

FOR LEASE

C LAIREMONT **T** OWN **S** QUARE



Clairemont Mesa Blvd

Clairemont Dr

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

Burlington

PETCO
Where the pets go.

99c only

ROSS
DRESS FOR LESS

Michaels
THE ARTS AND CRAFTS STORE

Smart & Final

PEPBOYS
AUTO

SPROUTS
FARMERS MARKET

THE HOME DEPOT

PETSMART

PartyCity

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: 21,900 CPD; Clairemont Dr: 10,800 CPD



TENANTS / AVAILABLE SPACE

01	CHILI'S	6,128
02	BANK OF AMERICA	7,840
03	ROSS	25,000
03A	AT&T WIRELESS	3,978
03B	AVAILABLE (FORMERLY PAYLESS SHOES)	7,719
04	MICHAEL'S	21,050
05	PETCO	16,750
07	CARTERS	4,382
12	GRACIE BARRA MARTIAL ARTS	2,080
13	T-MOBILE	1,470
14	UPS STORE	1,592
15	GAMESTOP	1,272
16	EYEGLOSS WORLD	5,215
20	AVAILABLE (FORMERLY HOME FABRICS)	10,500
24	STARBUCKS	1,435
25	CUCINA ITALIANA	1,136

26	AVAILABLE (FORMER COLDSTONE CREAMERY)	1,136
27	AVAILABLE (FORMER EXTREME PIZZA)	1,040
28	DINO'S CYROS	2,080
30	BURROS & FRIES	1,103
31	BOMBAY COAST CAFE	1,105
32	AVAILABLE (FORMER LIGHTNIN' JACK'S BBQ)	1,040
35	NAVY FEDERAL CREDIT UNION	4,810
36	JACK IN THE BOX	2,682
37	WESTERN DENTAL	4,381
38	CROWN ACE HARDWARE	14,010
52	VONS	48,900
52A	BATH & BODY WORKS STORAGE	975
52B	CHASE BANK	4,951
52B-1	JAMBA JUICE	1,133
52C	BATH & BODY WORKS	2,135



52D	AVAILABLE (FORMERLY RADIO SHACK)	2,050
53	SPRINT	1,580
54	HAPPY NAILS & SPA	2,056
55A	AVAILABLE (FORMALLY CULTURE GEAR)	5,000
55	AVAILABLE (FORMERLY SKY BOX SPORTS BAR)	3,165
56	TROY'S FAMILY RESTAURANT	3,060
57	CVS	28,156
57A	BIG LOTS	25,317
58	SYNER CHI DAY SPA	920
59	GNC	900
60	AVAILABLE (FORMERLY CRESCENT JEWELER)	1,490
61	H & R BLOCK	1,800
62	SPORTCLIPS	1,212
63	PIZZA HUT	1,500
64	MASSAGE ENVY	3,455

