

FOR LEASE

7404 CLAIREMONT MESA BLVD. SAN DIEGO, CA

CFISANDIEGO.COM



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**commercial
facilities**
incorporated

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OFFERING SUMMARY

LOCATION

7404 Clairemont Mesa Blvd.
San Diego, CA 92111

RENTAL

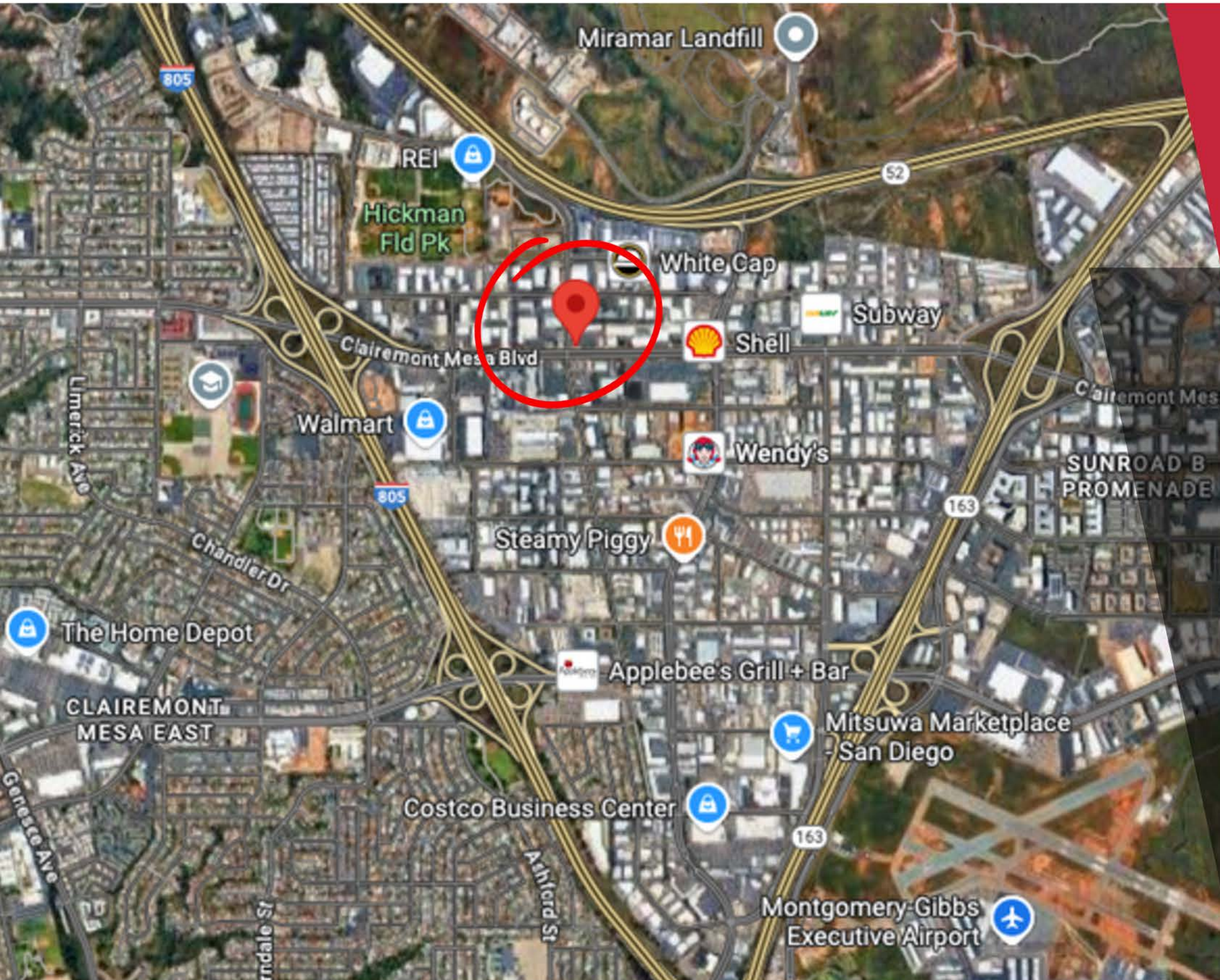
For Lease or Ground Lease

SITE DETAILS

Type	Retail Fast Food with drive-thru
Tenancy	Single
Building SF	3,596 SF
Land Acres	0.69 AC / 30,000 SF
Traffic Count	30,920 cars per day
Parking	Ample Surface Parking



