

# MCGRATH COURT

7061 CLAIREMONT MESA BLVD  
SAN DIEGO, CA 92111

RESTAURANT SPACE FOR LEASE

6,435 SF



FIXTURIZED RESTAURANT END-CAP IN KEARNY MESA



For more information, please contact:

**AARON HILL**  
Director  
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CUSHMAN & WAKEFIELD OF SAN DIEGO, INC.

Lic. #01329963  
4747 Executive Drive, 9<sup>th</sup> Floor  
San Diego, CA 92121  
www.cushmanwakefield.com

The depiction in the included photograph of any person, entity, sign, logo or property, other than Cushman & Wakefield's (C&W) client and the property offered by C&W, is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted and C&W or its client. This listing shall not be deemed an offer to lease, sublease or sell such property; and, in the event of any transaction for such property, no commission shall be earned by or payable to any cooperating broker except if otherwise provided pursuant to the express terms, rates and conditions of C&W's agreement with its principal, if, as and when such commission (if any) is actually received from such principal. (A copy of the rates and conditions referred to above with respect to this property is available upon request.)

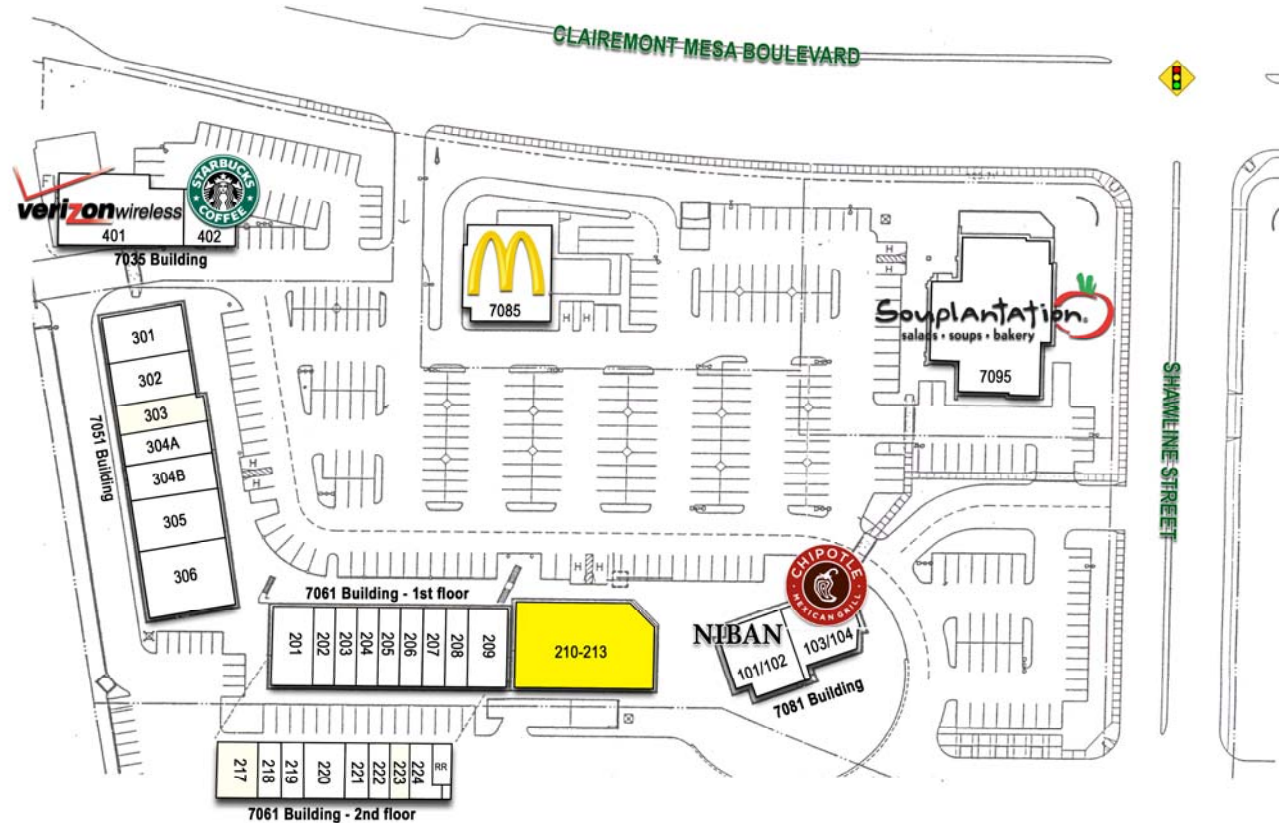


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706I Clairemont Mesa Blvd. - San Diego, CA 92111

