

San Diego SPECTRUM

**FLOCKE &
AVOYER**
Commercial Real Estate



FOR LEASE

**SEC CLAIREMONT MESA BLVD
& OVERLAND AVE
SAN DIEGO, CA 92123**

San Diego SPECTRUM

There are 600 existing residential units located within three blocks with 1,000 proposed new units.

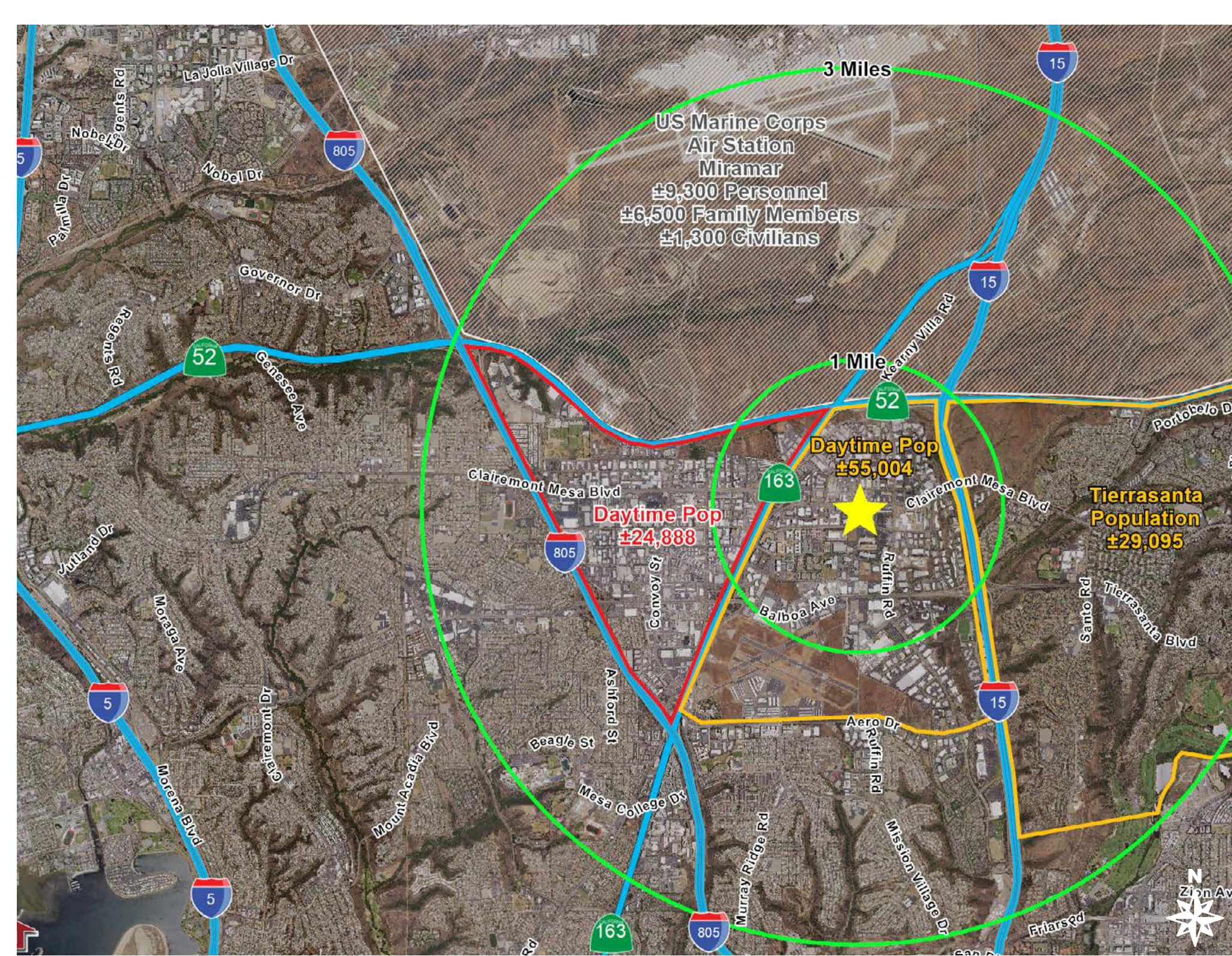
Strategically positioned at a signalized intersection, adjacent to a YMCA facility and the San Diego County Tax Assessors office.



Part of the masterplanned 244-acre San Diego Spectrum business and residential community.



Located near to the Superior Court Kearny Mesa Courthouse and the County of San Diego Offices.