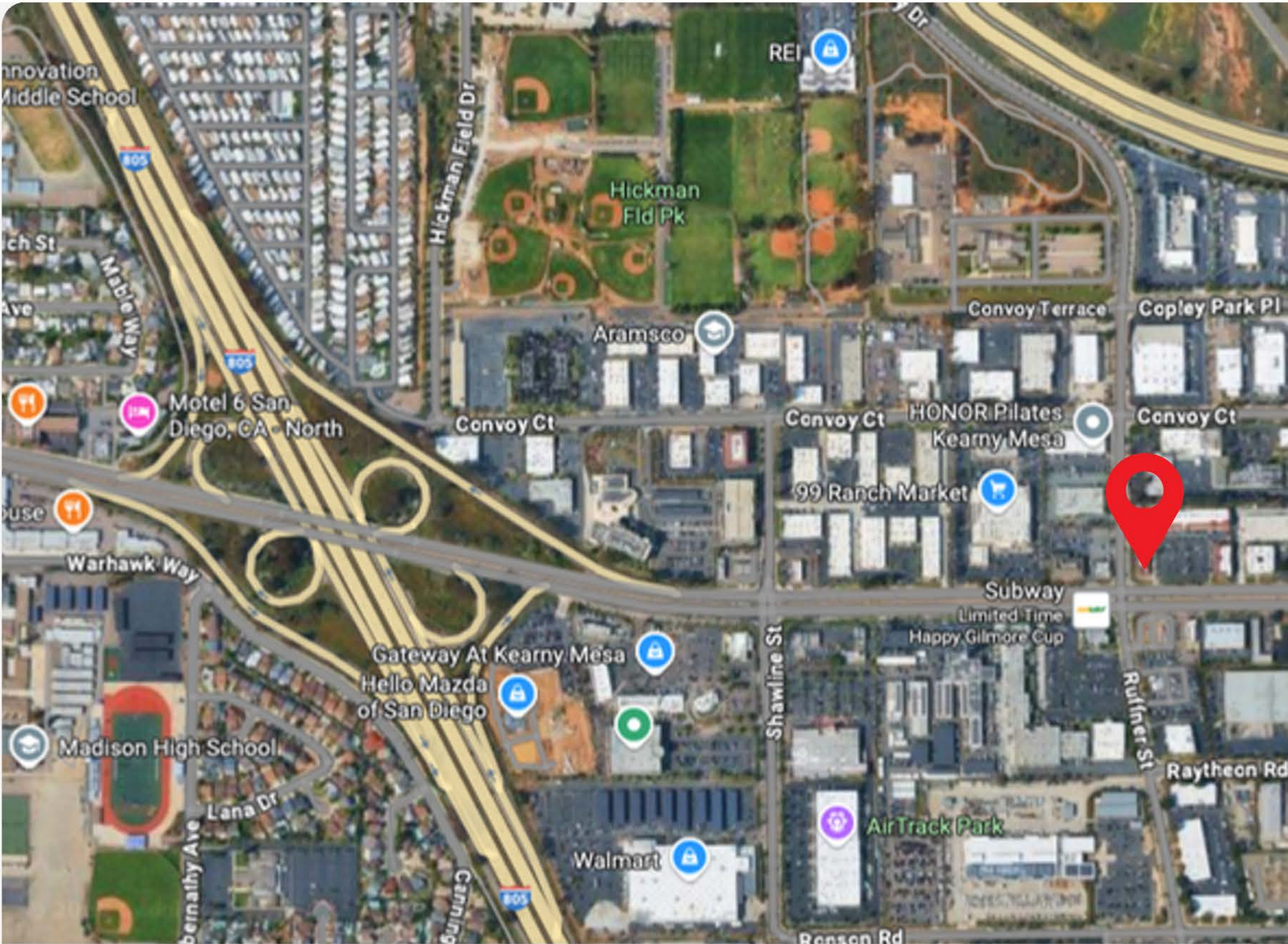
