

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
(858) 558 5625
aaron.hill@cushwake.com
Lic. #01365975

JOHN JENNINGS
Senior Director
(858) 558 5645
john.jennings@cushwake.com
Lic. #01215740

CUSHMAN & WAKEFIELD OF SAN DIEGO, INC.

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

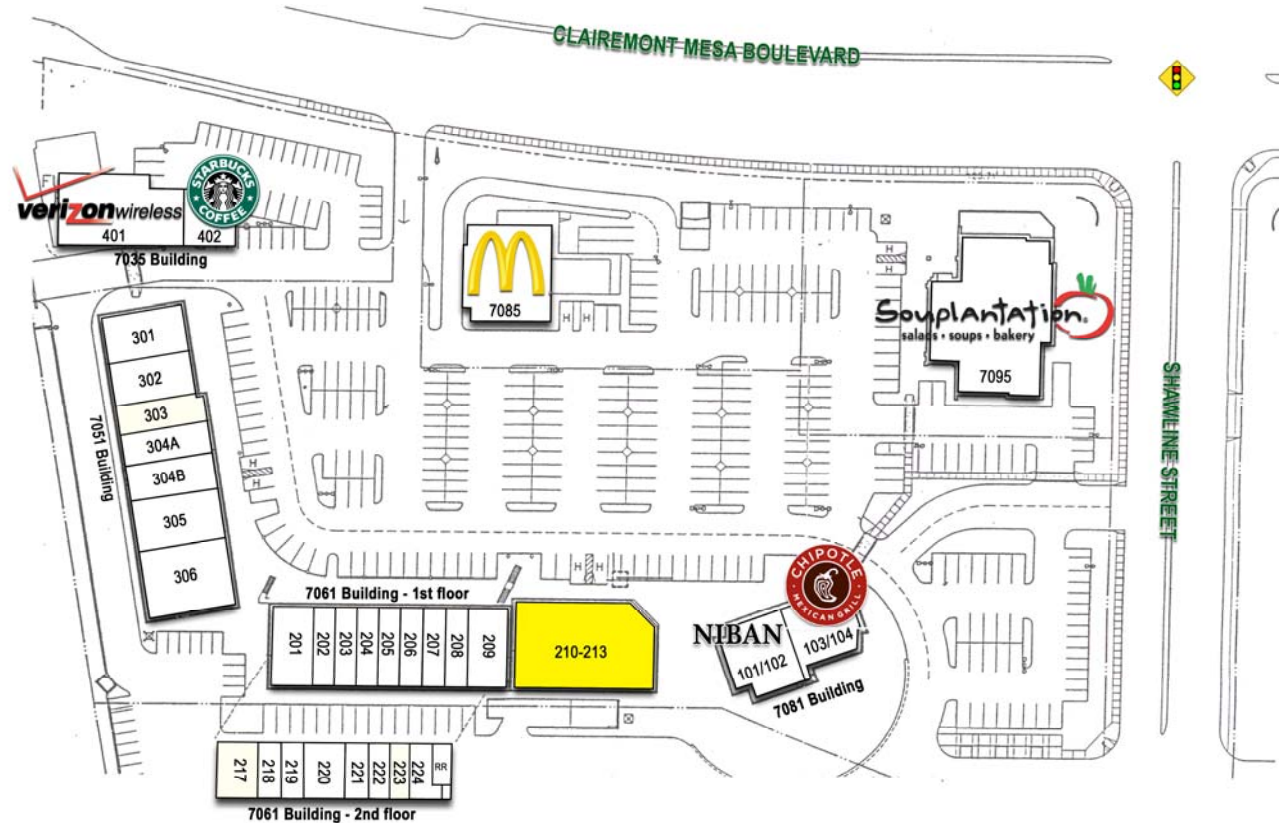
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AVAILABLE