TRAFFIC COUNTS CARS PER DAY
Clairemont Mesa Blvd: ±25,200
Ruffin Rd: ±16,500
I-15: ±187,000
CA 163: ±140,000

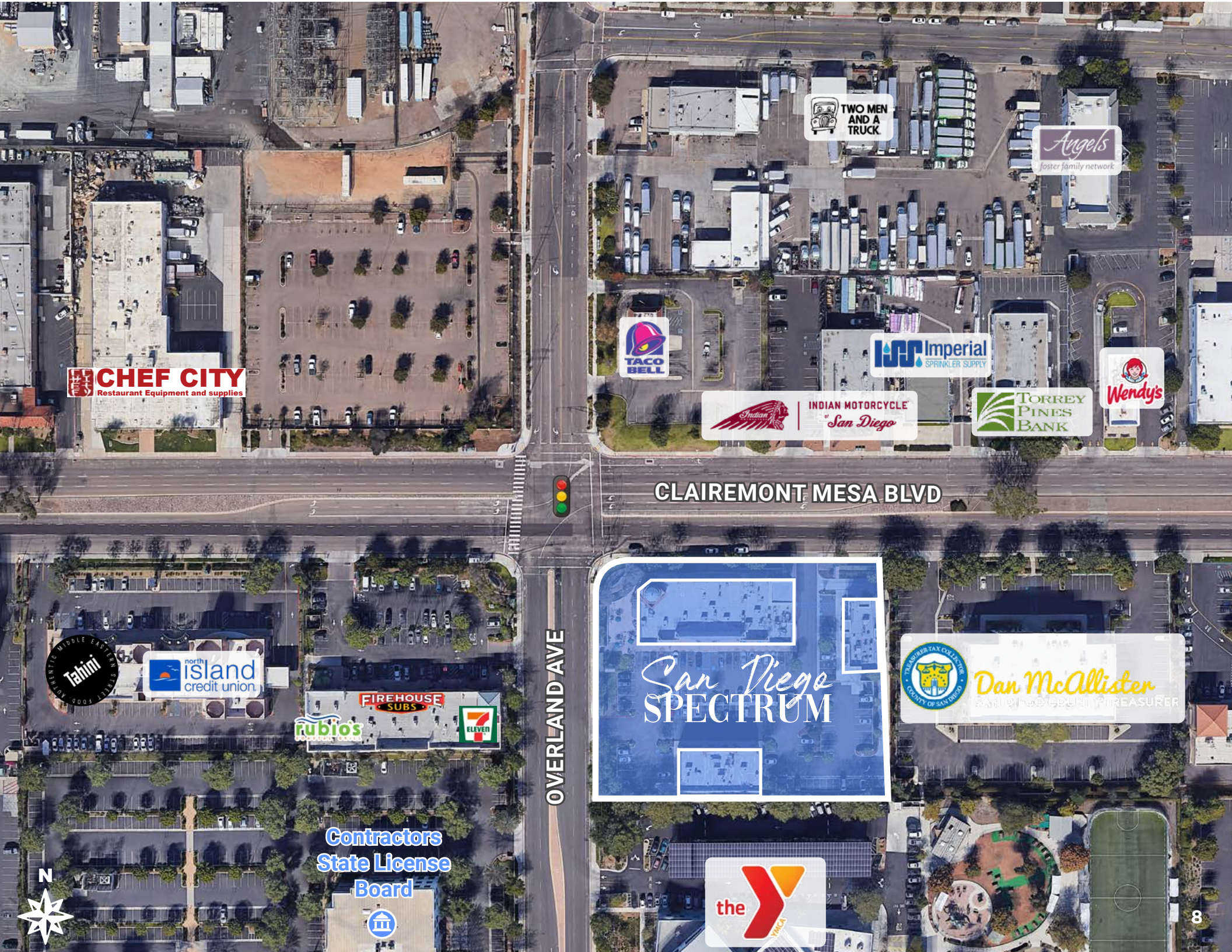
POPULATION
1 mile: 3,430
3 miles: 86,193
5 miles: 264,502

DAYTIME POPULATION
1 mile: 34,094
3 miles: 138,100
5 miles: 308,532

AVERAGE HH INCOME
1 mile: \$101,840
3 miles: \$106,375
5 miles: \$105,930

*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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SITE PLAN

SUITE	TENANT	SF
5285-101	H&R Block	1,235
5285-102	Tigris Mediterranean Grille	1,702
5285-103	Robeks Juice	1,177
9215	Jack in the Box	2,686
9211-101	Starbucks	1,500

9211-102	Checkmate	1,500
9211-103	Royal Skincare	1,500
9211-104	Jersey Mike's Subs	1,400
9211-105	Nail Salon	1,200
9211-106	Burros & Fries	2,000
9211-107	Panda Express	2,000



OVERLAND AVE

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.



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