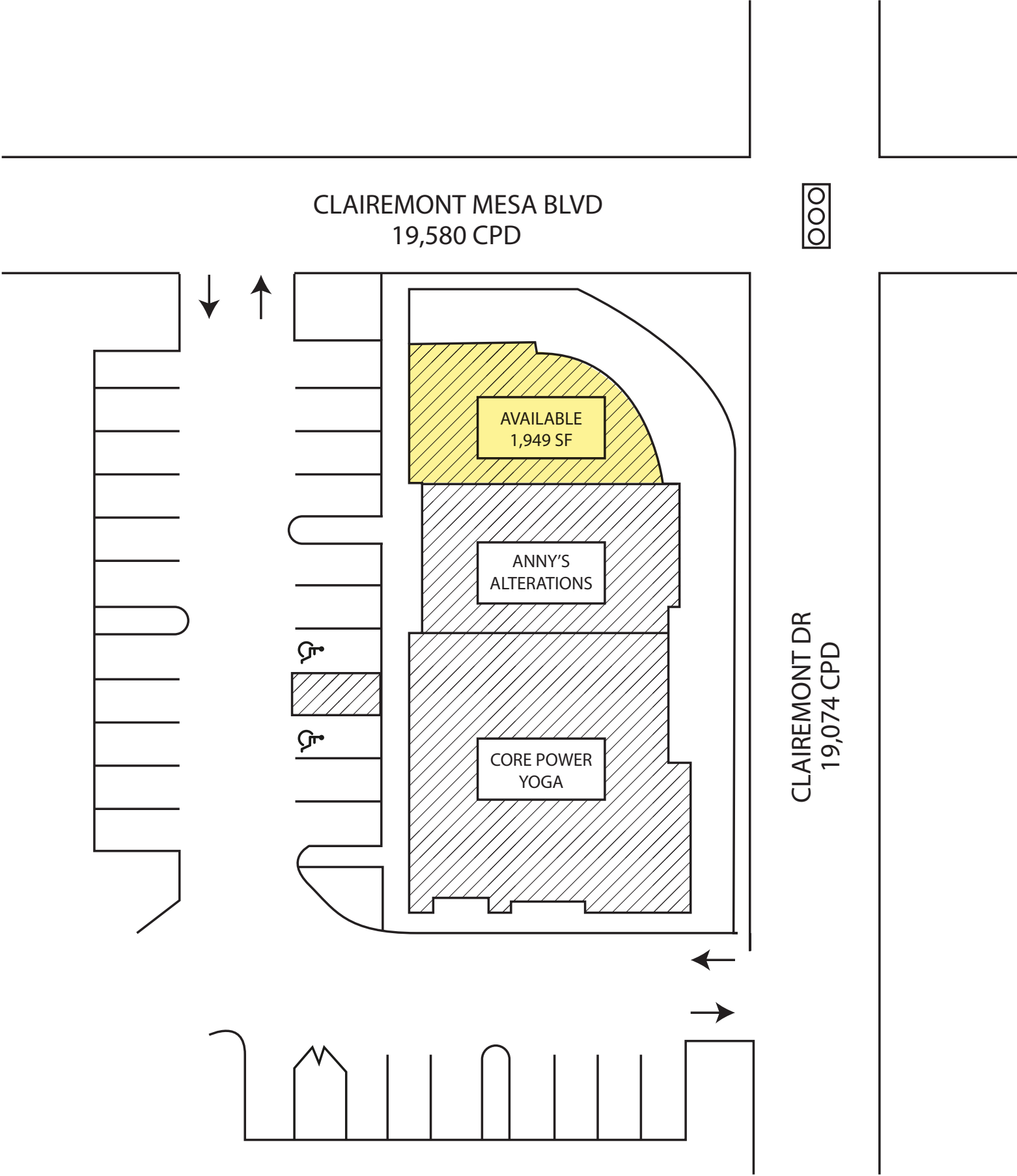
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Property Highlights & Site Plan

4 5 9 2 C L A I R E M O N T D R

- 1,949 SF end cap unit with excellent visibility and signage
- Site has direct access from the heavily trafficked intersection - 39,000 CPD
- Adjacent to Clairemont Town Square; anchored by Vons, Burlington, CVS, and Ross
- Abundant onsite parking
- *Tenant is still operating, please do not disturb, call broker for details.





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ULTA BEAUTY

T.J. maxx

CVS pharmacy

BIG LOTS!