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AVAILABLE

Bldg	Suite	Tenant	Sq. Ft.
7081	101/102	Niban's Japanese Restaurant	2,824
	103/104	Chipotle	2,303
7061	201	Available	1,800
	202	Costal Medical Weight Loss	900
	203	Golden Key Jewelers	900
	204	Available	900
	205	Liberty Tax	900
	206	Eyes for Kids	900
	207	Angel Nails	900
	208	Buddha Foot Massage	900
	209	Nutrition Zone	1,592
	210-213	Players Bar & Grill (Available 11/1/14)	6,435
	217	State Farm Insurance	1,080
	218	Nautilus Real Estate	540
	219	Prestige Floors	540
	220	Preferred Dental	1,080
	221	Available	540
	222	Vishwa Nirmala Dharma	540
	223	Andrew Muhler	540
	224	Total Image Studio	621
7051	301	Select Personnel	2,100
	302	Mysterious Galaxy Books	1,800
	303	Wall Beds & More	1,288
	304A	Spa Etc., Inc.	1,430
	304B	San Diego Beauty Lab	1,537
	305	iTan	2,125
	306	Game Empire	3,201
7035	401	Verizon Wireless	3,933
	402	Starbucks Coffee	1,225
7085		McDonald's	3,250
7095		Souplantation	8,500



ADJACENT TENANTS:



\*PLEASE DO NOT DISTURB EXISTING TENANT

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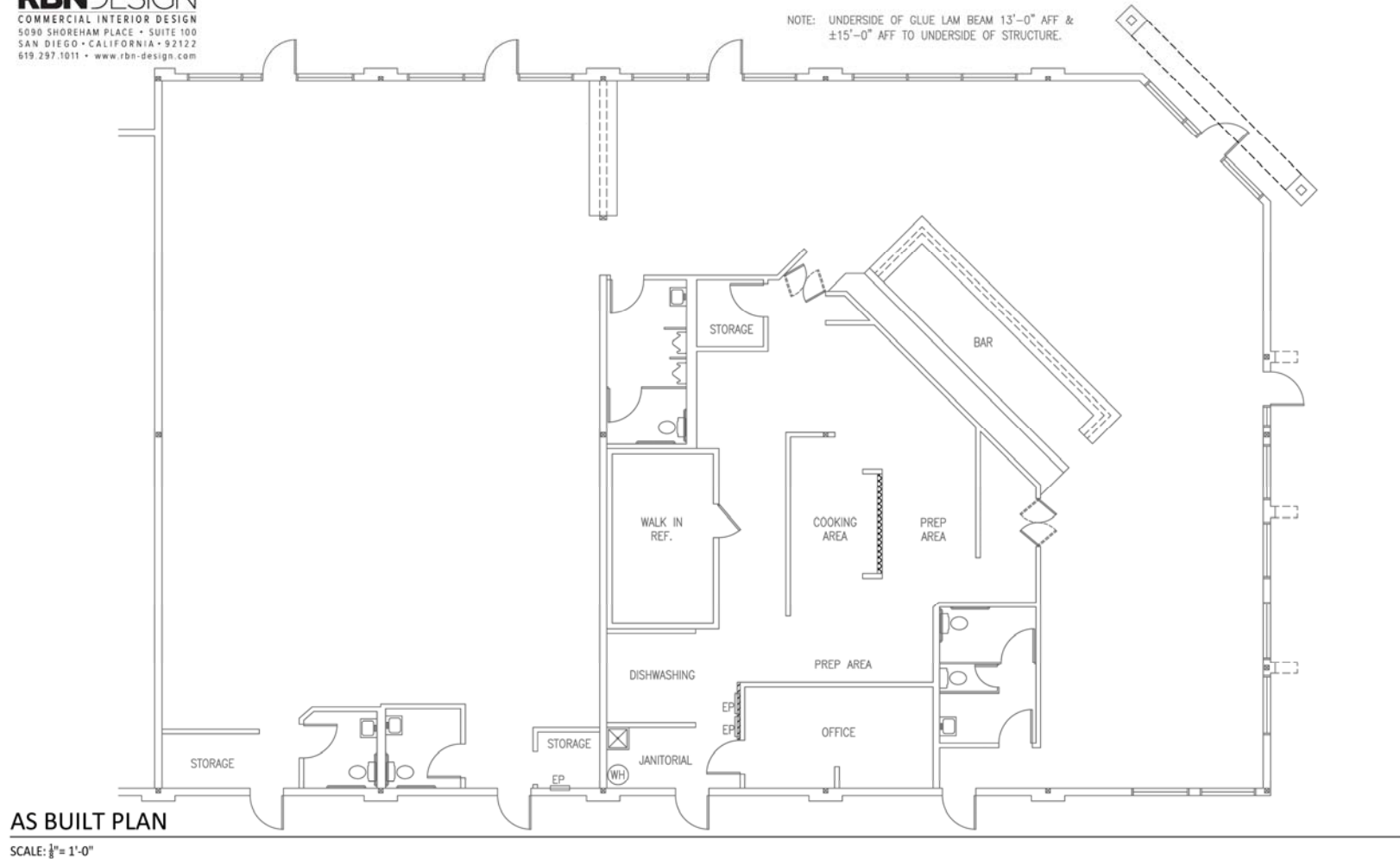
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**RBN DESIGN**  
COMMERCIAL INTERIOR DESIGN  
5090 SHOREHAM PLACE • SUITE 100  
SAN DIEGO • CALIFORNIA • 92122  
619.297.1011 • www.rbn-design.com

