



the shops at
MADISON PLACE



FLOCKE & AVOYER
Commercial Real Estate

SENTRE
RETAIL

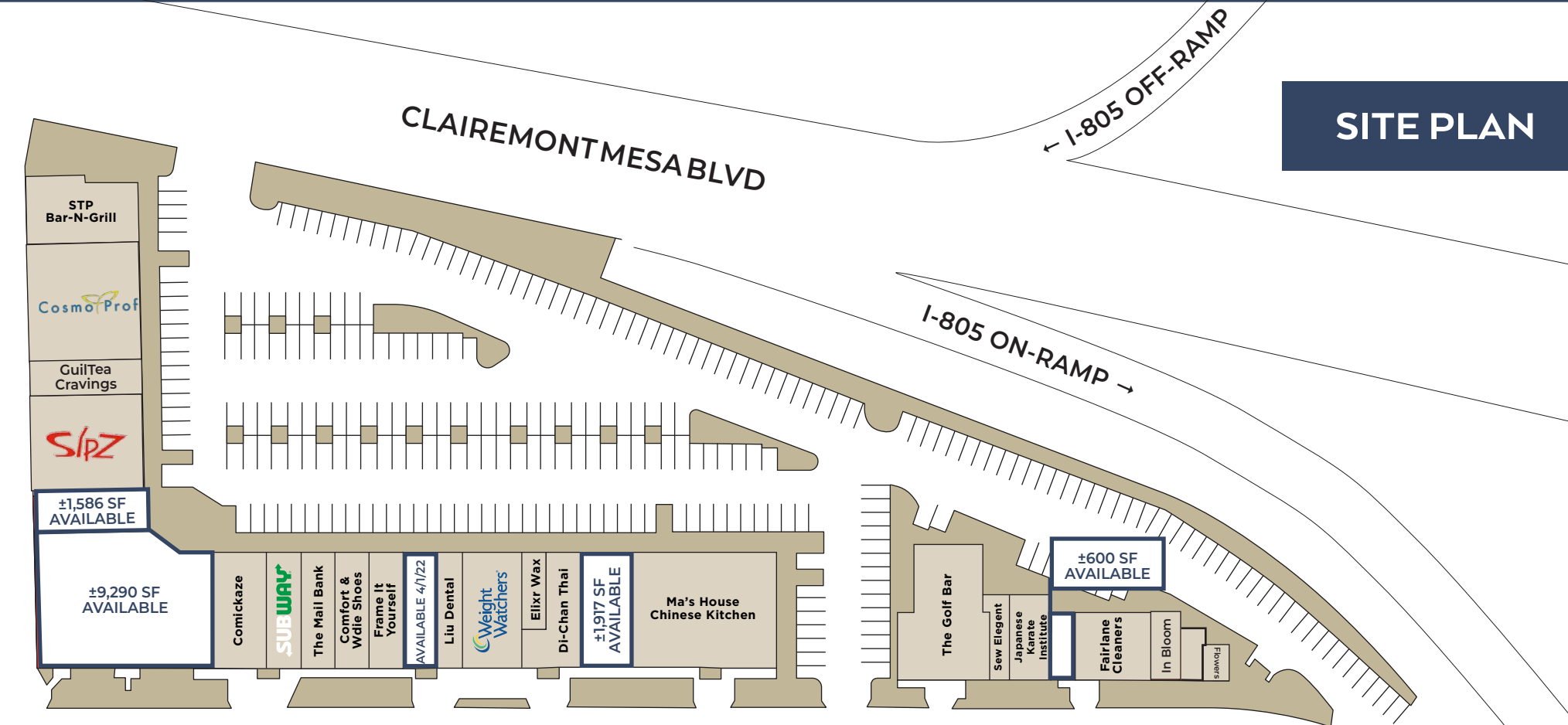
the shops at
MADISON PLACE

5487-5597 CLAIREMONT MESA BLVD, SAN DIEGO, CA 92117

- Neighborhood shopping center on a high traffic thoroughfare at the intersection of Clairemont Mesa Boulevard and I-805.
- The Shops at Madison Place are ideally located in a longstanding, dense in-fill residential neighborhood directly adjacent to Madison High School.
- The center offers great visibility, convenient access, abundant parking and is ideally suited for retailers servicing the surrounding community.



SITE PLAN



SUITE	TENANT	SF
5487	STP Bar-N-Grill	2,000
5495	Cosmo Prof	4,100
5497	GuilTea Cravings	1,320
5499	Sipz Vegetarian	2,970
5505	AVAILABLE	1,586
5507	AVAILABLE	9,290
5517A	Comickaze	2,312
5517C	Subway	1,360

SUITE	TENANT	SF
5519	The Mail Bank	1,360
5521	Comfort Wide Shoes	1,360
5523	Frame It Yourself	1,360
5525	AVAILABLE 4/1/22	1,360
5527	Liu Dental	1,020
5529	Weight Watchers	2,380
5533	Elixir Wax & Beauty Bar	510
5535	Di-Chan Thai	1,790
5537	AVAILABLE	1,917

SUITE	TENANT	SF
5539-47	Ma's House Chinese Kitchen	5,903
5581-83	The Golf Bar	3,643
5585	Sew Elegant	800
5587	Japan Karate Institute	1,200
5589	AVAILABLE	600
5592	Fairlane Cleaners	1,800
5597A	In Bloom	600
5597B	Awa Braiding	450
5597C	Flowers, Flowers, Flowers	300

*This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.



DEMOGRAPHICS



TRAFFIC COUNTS

CLAIREMONT MESA BLVD ±28,800 ADT | I-805 ±185,000 ADT



AVERAGE HHI*

1 MILE \$81,909 | 3 MILES \$90,897 | 5 MILES \$93,795



POPULATION

1 MILE 15,801 | 3 MILES 108,551 | 5 MILES 313,649



DAYTIME POPULATION

1 MILE 23,075 | 3 MILES 139,813 | 5 MILES 415,180



AERIAL

*Demographics produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.

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**MADISON
PLACE**

FOR LEASING INFORMATION

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