

San Diego SPECTRUM



±1,500 SF AVAILABLE

**SEC CLAIREMONT MESA BLVD
& OVERLAND AVE
SANDIEGO, CA 92123**

PRIME RETAIL LOCATION

CALIFORNIA 52 | ±53,500 ADT

±140,000 ADT

CALIFORNIA 15 | ±187,000 ADT

CALIFORNIA 163

RAMADA
BY WYNDHAM
Residence Inn
Marriott. Hampton

Bank of America
Anny's
McDonald's Fine Burgers
SUBWAY

LEXUS VW VOLVO
BMW MINI

CLAIREMONT MESA BLVD | ±25,200 ADT

Panera
FIREHOUSE SUBS
rubios 7 ELEVEN

FritoLay
Corporate Office

NORTHROP GRUMMAN
Corporate Office

San Diego County Assessor's Office

NFINIT
Corporate Office

WF Wendy's
TACO BELL TORREY PINES BANK

CHASE

Carl's Jr.
WaBa
HomeStreet Bank

NATIONAL UNIVERSITY

KAISER PERMANENTE
±420 Hospital Beds

Residential Block
1,000 planned residential units within 3 blocks of site

The Butcher Shop
SONIC
Steakhouse

COURTYARD
HOTEL

SHARP
Corporate Office

AVION
Apartments
448 Units

SD County Water Authority

Jack
in the box

Corporate Headquarters

DEA San Diego Division



Suite	TENANT	SF
19211-101	Starbucks	1,500
9211-102	AVAILABLE	1,500
9211-103	Royal Skin Care	1,500
9211-104	Jersey Mikes	1,400
9211-105	Blooming Nails and Spa	1,200
9211-106	Burros & Fries	2,000
9211-107	Panda Express	2,000
5285-103	Robeks Juice	1,177
5285-102	Tigris Mediterranean	1,702
5285-101	H&R Block	1,235
9215	Jack in the Box	2,686

CLAIREMONT MESA BLVD



*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.

CHEF CITY
Restaurant Equipment and supplies



CLAIREMONT MESA BLVD



OVERLAND AVE

Starbucks, Jersey Mike's Subs, Panda Express Chinese Kitchen, Burros & Fries, Jack in the Box, San Diego Spectrum, Robeks, T/GRIS, H&R Block



Contractors
State License
Board



Demographics



POPULATION

1 mile:
3,430

3 miles:
86,193

5 miles:
264,502



DAYTIME POPULATION

1 mile:
34,094

3 miles:
138,100

5 miles:
308,532



TRAFFIC COUNTS

Clairemont Mesa Blvd:

±25,200

Ruffin Rd:

±16,500

I-15:

±187,000

CA 163:

±140,000

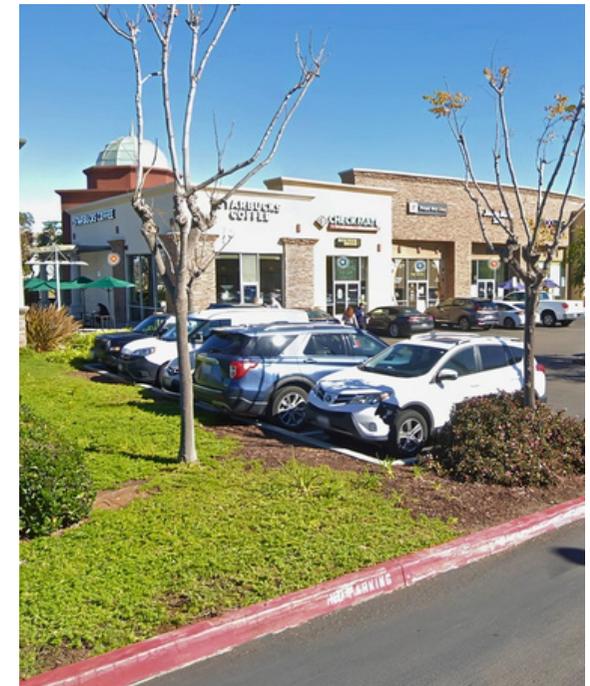


AVERAGE HHI

1 mile:
\$101,840

3 miles:
\$106,375

5 miles:
\$105,930





San Diego SPECTRUM

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**FLOCKE &
AVOYER**
Commercial Real Estate

*All information regarding this property is deemed to be reliable, however, no representation, guarantee or warranty is made to the accuracy thereof and is submitted subject to errors, omissions, change of price rental, or withdrawal without notice.