NOTE: UNDERSIDE OF GLUE LAM BEAM 13'-0" AFF &  
±15'-0" AFF TO UNDERSIDE OF STRUCTURE.



EXISTING FLOOR PLAN

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## PROPERTY FEATURES

- Central San Diego location in Kearny Mesa with easy access from multiple arterials including the 52, 805, and 163 freeways.
- Tenants in the immediate trade area include Walmart, Food-4-Less, LA Fitness, Zion Market, REI, Road Runner Shoes and Ranch 99 Supermarket.
- Center provides a dynamic mix of restaurant, service, office and medical uses which draw an expanded customer base.
- New lease recently signed with Chipotle Mexican Grill.
- Tremendous daytime population with over 100,000 people within a 3-mile radius.

## TRAFFIC COUNTS (SANDAG)

- 61,400 average daily traffic on Clairemont Mesa Boulevard.
- 202,900 average daily traffic on Interstate 805.



POPULATION	1 MILE	3 MILES	5 MILES
2013 Estimated Total Population	9,897	92,843	285,650
2018 Forecast Total Population	10,282	96,627	299,851
Daytime Population	20,633	106,174	279,728
Forecast Population Growth 2013-2018	3.89	4.08	4.96

HOUSEHOLDS			
2013 Estimated Total Households	3,610	35,913	117,498
2018 Forecast Total Households	3,766	37,640	124,045
Household Growth 2010 to 2013	2.52%	3.00%	3.50%
Forecast Household Growth 2013-2018	4.33	4.81	5.57

INCOME			
<\$15,000	325	3,527	12,785
\$15,000-\$24,999	431	3,165	9,277
\$25,000-\$34,999	368	3,407	10,112
\$35,000-\$49,999	521	5,345	16,129
\$50,000-\$74,999	657	7,158	22,078
\$75,000-\$99,999	636	5,258	17,234
\$100,000-\$124,999	294	3,496	11,078
\$125,000-\$149,999	185	1,745	6,857
\$150,000-\$199,999	155	1,810	6,931
\$200,000-\$499,999	36	918	4,445
\$500,000+	0	82	572
2013 Estimated Median Household Income	\$55,476	\$57,988	\$61,068
2013 Estimated Average Household Income	\$65,690	\$72,669	\$79,003
2013 Estimated Per Capita Household Income*	\$23,959	\$28,109	\$32,496

Age			
2013 Estimated Median Age	38.00	36.95	33.81
2013 Estimated Average Age	39.71	38.96	37.36

Claritas, 2013

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