

FOR LEASE

KEARNY PLAZA EAST

8303 Clairemont Mesa Blvd. | San Diego, CA 92111

Voit
REAL ESTATE SERVICES

CK RETAIL
TEAM



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Property Features

- Anchors include:
 - Certified Goodyear Tires
 - Fred Astaire Dance Studio
 - HILTI
- Adjacent to Larger Kearny Plaza
- Located on a signalized intersection
- Immediate proximity to Hwy. 163
- Competitive lease rates
- Call for pricing and to schedule tours
- Low NNNs

Property Details

Builsing Size.....±18,910 SF

Lot Size.....50,094 SF (±1.15 Acres)

Parking.....±67 Spaces

Zoning.....IL-3-1. (Light Industrial)
(Allows for a mix of light industrial, office and commercial uses)

Traffic Count.....

Clairemont Mesa Blvd @ 163.....141,308 ADT

Clairemont Mesa Blvd @ Kearny Mesa Rd.....32,403 ADT

Signage.....Fascia and highly visible monument sign

Current Availability

- Suite 104 - 1st Floor : ±930 SF

Demographics

2014	1 mile	3 mile	5 mile
Population	2,309	87,515	266,648
Med. HH Income	\$74,387	\$63,473	\$64,237
Avg. Age	37.60	36.50	37.30
Households	1,062	32,507	106,973

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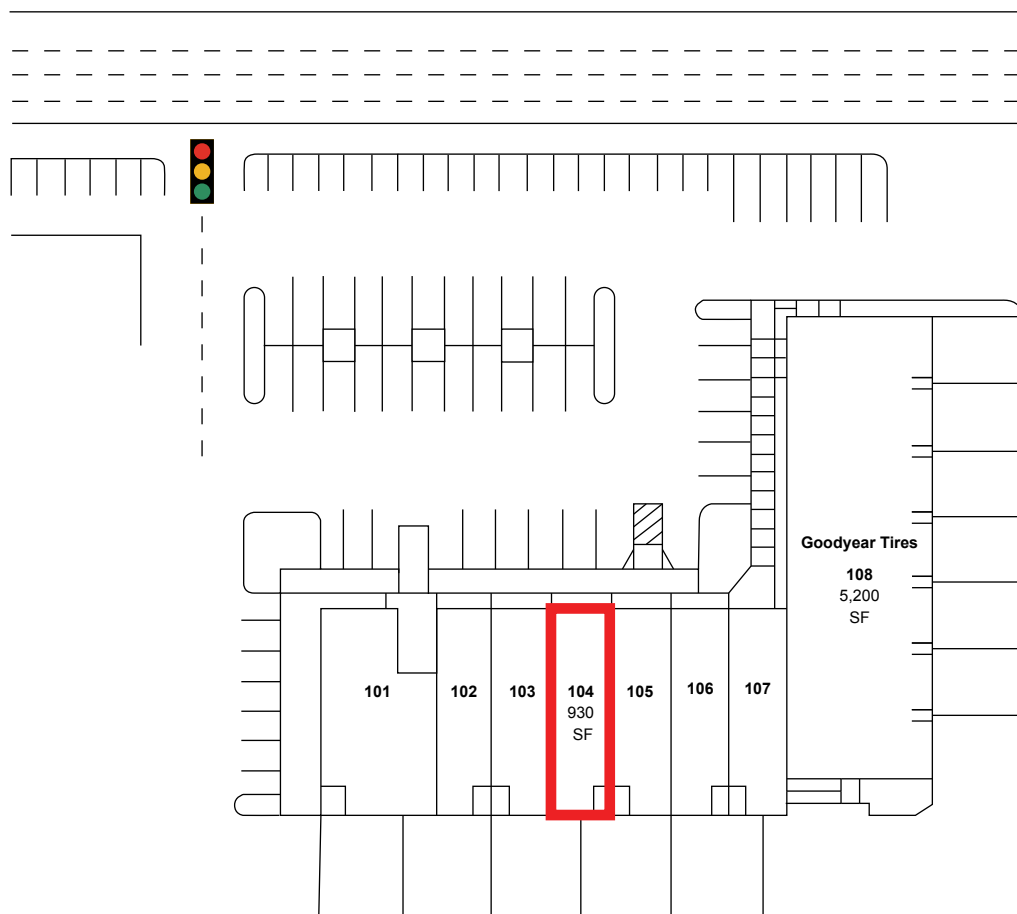
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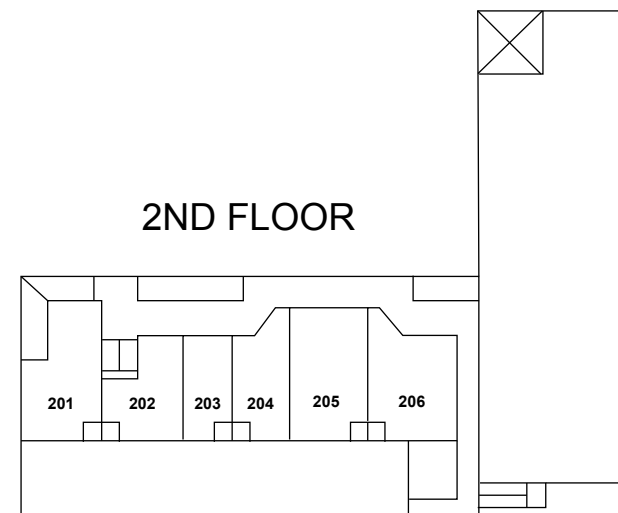
Site Plan