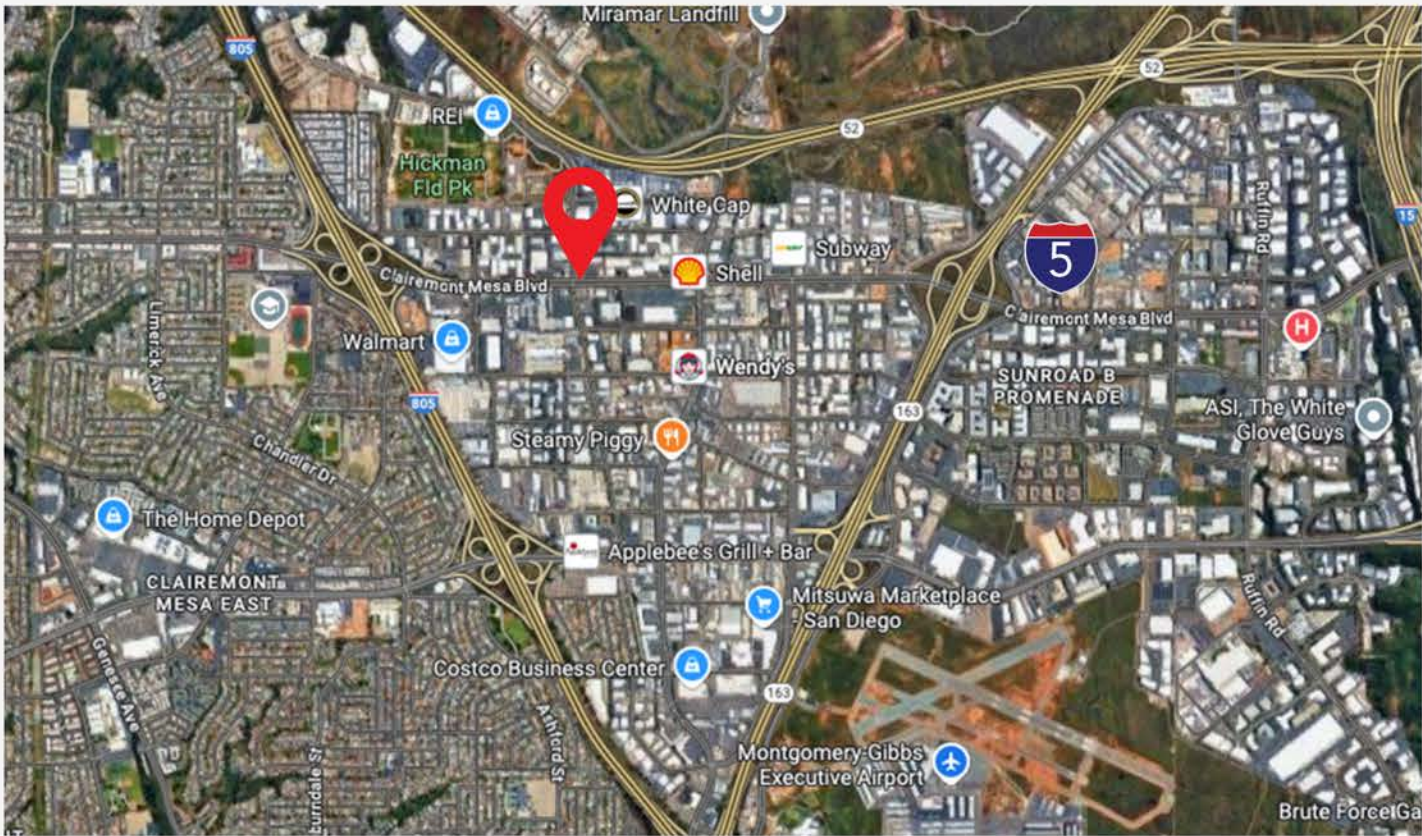
