

FOR LEASE

CLAIREMONT TOWN SQUARE



CLAIREMONT MESA BLVD & CLAIREMONT DR
SAN DIEGO, CALIFORNIA

Clairemont Mesa Blvd



Genesee Ave

Balboa Ave

CLAIREMONT TOWN SQUARE

ULTA

TJ-maxx

CVS pharmacy

BIG LOTS!

VONS

READING CINEMA

Burlington

PETCO
Where the pets go.

99c only

ROSS
DRESS FOR LESS

Michaels
THE ARTS AND CRAFTS STORE

Smart & Final

PEPBOYS
AUTO
Tires, Service and So Much More

SPROUTS
FARMERS MARKET

THE HOME DEPOT

PETSMART

Party City

TARGET

99 大華超級市場
RANCH MARKET

Marshalls

Walgreens

RITE AID

CVS pharmacy

VONS

KOHL'S



RETAIL INSITE
COMMERCIAL REAL ESTATE



PROPERTY HIGHLIGHTS

CLAIREMONT TOWN SQUARE

514,000 Total SF Community Lifestyle Center

- Anchored by Vons, Ross, Crown Ace Hardware, Petco, TJMaxx, Michael's, Big Lots, Burlington Coat Factory, ULTA, CVS, and Reading Cinemas.
- Community lifestyle center
- Freeway proximity provides regional draw
- Dominant movie theater in trade area
- Strong line-up of national retailers
- Strong soft-goods co-tenancy
- Traffic counts | Clairemont Mesa Blvd: 23,800 CPD; Clairemont Dr: 11,100 CPD



TENANTS / AVAILABLE SPACE

01	CHILI'S	6,128	26	AVAILABLE (CURRENTLY COLDSTONE)	1,136
02	BANK OF AMERICA	7,840	27	BUTCHER 'N CHEESE FARM-TO-TABLE**	1,040
03	ROSS	25,000	28	DINO'S CYROS	2,080
03A	AT&T WIRELESS	3,978	30	BURROS & FRIES	1,103
03B	AVAILABLE (FORMERLY PAYLESS SHOES)*	7,719	31	BOMBAY COAST CAFE	1,105
04	MICHAEL'S	21,050	32	AVAILABLE (CURRENTLY LIGHTNIN' JACK'S BBQ)	1,040
05	PETCO	16,750	35	NAVY FEDERAL CREDIT UNION	4,810
07	CARTERS	4,382	36	JACK IN THE BOX	2,682
12	GRACIE BARRA MARTIAL ARTS	2,080	37	WESTERN DENTAL	4,381
13	T-MOBILE	1,470	38	CROWN ACE HARDWARE	14,010
14	UPS STORE	1,592	52	VONS	48,900
15	GAMESTOP	1,272	52A	BATH & BODY WORKS STORAGE	975
16	EYEGLASS WORLD	5,215	52B	CHASE BANK	4,951
20	AVAILABLE (FORMERLY HOME FABRICS)	10,500	52B-1	JAMBA JUICE	1,133
24	STARBUCKS	1,435	52C	BATH & BODY WORKS	2,135
25	AVAILABLE (FORMERLY CUCINA ITALIANA)	1,136			
52D	WELLS FARGO**	2,050	66	AVAILABLE (CURRENTLY TOWN SQ DENTISTRY)	1,200
53	SPRINT	1,580	67	AVAILABLE (FORMERLY SYLVAN LEARNING CNTR)	2,434
54	HAPPY NAILS & SPA	2,056	69	AVAILABLE (FORMERLY HAIR WITH FLAIR)	1,045
55A	AVAILABLE (FORMALLY CULTURE GEAR)	5,000	70	ULTA	10,733
55	AVAILABLE (FORMERLY SKY BOX SPORTS BAR)	3,165	76	TJ.MAXX	27,200
56	TROY'S FAMILY RESTAURANT	3,060	77	SALLY BEAUTY SUPPLY	1,800
57	CVS	28,156	78	BIG FROG CUSTOM T-SHIRTS	1,211
57A	BIG LOTS	25,317	80	ARELEY'S FRENCH BAKERY	2,314
58	SPECTRUM COMMUNICATIONS**	920	81	PICK UP STIX	2,753
59	SPECTRUM COMMUNICATIONS**	900	82	BEING FIT FITNESS CENTER	7,865
60	SPECTRUM COMMUNICATIONS**	1,490	87	SUBWAY	1,261
61	H & R BLOCK	1,800	88	AAA	7,740
62	SPORTCLIPS	1,212	90	DENNY'S DINER	6,900
63	PIZZA HUT	1,500	91A	LIFETIME ANIMAL CARE	2,207
64	MASSAGE ENVY	3,455	92	MISSION FEDERAL CREDIT UNION	3,356
			94	OUTBACK STEAKHOUSE	6,300
			96	MCDONALD'S	4,200
			PAD4	KRISPY KREME	3,850
			98	SYNER CHI DAY SPA**	2,548
			101	TOWN SQUARE FAMILY DENTISTRY	1,468
			102	EDWARD JONES	1,000
			103=104	MANAGEMENT OFFICE	1,580
			MAJ. 9	BURLINGTON COAT FACTORY	81,625
			MAJ. 10	READING CINEMAS (14 SCREENS)	40,582
			MISC. 1	COX COMMUNICATIONS ANTENNA	N/A
			MISC. 2	GTE ANTENNA	N/A
			MISC. 4	SD CREDIT UNION	N/A
			MISC. 5	AIRTOUCH CELLULAR ANTENNA	N/A

* = LOI/LEASE NEGOTIATIONS

** = COMING SOON



DEMOGRAPHICS

A rare opportunity to locate your business in one of San Diego's best retail centers.

Clairemont is a pleasant suburban neighborhood and is densely populated. Nestled in San Diego, the second largest City in California. The community is bordered by Interstate 805 on the east, Interstate 5 on the west and the 52 Freeway to the north. Several significant commercial centers serve Clairemont and are located at the intersections of major transportation corridors. Clairemont's central location and two industrial centers has given residents convenient access to nearby job resources in downtown San Diego, Mission Valley, Kearny Mesa and La Jolla. The low-density area is further improved by 11 neighborhood parks for the community's enjoyment with natural trails and picnic areas. There are 17 educational facilities and public schools, which are located adjacent to parks and the canyon system, providing recreational opportunities for residents alike. Located within just a short drive to numerous tourist attractions such as the world-famous San Diego Zoo, Balboa Park, Sea World and Downtown San Diego which makes it a pleasant place to live, work and play.

2016 ESTIMATED DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	19,019	148,776	295,715
Average Household Income	\$95,379	\$105,119	\$110,227
Daytime Population	2,939	56,788	245,251

TRAFFIC COUNTS (AVERAGE DAILY TRAFFIC)

Clairemont Drive.....	±11,100
Clairemont Mesa Blvd.....	±23,800





RETAIL INSITE
COMMERCIAL REAL ESTATE

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