Denny's

VONS

Krispy Kreme DOUGHNUTS

99c only STORES

READING

ROSS DRESS FOR LESS

chili's

Burlington

Bank of America

Michaels THE ARTS AND CRAFTS STORE

CLAIREMONT MESA BLVD 19,580 CPD

CLAIREMONT DR 19,074 CPD

SITE

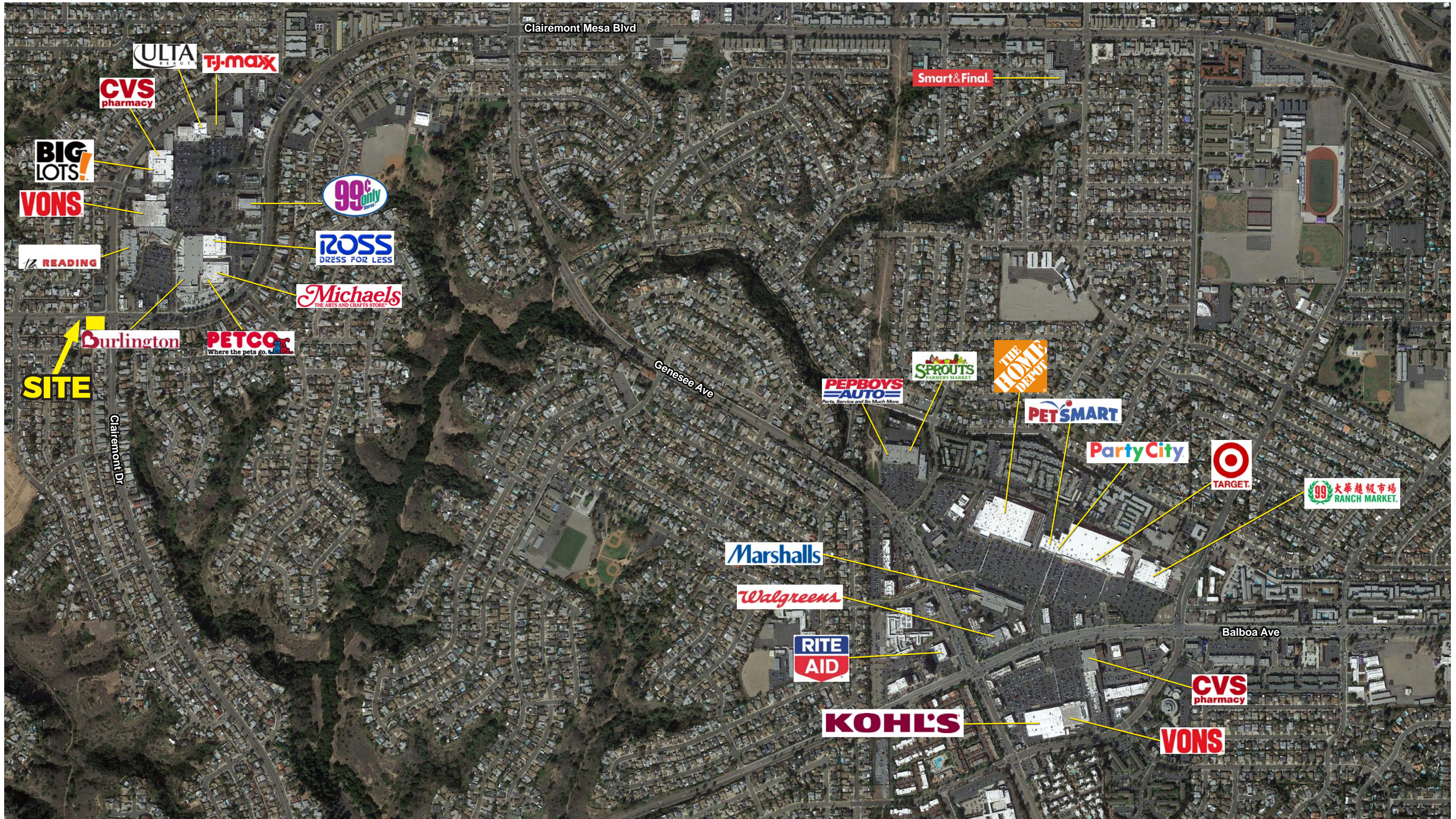
PETCO Where the pets go.

NAVY FEDERAL Credit Union

LENSCRAFTERS

Jack in the box

Trade Aerial



Demos

POPULATION

	1 mile	3 miles	5 miles
Total Population	20,543	147,370	295,105
Projected Population (2027)	20,358	147,808	296,896

HOUSING

	1 mile	3 miles	5 miles
Total Households	7,906	62,000	119,372
Projected Total Households (2027)	7,843	62,260	120,325

INCOME

	1 mile	3 miles	5 miles
Median Household Income	\$100,048	\$100,799	\$98,000
Average Household Income	\$124,673	\$138,285	\$136,631
Per Capita Income	\$48,417	\$58,303	\$56,362
Median Disposable Income	\$79,534	\$80,735	\$78,574
Average Disposable Income	\$92,449	\$97,922	\$96,480

DAYTIME DEMOS

	1 mile	3 miles	5 miles
Total Daytime Population	15,051	129,110	457,270
Daytime Population Workers	5,341	61,712	317,468
Daytime Population Residents	9,710	67,398	139,802

RACE & ETHNICITY

	1 mile	3 miles	5 miles
White	12,771 62.17%	89,246 60.56%	172,587 58.48%
Black or African American	285 1.39%	3,153 2.14%	9,501 3.22%
American Indian & Alaska Native Population	197 0.96%	897 0.61%	1,891 0.64%
Asian Population	1,798 8.75%	23,492 15.94%	50,229 17.02%
Pacific Islander Population	75 0.37%	452 0.31%	941 0.32%
Other Race Population	2,393 11.65%	10,130 6.87%	22,012 7.46%
Population of Two or More Races	3,024 14.72%	20,000 13.57%	37,944 12.86%
Hispanic Population	5,273 25.67%	26,438 17.94%	55,385 18.77%
Non-Hispanic Population	15,270 74.33%	120,933 82.06%	239,721 81.23%

EDUCATION

	1 mile	3 miles	5 miles
Bachelor's Degree	4,878 32.15%	38,986 35.74%	75,307 36.50%
Graduate/Professional Degree	2,896 19.09%	29,567 27.10%	53,525 25.95%

AGE

	1 mile	3 miles	5 miles
Median Age	41.3	37.8	34.9

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A MEMBER OF
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RETAIL ADVISORS

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