

Clairemont Town Square

4725 Clairemont Drive, San Diego, CA 92117



Property Highlights

515,004 Gross Leasable Area

42.55 Total Acres

288,039 5 Mile Population

- Located at the intersections of Clairemont Drive and Clairemont Mesa Boulevard, which sees 32,700+ vehicles per day.
- Anchored by Vons, Ross, Crown Ace Hardware, Petco, T.J. Maxx, Michael's, Big Lots, Burlington Coat Factory, Ulta, CVS, and Reading Cinemas.
- Bordered by Interstate 5 on the west, Interstate 805 on the east and the 52 Freeway to the north.
- Draws from a 5-mile population of 288,000 with an average household income of \$118,000.



Demographics

	1-Mile	3-Mile	5-Mile
Population	19,648	151,002	288,039
Households	7,269	64,480	119,405
Avg HH Income	\$107,248	\$117,757	\$118,726

Source: Esri, 2020

MerloneGeier
Partners

For more info visit:
merlonegeier.com/817

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Current Tenants

1	Chili's Bar & Grill	6,128 SF	56	Wells Fargo	2,050 SF
2	Bank of America	7,840 SF	57	Sprint	1,580 SF
3	AT&T	3,978 SF	58	Happy Nails and Spa	2,056 SF
5	Ross Dress for Less	25,000 SF	59	Syner-Chi	2,546 SF
8	Carter's	4,382 SF	60	Town Square Family Dentis...	1,468 SF
10	Burlington Coat Factory	81,625 SF	61	Edward Jones	1,000 SF
12	Petco	16,750 SF	66	Management Office	1,560 SF
14	Michaels (N.A.P.)	21,050 SF	67	Troys Family Restaurant	3,060 SF
17	Gracie Barra Tiu-Titsu	2,080 SF	68	Big Lots	25,317 SF
18	T-Mobile	1,470 SF	70	CVS Pharmacy	28,156 SF
19	The UPS Store	1,592 SF	71	Charter Communications	3,319 SF
20	GameStop	1,272 SF	73	H&R Block	1,800 SF
21	Eyeglass World	5,215 SF	74	Sport Clips	1,212 SF
24	Navy Federal Credit Union	4,810 SF	75	Pizza Hut	1,500 SF
26	Jack In The Box	2,682 SF	76	Massage Envy	3,455 SF
28	Western Dental	4,381 SF	82	Ulta Beauty	10,733 SF
30	Ace Hardware	14,010 SF	84	T.J. Maxx	27,200 SF
32	Reading Cinemas	40,582 SF	85	Sally Beauty Supply	1,800 SF
36	Bombay Coast Indian Tando...	1,105 SF	86	Big Frog	1,211 SF
37	Burros and Fries	1,103 SF	87	Arely's French Bakery Caf...	2,314 SF
38	Dino's Gyros	2,080 SF	88	Pick Up Stix	2,753 SF
39	The Butcher & Cheese	1,040 SF	90	Being Fit Fitness Centers	7,865 SF
40	Cold Stone Creamery	1,136 SF	92	Subway	1,261 SF
41	Main Chick Hot Chicken	1,136 SF	94	Automobile Club	7,740 SF
42	Starbucks Coffee	1,435 SF	96	McDonald's	4,200 SF
46	Bath & Body Works Storage	975 SF	98	Denny's	6,900 SF
48	Chase Bank	4,951 SF	99	Mission Fed Credit Union	3,356 SF
49	Jamba Juice	1,133 SF	100	Lifetime Animal Care	3,309 SF
50	Vons	48,900 SF	102	Krispy Kreme Doughnuts	3,850 SF

Available/Coming Soon

7	Available	7,719 SF
35	Available	1,040 SF
44	Available	10,500 SF
63	Available	5,000 SF
65	Available	3,298 SF
78	Available	1,200 SF
79	Available	2,400 SF
80	Available	1,000 SF