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	Titan Auto Insurance	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	Computer Repair	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 (Available)	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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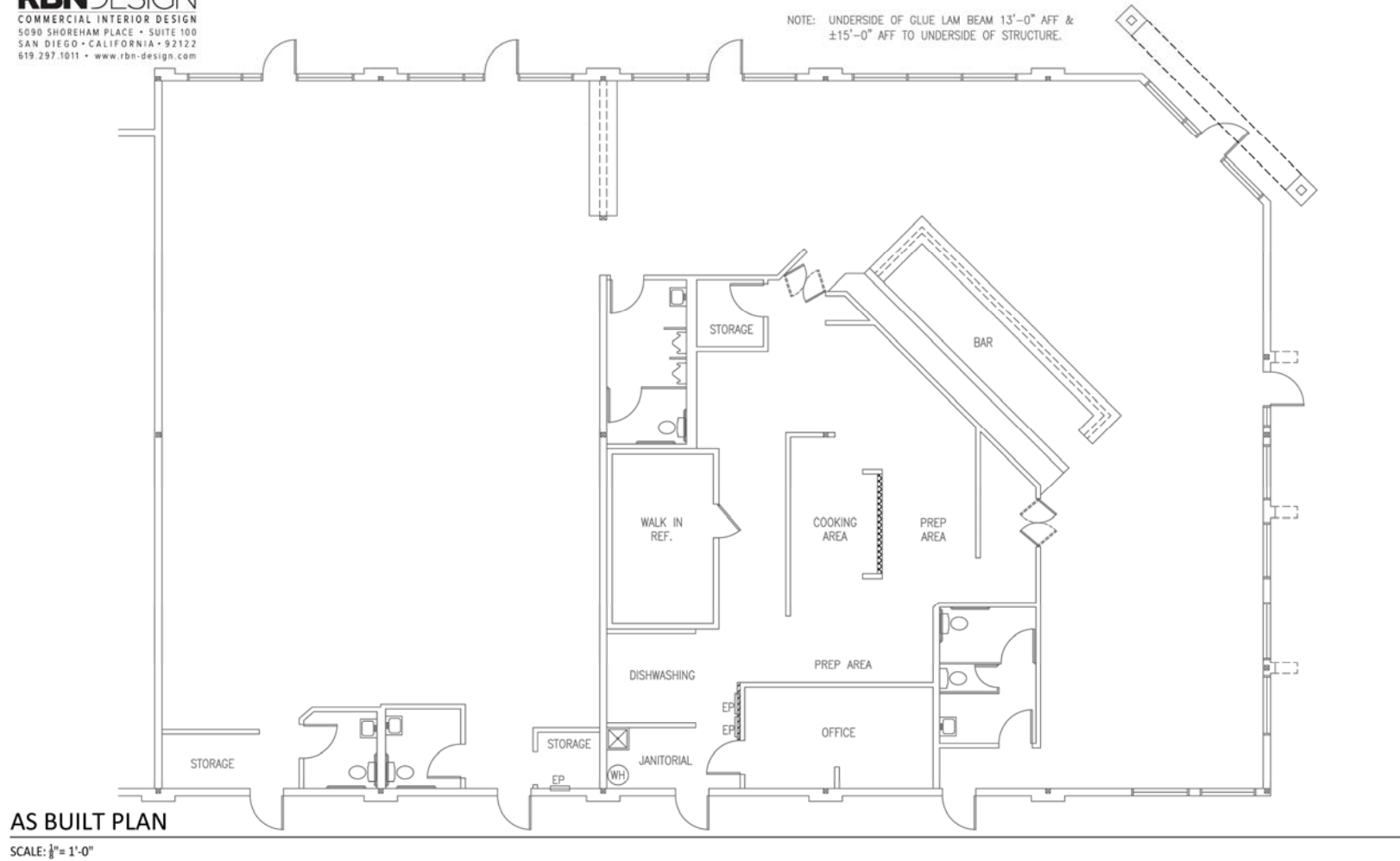
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RBNDESIGN
COMMERCIAL INTERIOR DESIGN
5090 SHOREHAM PLACE • SUITE 100
SAN DIEGO • CALIFORNIA • 92122
619.297.1011 • www.rbn-design.com

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
2014 Estimated Total Population	10,258	93,374	287,911
2019 Forecast Total Population	10,636	96,794	301,496
Daytime Population	21,164	108,274	284,692
Forecast Population Growth 2014-2019	3.69%	3.66%	4.71%

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2014 Estimated Total Households	3,812	36,122	118,351
2019 Forecast Total Households	3,970	37,645	124,455
Household Growth 2010 to 2014	3.29%	3.37%	4.17%
Forecast Household Growth 2014-2019	4.15%	4.21%	5.16%

INCOME	1 MILE	3 MILES	5 MILES
<\$15,000	315	3,611	14,041
\$15,000-\$24,999	468	3,376	9,923
\$25,000-\$34,999	293	3,129	9,355
\$35,000-\$49,999	604	4,896	14,581
\$50,000-\$74,999	624	7,081	22,472
\$75,000-\$99,999	649	5,334	17,412
\$100,000-\$124,999	396	3,558	11,418
\$125,000-\$149,999	235	1,980	6,962
\$150,000-\$199,999	165	1,913	6,950
\$200,000-\$499,999	60	1,127	4,649
\$500,000+	3	116	588

2014 Estimated Median Household Income	\$57,890	\$60,114	\$62,033
2014 Estimated Average Household Income	\$69,470	\$74,431	\$77,732
2014 Estimated Per Capita Household Income*	\$25,815	\$28,794	\$31,953

Age	1 MILE	3 MILES	5 MILES
2014 Estimated Median Age	38.07	37.17	34.15
2014 Estimated Average Age	39.82	39.14	37.54

Claritas, 2014

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