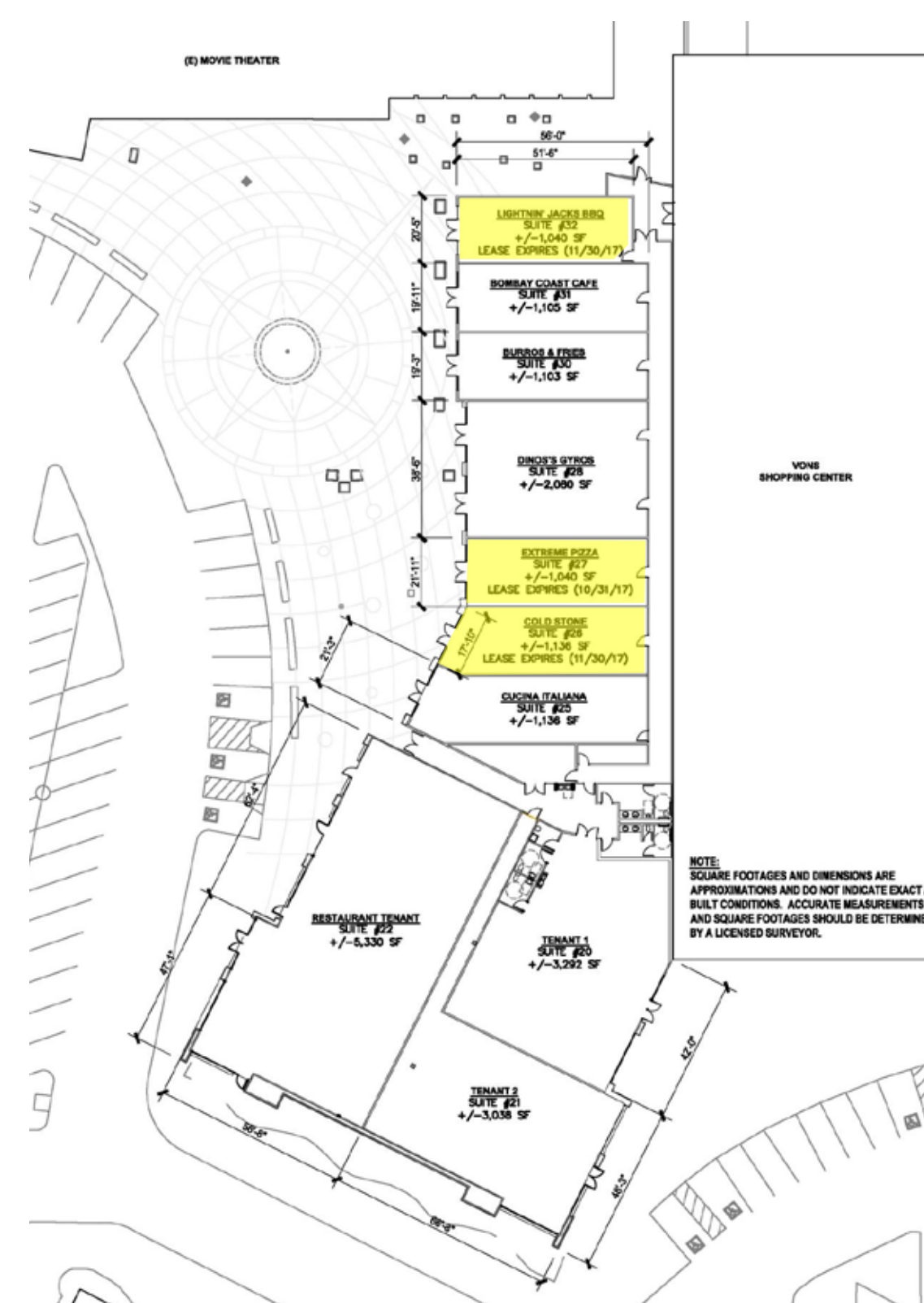
66	AVAILABLE (FORMERLY TOWN SQ DENTISTRY)	1,200
67	AVAILABLE (FORMERLY SYLVAN LEARNING CENTER)	2,434
69	AVAILABLE (FORMERLY HAIR WITH FLAIR)	1,045
70	ULTA	10,733
76	T.J.MAXX	27,200
77	SALLY BEAUTY SUPPLY	1,800
78	BIG FROG CUSTOM T-SHIRTS	1,211
80	ARELEY'S FRENCH BAKERY	2,314
81	PICK UP STIX	2,753
82	BEING FIT FITNESS CENTER	7,865
87	SUBWAY	1,261
88	AAA	7,740
90	DENNY'S DINER	6,900
91	AVAILABLE (FORMALLY RITA'S ICE)	1,052
91A	LIFETIME ANIMAL CARE	2,207

92	MISSION FEDERAL CREDIT UNION	3,356
94	OUTBACK STEAKHOUSE	6,300
96	MCDONALD'S	4,200
PAD4	KRISPY KREME	3,850
98	AVAILABLE	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



FOOD COURT/MERCHANDISE MIX

SPACE/TENANT	SF	EXPIRES	OPTIONS
#20	10,500 SF	Vacant	
#24 Starbucks	1,435 SF	8/31/17	None
#25 Cucina Italiana	1,136 SF	4/30/18	1 (5)-yr
#26	1,136 SF	Vacant	None
#27	1,040 SF	Vacant	1 (7)-yr
#28 Dino's Gyros	2,080 SF	10/31/22	
#30 Burros & Fries	1,103 SF	4/30/20	
#31 Bombay Coast Cafe	1,150 SF	10/31/19	
#32	1,040 SF	Vacant	1 (5) yr



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





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