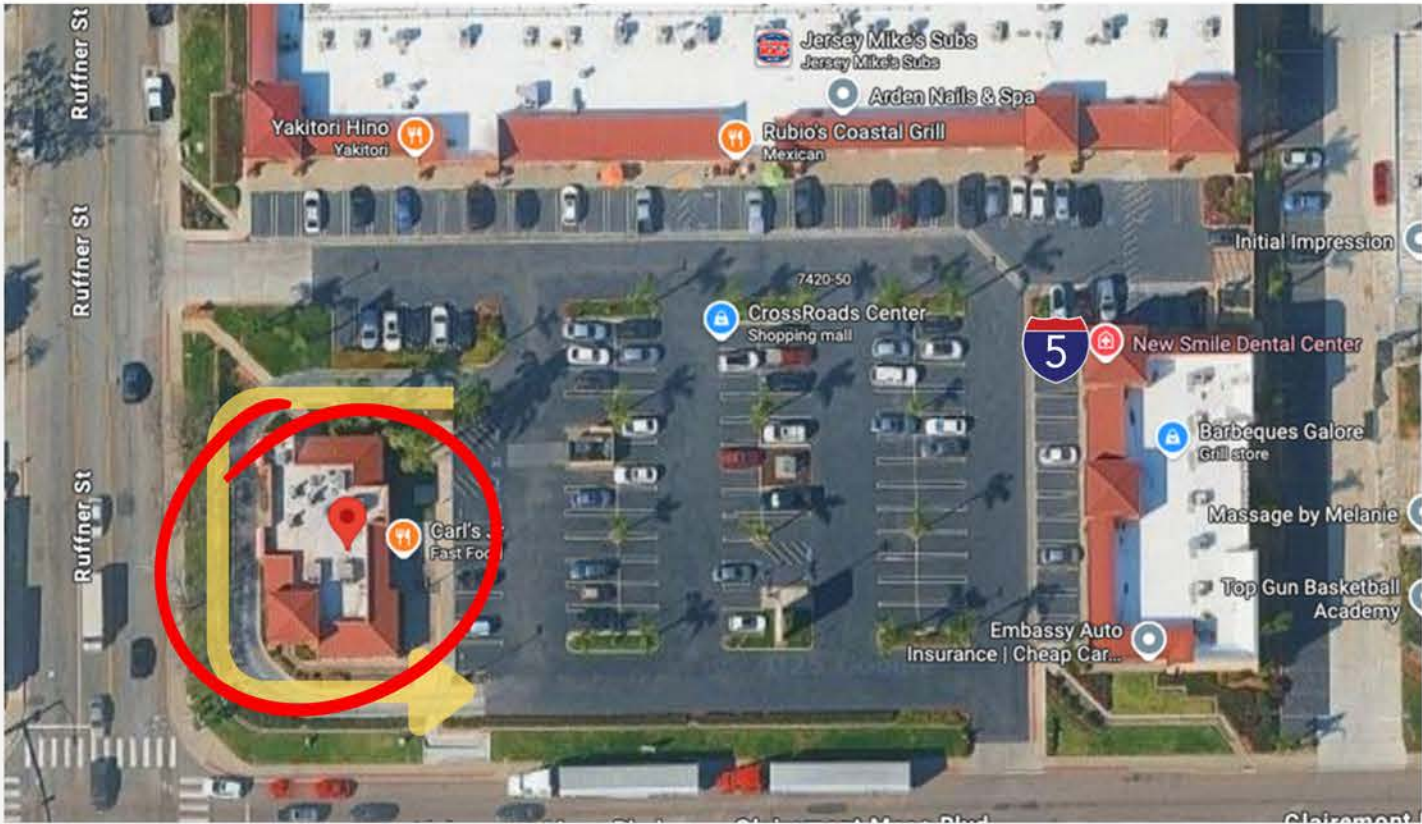
INVESTMENT HIGHLIGHTS



