

For Lease • 9240 Clairemont Mesa Blvd

FREESTANDING BUILDING | ±7,000 SF AVAILABLE | KEARNY MESA, CA



FEATURES

- Located at the NEQ of Clairemont Mesa Blvd and Overland Ave
- 7,000 SF freestanding building
- Dedicated parking
- Existing monument sign along Clairemont Mesa Blvd
- Heavily travelled commercial corridor
- Dense demographics and daytime population
- Located just west of the 172,000 SF Kaiser Permanente Medical Center
- Close proximity to the 15, 163, and 52 freeways
- 40 parking stalls - 5.71/SF

RI RETAIL INSITE

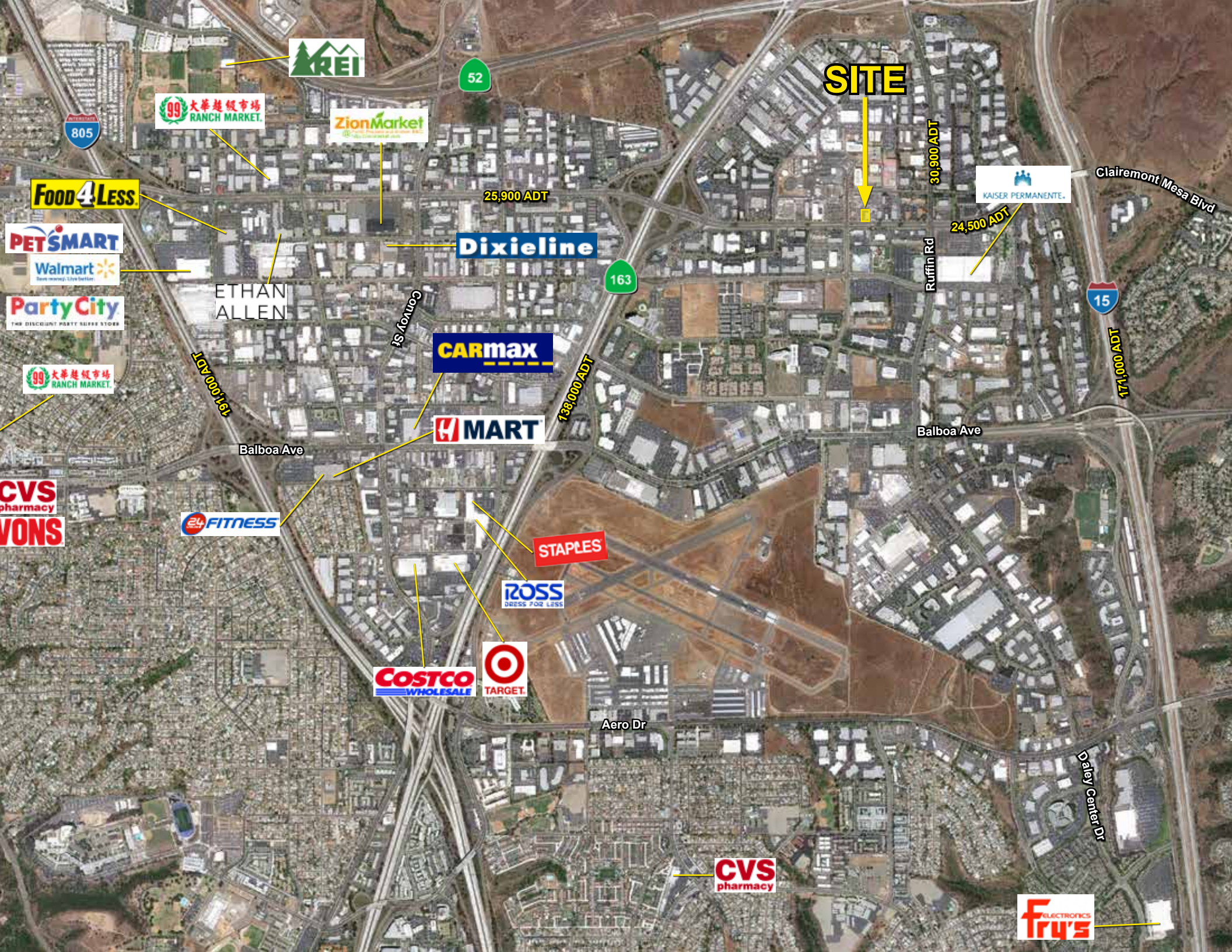
A MEMBER OF
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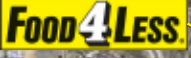


