

MP | *Madison Places*

YARDAGE TOWN
Fabrics & More

CosmoProf

SUBWAY	COMICKAZE COMICS & CARDS
MAIL-BANK US POST OFFICE	DENTIST
SIPZ VEGETARIAN	SEW ELEGANT BRIDAL & TAILORING

the shops at
MADISON PLACE

Studio

Fairlane
cleaners

MA'S HOUSE
马家清真馆

the shops at
MADISON PLACE

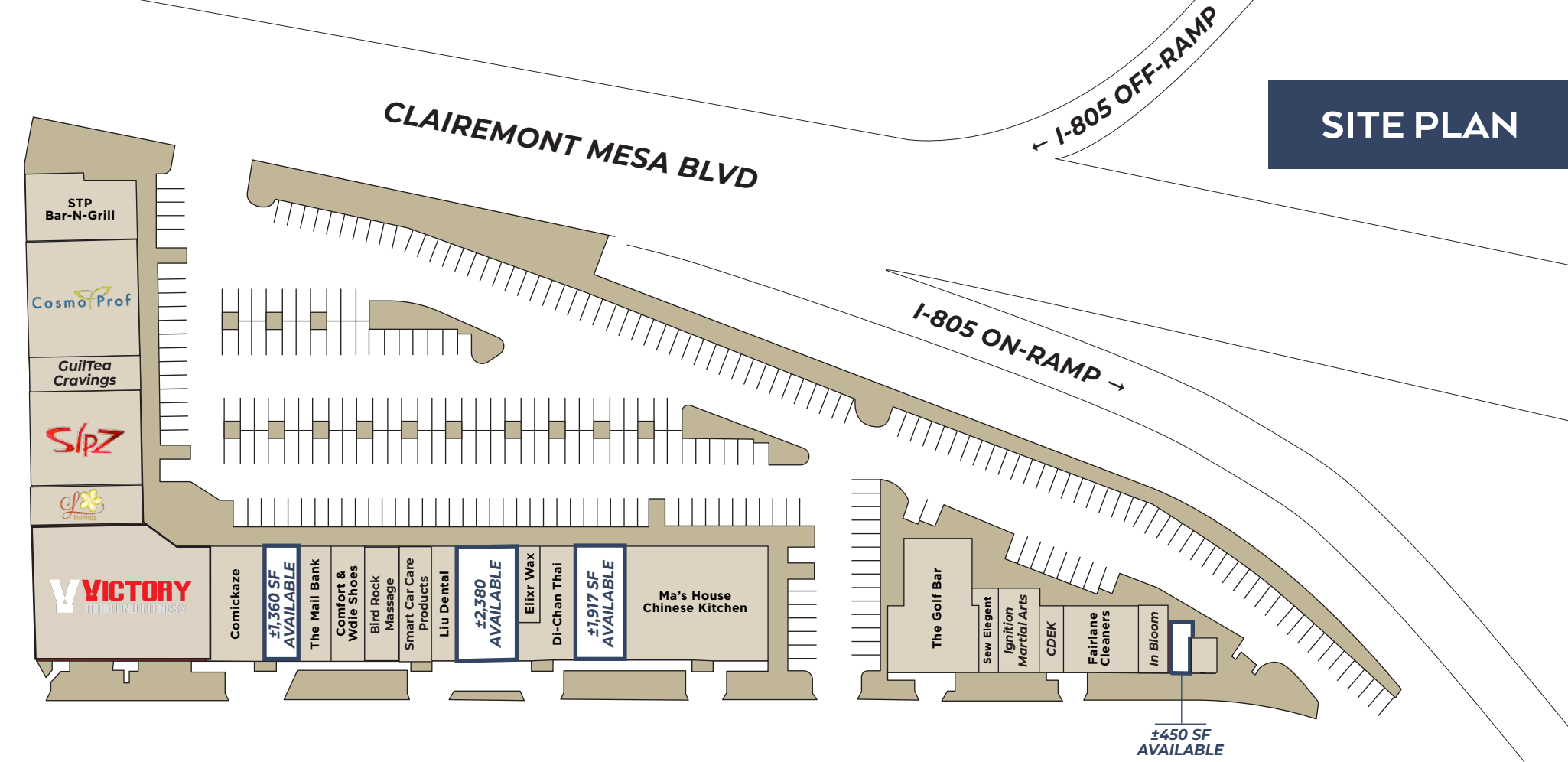
the shops at
MADISON PLACE

5487-5597 CLAIREMONT MESA BLVD, SAN DIEGO, CA 92117

- ± 53,291 SF retail center.
- Neighborhood shopping center on a high traffic thoroughfare at the intersection of Clairemont Mesa Boulevard and I-805.
- The Shops at Madison Place are ideally located in a longstanding, dense in-fill residential neighborhood directly adjacent to Madison High School.
- The center offers great visibility, convenient access, abundant parking and is ideally suited for retailers servicing the surrounding community.



SITE PLAN



SUITE	TENANT	SF
5487	STP Bar-N-Grill	2,000
5495	Cosmo Prof	4,100
5497	GuilTea Cravings	1,320
5499	Sipz Vegetarian	2,970
5505	Leilani's Attic	1,586
5507	Victory MMA & Fitness	9,290
5517A	Comickaze	2,312
5517C	AVAILABLE	1,360

SUITE	TENANT	SF
5519	The Mail Bank	1,360
5521	Comfort Wide Shoes	1,360
5523	Bird Rock Massage	1,360
5525	Smart Car Care Products	1,360
5527	Liu Dental	1,020
5529	AVAILABLE	2,380
5533	Elixir Wax & Beauty Bar	510
5535	Di-Chan Thai	1,790
5537	AVAILABLE	1,917

SUITE	TENANT	SF
5539-47	Ma's House Chinese Kitchen	5,903
5581-83	The Golf Bar	3,643
5585	Sew Elegant	800
5587	Ignition Martial Arts	1,200
5589	CDEK	600
5592	Fairlane Cleaners	1,800
5597A	Awa Braiding	600
5597B	AVAILABLE	450
5597C	GO Electric	300

*Disclaimer on Page 6



DEMOGRAPHICS



TRAFFIC COUNTS

CLAIREMONT MESA BLVD | **I-805**
 ±28,800 ADT | ±185,000 ADT



AVERAGE HHI*

1 MILE \$81,909	3 MILES \$90,897	5 MILES \$93,795
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POPULATION

1 MILE 15,801	3 MILES 108,551	5 MILES 313,649
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DAYTIME POPULATION

1 MILE 23,075	3 MILES 139,813	5 MILES 415,180
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AERIAL

*Disclaimer on Page 6

the shops at
**MADISON
PLACE**

FOR LEASING INFORMATION

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REV 10.7.24

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