DESIRABLE LOCATION

- **Central San Diego Location** in Kearny Mesa a high-traffic commercial and dining hub and updated Kearny Mesa Community Plan.
- **Frontage on Clairemont Mesa Blvd.** with strong daily traffic (30K+) and excellent visibility.
- **Prominent signage and easy ingress/egress** ideal for dine-in, takeout, or third-party delivery takeaway convenience.
- **Easy access to I-805, SR-163, and I-15** connecting to all major San Diego submarkets.
- **Dense daytime population** from nearby office parks, new Kaiser Permanente medical facility, government buildings, and businesses.
- **Surrounded by national QSR and retail brands** benefiting from strong consumer synergy.
- **High residential density nearby** including the soon-to-be completed *Alexan Camellia* (530+ units), and 1,600+ planned units at the former Zion Market site.
- **Strong demand for fast-casual dining** in an established, convenience-driven trade area.

AERIAL OVERVIEW

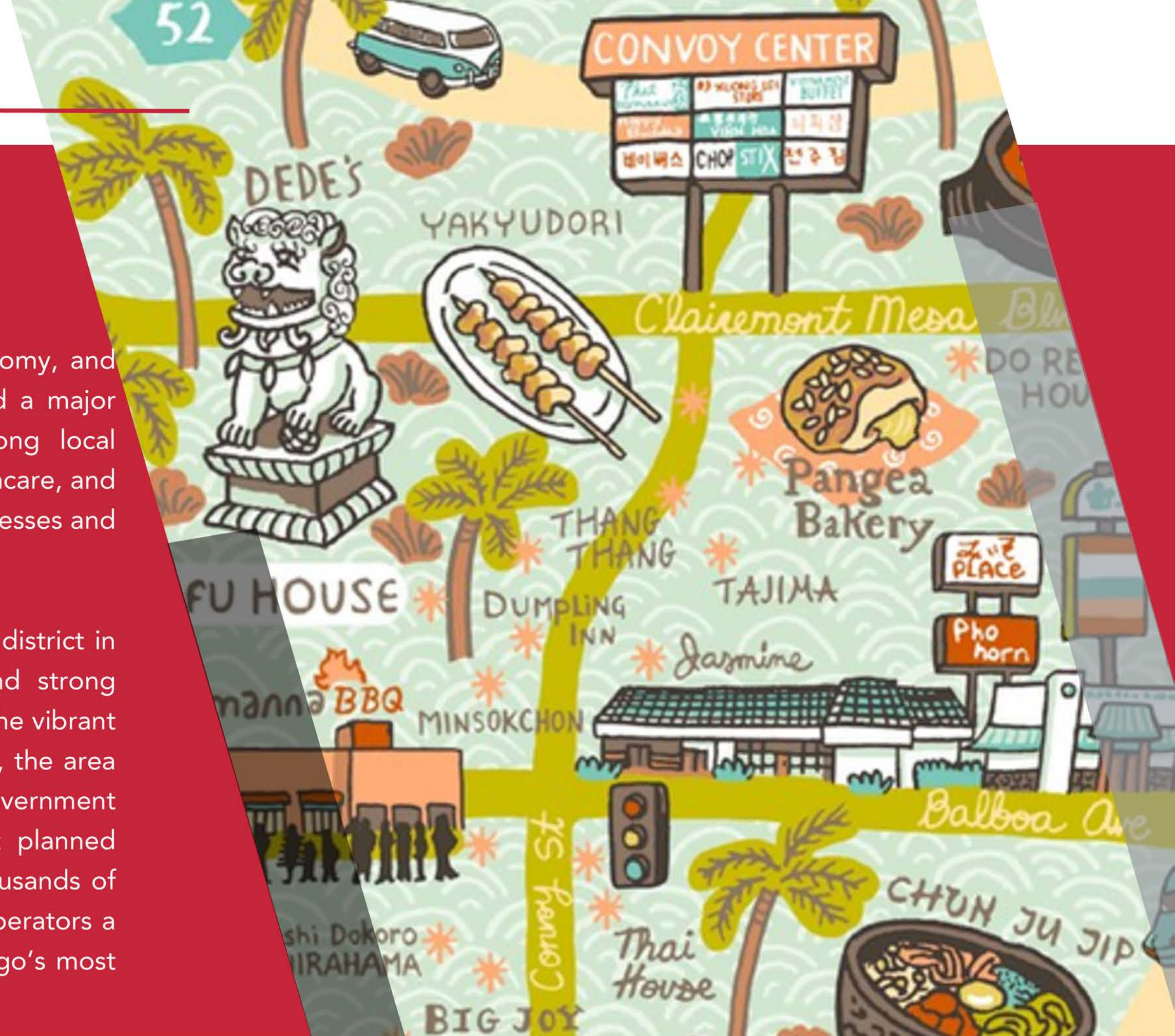


SAN DIEGO

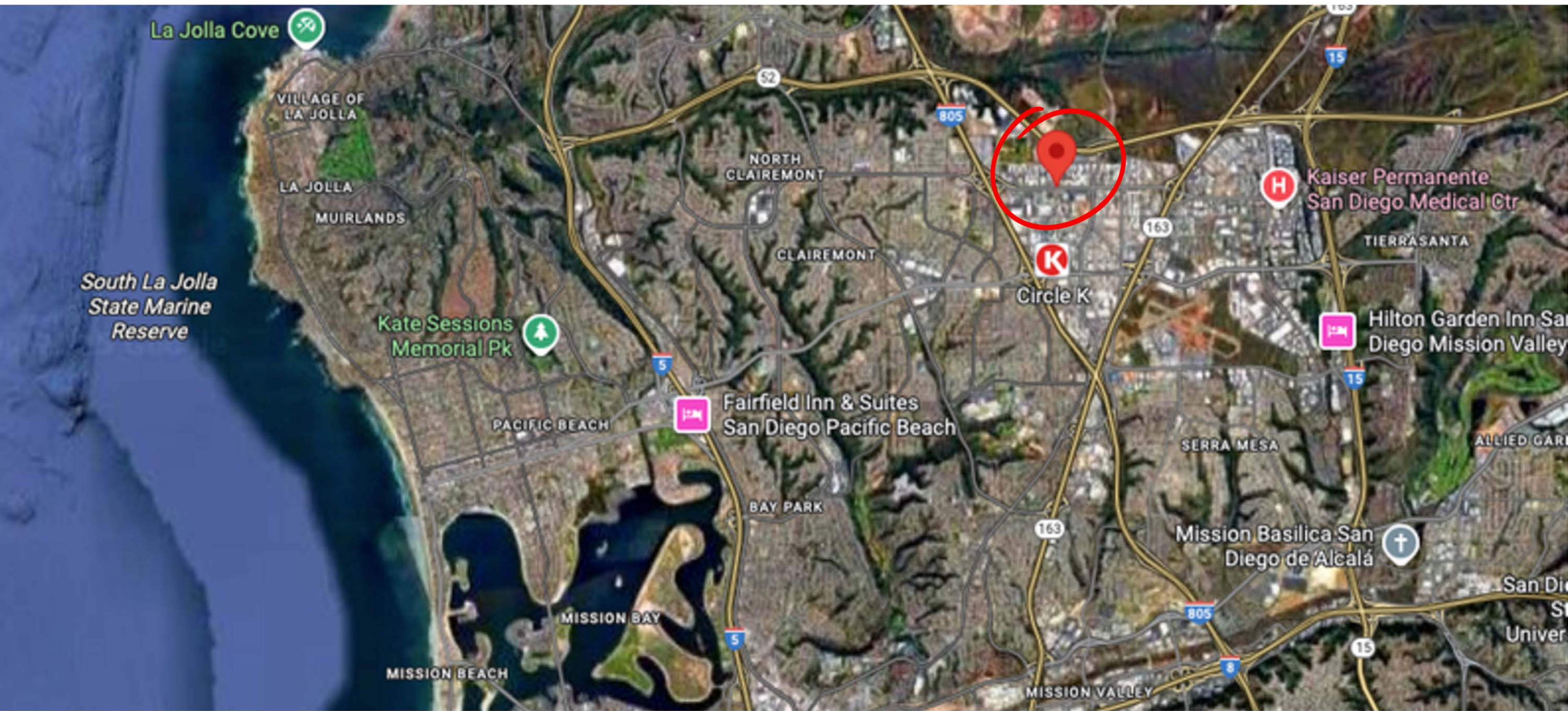
ABOUT SAN DIEGO AND THE KEARNY MESA SUBMARKET

San Diego, known for its stunning coastline, diverse economy, and vibrant culture, is the second-largest city in California and a major hub for innovation, tourism, and defense. With a strong local economy anchored by sectors such as biotechnology, healthcare, and higher education, San Diego continues to attract both businesses and residents seeking a high quality of life.

Kearny Mesa is a centrally located, high-traffic commercial district in San Diego known for its dense daytime population, and strong commuter access via I-805, SR-163, and I-15. Anchored by the vibrant Convoy District, the city's premier Asian dining destination, the area draws consistent foot traffic from nearby office parks, government facilities, and residential neighborhoods. With significant planned growth under the updated community plan—including thousands of new housing units and jobs — Kearny Mesa offers QSR operators a rare opportunity to establish a presence in one of San Diego's most dynamic and culturally rich submarkets.



REGIONAL MAP



DEMOGRAPHICS

POPULATION AND AVERAGE HOUSEHOLD INCOME

Population:	
Three Mile Radius:	90,878
Average Household Income:	
Three Mile Radius:	\$96,119
Daytime Employee Population:	
Three Mile Radius:	132,772





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