

3895 Clairemont Dr

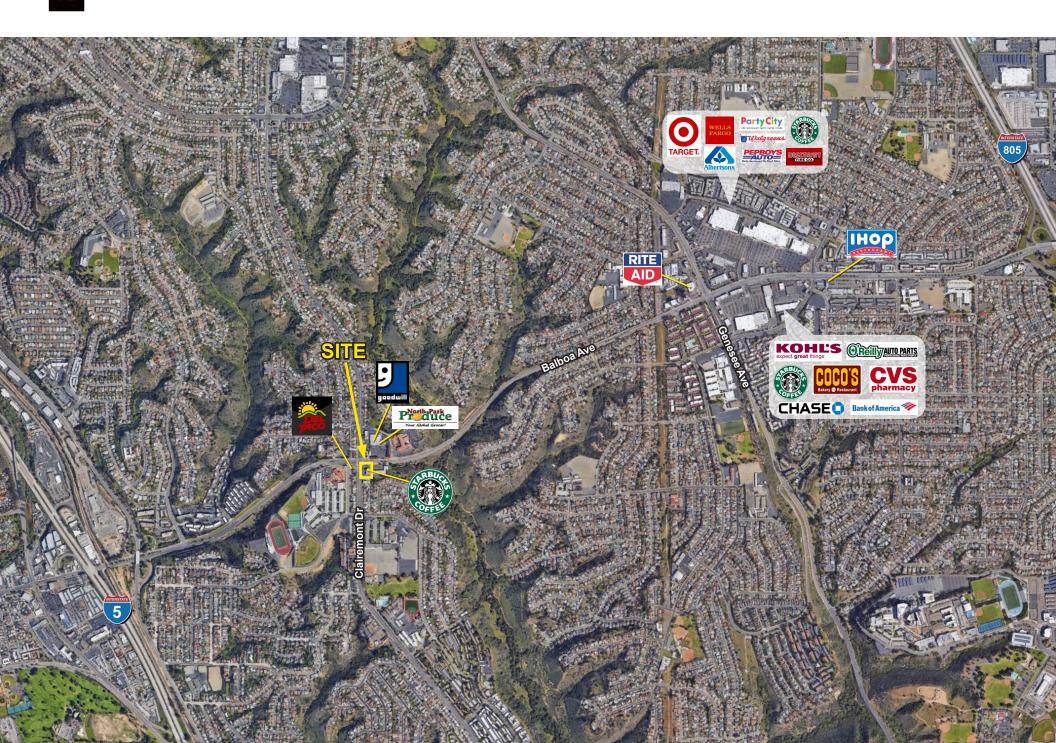
100% LEASED | CLAIREMONT, CALIFORNIA

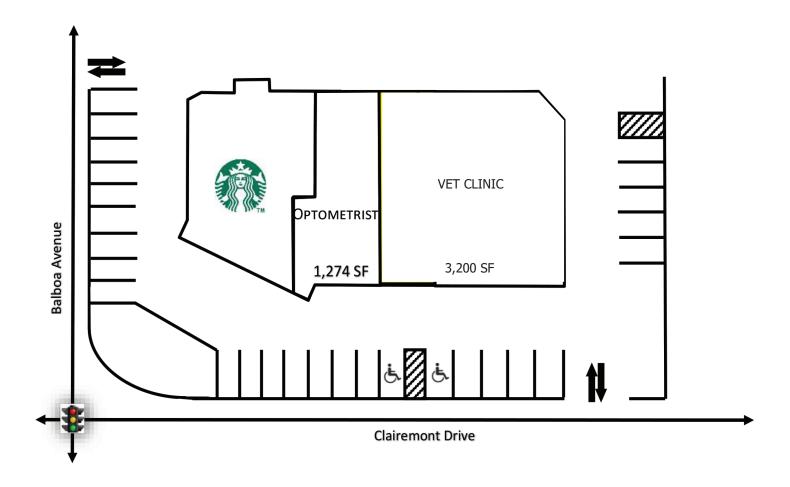




- 100% LEASED
- Anchored by Starbucks
- Located at the SEC of Balboa Ave and Clairemont Drive
- Over 55,000 cars per day at signalized intersection

- Close proximity to retailers and power centers
- Located amidst dense residential neighborhoods
- Excellent visibilty to both Balboa Ave and Clairemont Dr





3895 Clairemont Drive | San Diego, CA

TTTT 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	- 6,532	65,081	176,690
(1) AVG HHD INCOME			
Estimated Avg Household Income	\$113,436	\$94,037	\$100,224
Avg Family Income	\$121,229	\$97,424	\$110,970
Estimated Median Household Income Median Family Income	\$80,716 \$89,624	\$71,136 \$80,914	\$73,460 \$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
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TTT 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%
TH AGE DISTRIBUTION	_		
Median Age	34.8yrs	36.5 yrs	36.5 yrs
HOUSING			
Total Housing Units	6,480	65,676	178,454

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on taxand other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.