- Suite 104 - 1st Floor : ±930 SF

CLAIREMONT MESA BLVD.



2ND FLOOR



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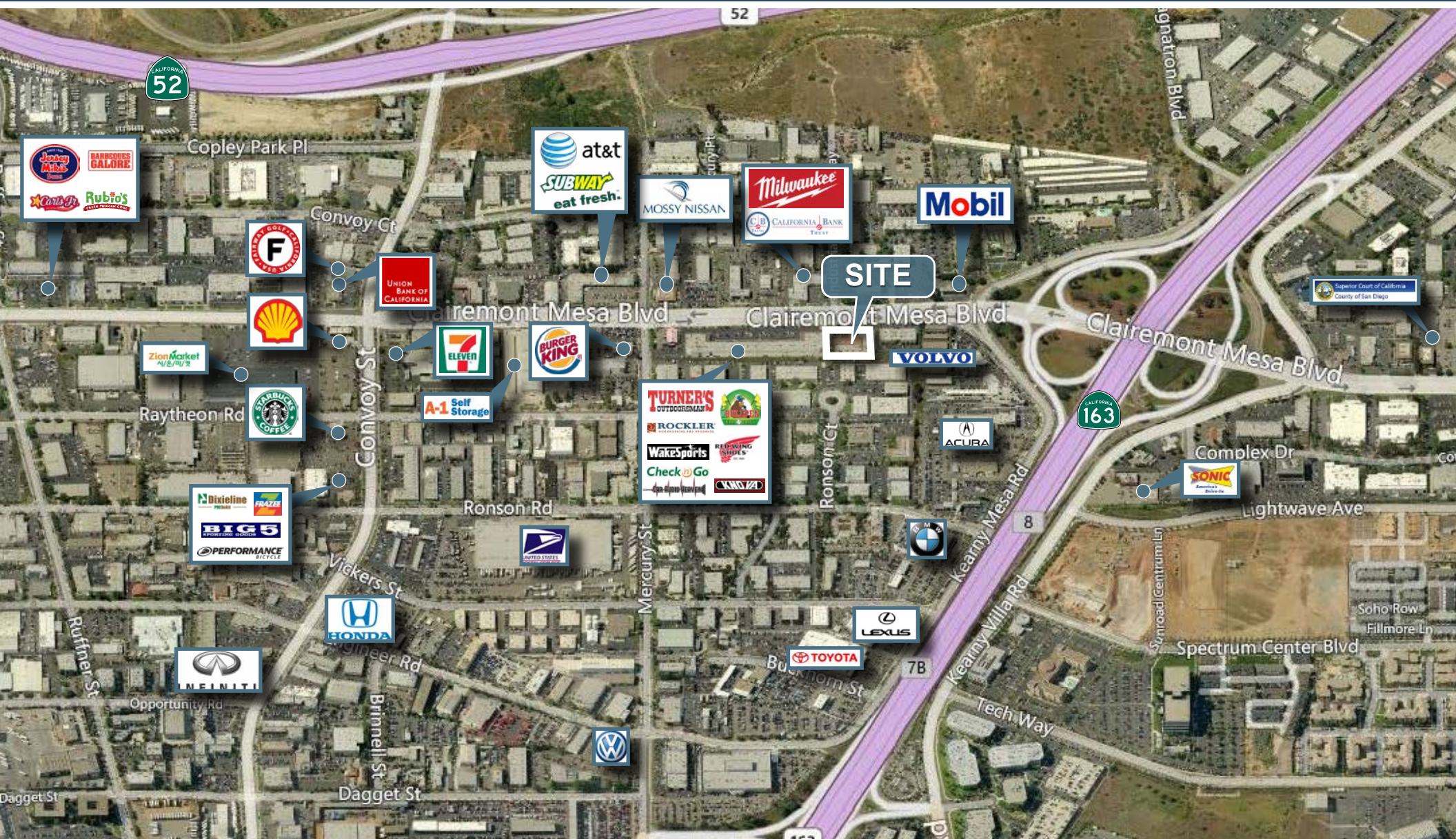
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