

8304-8340 CLAIREMONT MESA BLVD



CONCEPTUAL RENDERING

ZION MARKETPLACE

KEARNY MESA | VILLAGE REDEVELOPMENT



**RETAIL
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COMMERCIAL REAL ESTATE

KEARNY MESA

Kearny Mesa is a community teeming with culture and adventure. Highly regarded as one of the major destinations for culinary flare, this vibrant town has been a long-standing draw for both locals and tourists. Recent initiatives to densify the area are bringing in a new wave of shoppers, residents, and employees. Kearny Mesa is one of San Diego's hidden gems, where the intersection of industry and art collide into a diverse, bustling community. Come visit this incredibly unique neighborhood and explore everything it has to offer.

KEARNY MESA DEMOGRAPHICS

	1 mile	3 miles	5 miles
Total Estimated Population	4,173	81,896	278,881
Average Household Income	\$117,062	\$119,282	\$129,573
Total Daytime Population	31,866	143,253	401,258
Daytime Population Workers	29,852	102,936	273,548
Median Age	37.9	35.9	35.8

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



COMMON THEORY BAR



CROSS STREET CHICKEN AND BEER



RAKI RAKI



HIDDENFISH



THE LOCATION

Kearny Mesa has been a staple in San Diego County for many years. Continued growth and densification of this neighborhood are driving demand for additional retail and restaurant offerings. With more apartments underway and an increase in industry, the area is starved for fresh concepts.

This property is well-positioned to service the daily needs shopper while continuing to provide an elevated experience for those looking to indulge and explore. Easy access from Clairmont Mesa Blvd & Hwy 163 bring connectivity from the site to surrounding trade areas, making it a regional destination. Come join your new home!



CROSS STREET CHICKEN AND BEER



MENYA ULTRA



MOCHINUT



IT'S BOBA TIME



THE GODFATHER



TAJIMA

THE NEIGHBORS

RETAIL & RESTAURANT OPPORTUNITY IN KEARNY MESA

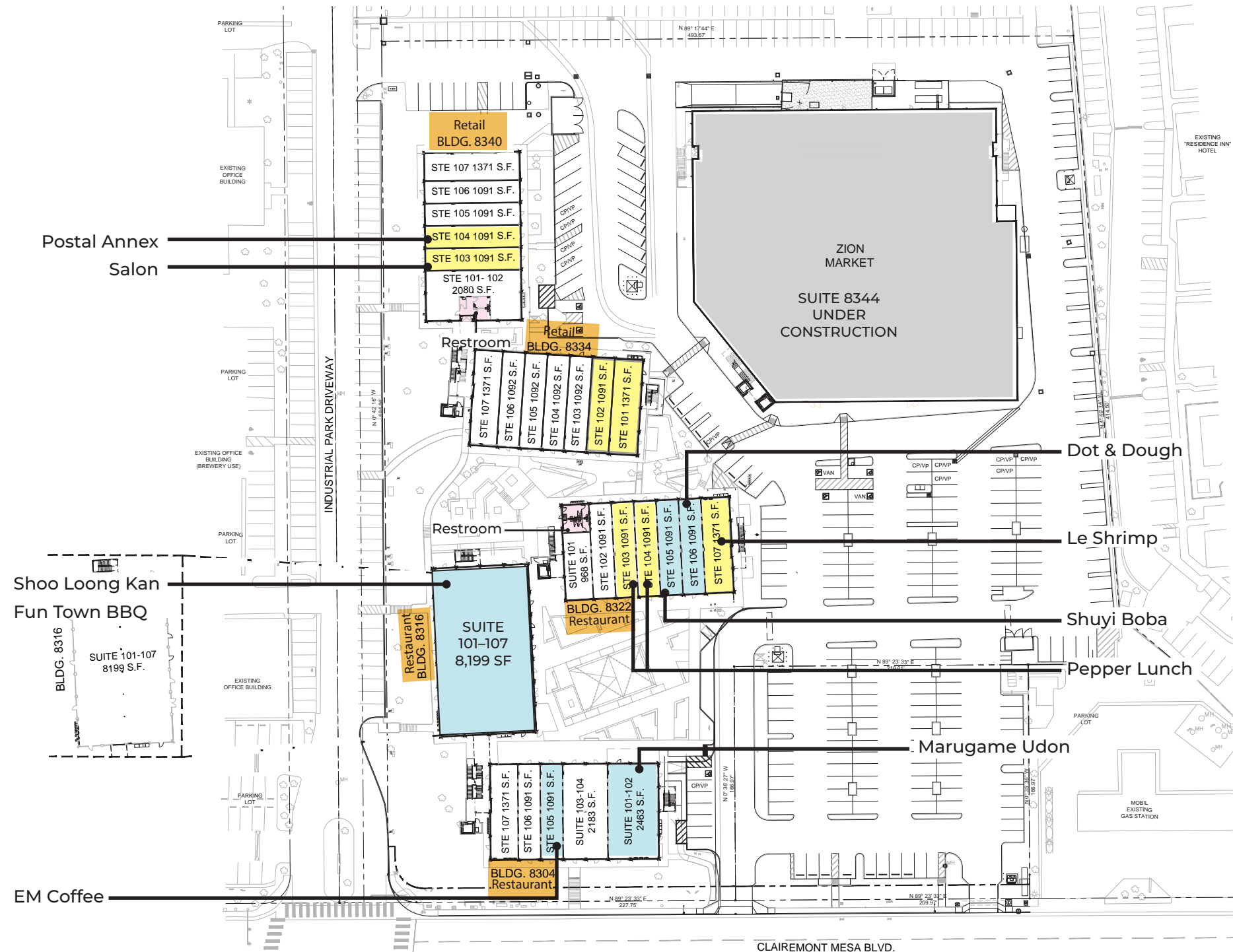
- Complete redevelopment underway. Brand-new Zion Market under construction
- 8304-8340 Clairemont Mesa Blvd is a unique property resting in the heart of Kearny Mesa
- Phenomenal visibility to Clairemont Mesa Blvd (39,645 ADT) and Hwy 163 (142,643 ADT)
- The property's transformation will completely re-imagine the consumer experience
- Retail and restaurant opportunities; renovated common areas with sprawling outdoor seating and scenery
- Close proximity to Kaiser Permanente Hospital and GH Palmer development (1,650 new apartment units)



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1ST FLOOR SITE PLAN

THE LINE UP



RESTAURANT/RETAIL AVAILABILITES

Bldg 8304 (Restaurant)	1,091 - 2,462 SF
Bldg 8322 (Restaurant)	968 - 2,059 SF
Bldg 8334 (Retail)	1,092 - 5,739 SF
Bldg 8340 (Retail)	1,091 - 7,815 SF

- Available
- In Lease
- Signed Lease

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