SITE



52

805



25,900 ADT

30,900 ADT



Clairemont Mesa Blvd

24,500 ADT



163



ETHAN ALLEN

Ruffin Rd

15



138,000 ADT

171,000 ADT



131,000 ADT



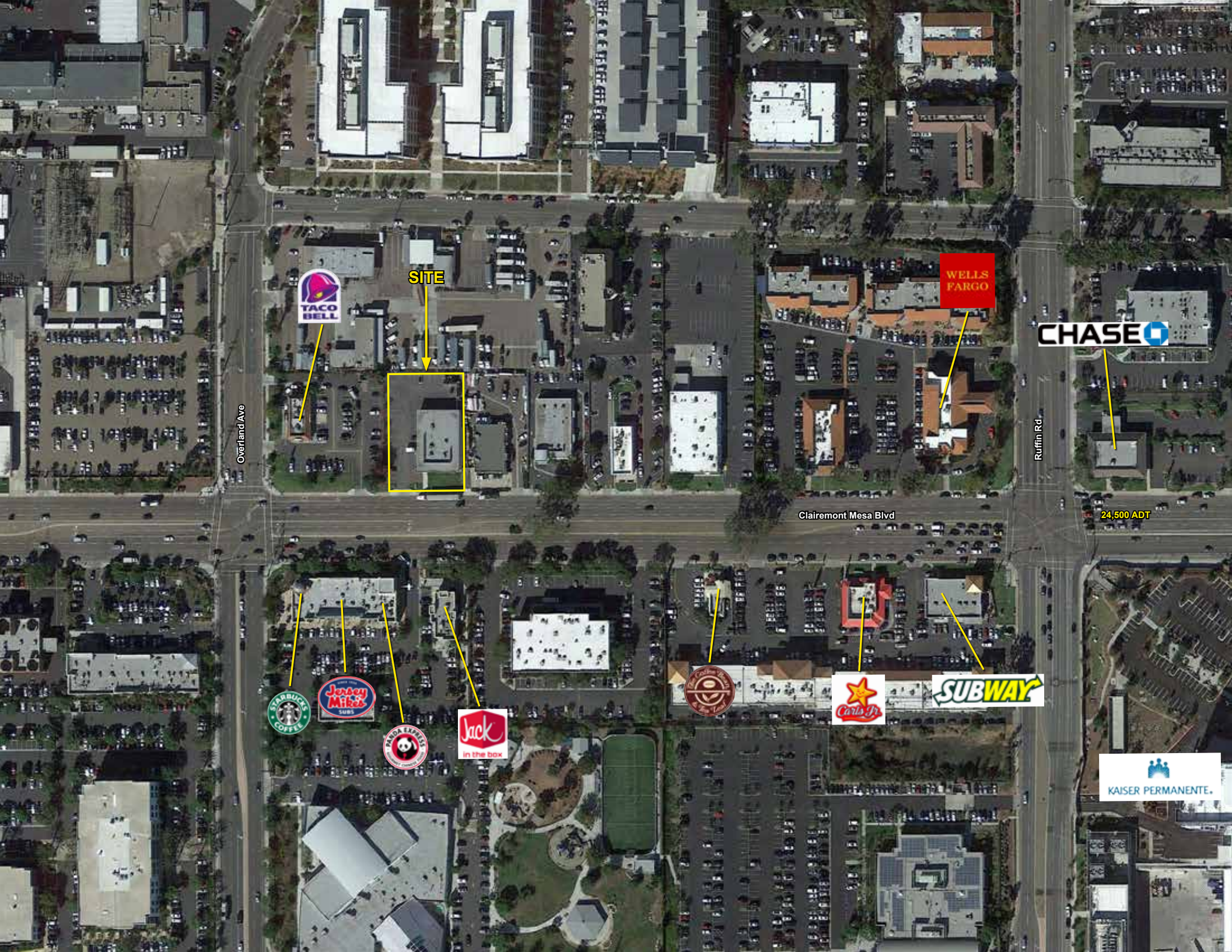
Balboa Ave



Aero Dr

Daley Center Dr





Overland Ave

SITE



Clairemont Mesa Blvd

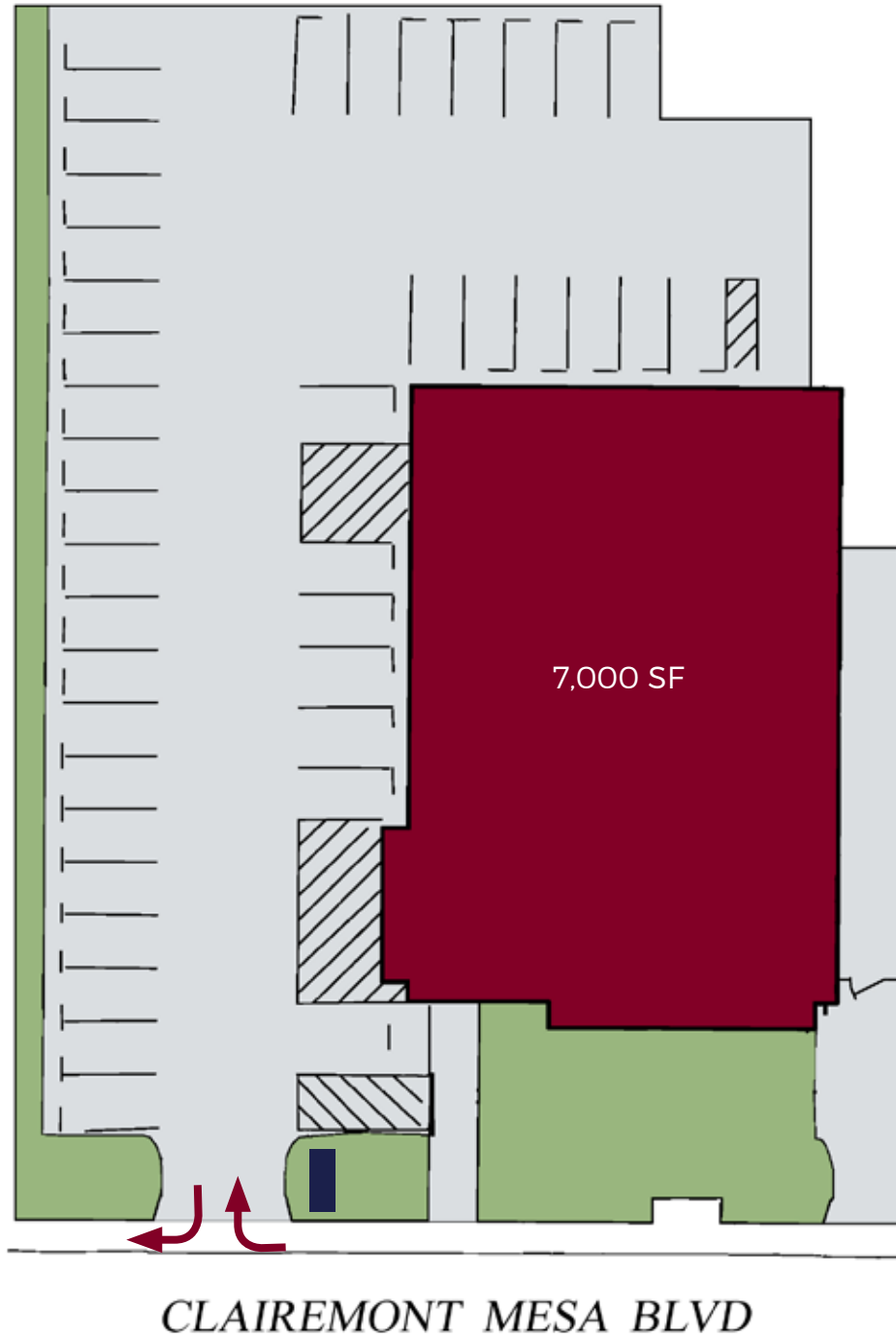
Ruffin Rd

24,500 ADT



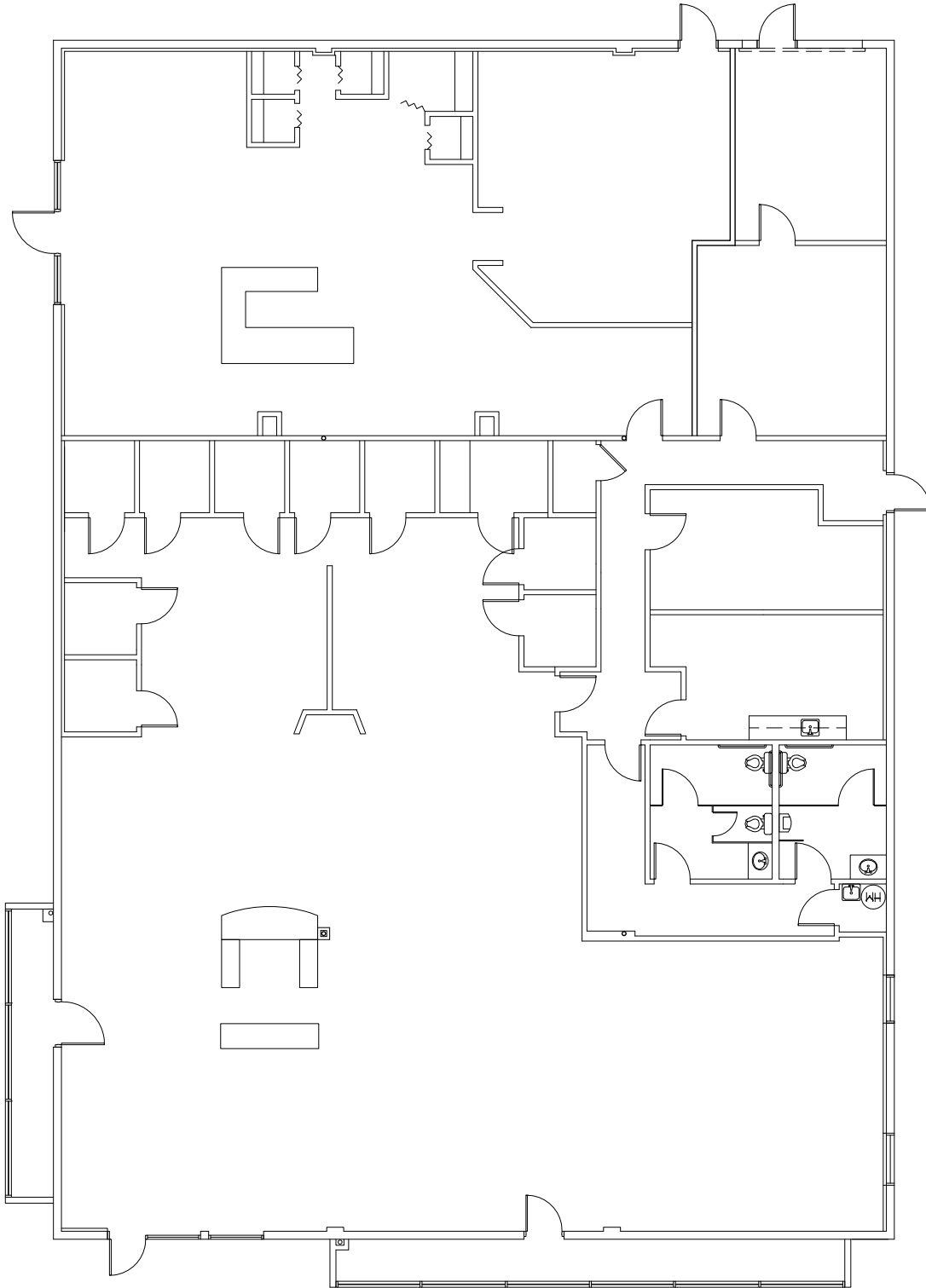
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Expanded Demographic Profile

ESTIMATED 2017 · CALCULATED USING PROPORTIONAL BLOCK GROUPS

9240 CLAIREMONT MESA | KEARNY MESA, CA



POPULATION

	1 MILE	3 MILES	5 MILES
Estimated Population	1,961	59,665	230,567
Forecasted Population (2021)	2,134	61,692	242,702



HOUSEHOLDS

Households	698	21,008	88,501
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AVG HHD INCOME

Estimated Avg Household Income	\$105,022	\$91,991	\$82,057
Avg Family Income	\$99,731	\$86,124	\$94,065



MEDIAN HH INCOME

Estimated Median Household Income	\$93,924	\$74,931	\$77,941
Median Family Income	\$97,684	\$77,016	\$82,470



PER CAPITA INCOME

Est. Proj. Per Capita Income	\$41,836	\$33,894	\$38,019
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OTHER INCOME

Est. Proj. Median Disposable Income	\$74,033	\$60,139	\$62,247
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DAYTIME DEMOS

Total Number of Businesses	959	4,936	14,379
Total Number of Employees	15,602	79,255	199,628



RACE & ETHNICITY

	1 MILE	3 MILES	5 MILES
White	1,325 69.2%	36,487 64.0%	140,266 63.9%
Black or African American	94 4.9%	4,325 7.6%	11,492 5.2%
American Indian & Alaskan Native	11 0.6%	421 0.7%	1,465 0.7%
Asian	282 14.7%	7,230 12.7%	35,349 16.1%
Hawaiian & Pacific Islander	10 0.5%	408 0.7%	1,196 0.5%
Other Race	93 4.8%	3,780 6.6%	15,552 7.1%
Two or More Races	100 5.2%	4,345 7.6%	14,067 6.4%



AGE DISTRIBUTION

Median Age	35.82 yrs	35.29 yrs	35.79 yrs
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HOUSING

Total Housing Units	737	21,330	89,447
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