

Diane Village Shopping Center

± 2,100 SF TO ± 5,100 SF RETAIL AVAILABILITY

4676-4722 Clairemont Mesa Boulevard, San Diego, CA 92117



AVAILABLE FOR LEASE

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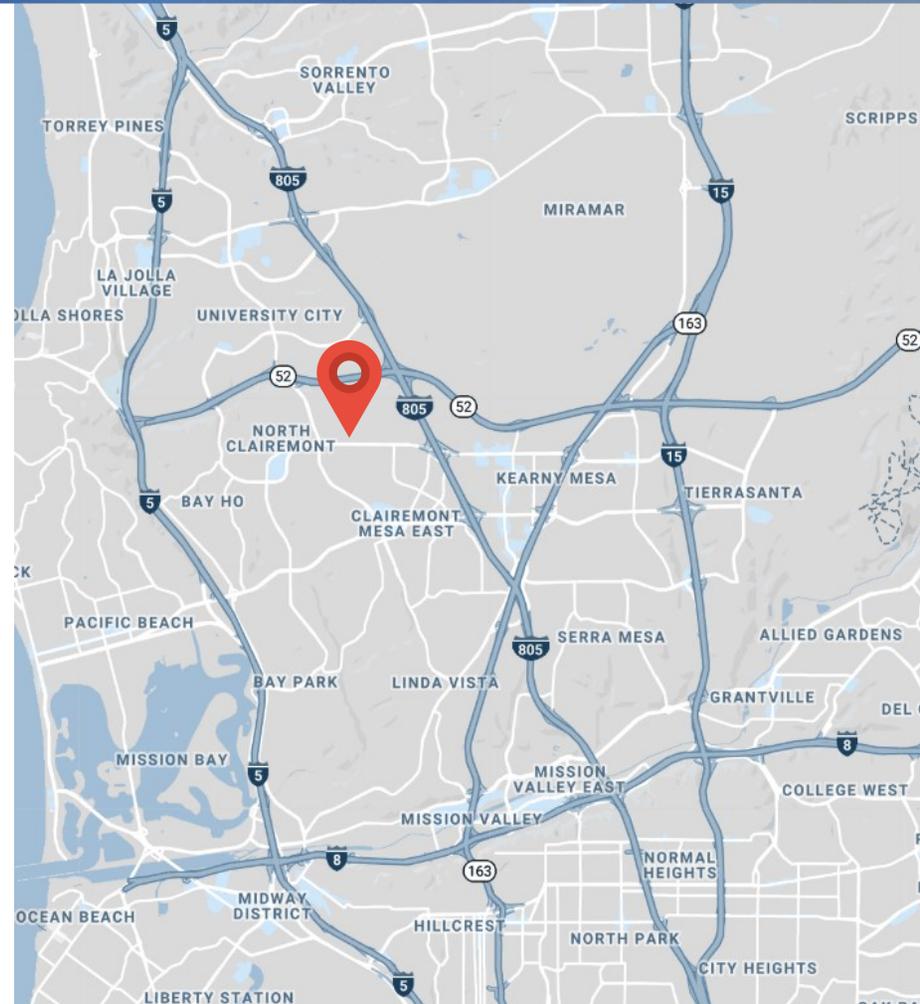
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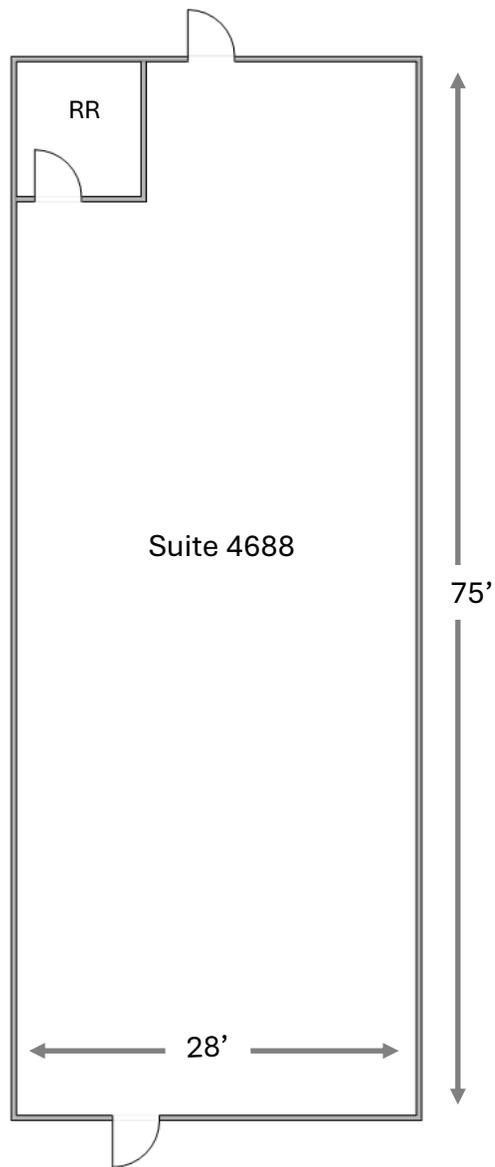


PROPERTY FEATURES

ADDRESS	4676 - 4722 Clairemont Mesa Blvd. San Diego, CA 92117
AVAILABILITY	4688: ± 2,100 SF Retail Space: Available 4718: ± 5,100 SF Restaurant Space: Avail. with 60 Day Notice
PARKING	4.48/1,000
LOCATION	High Traffic Center Surrounded by Dense Residential Population - 18,275 (3 Mile)
FREEWAY ACCESS	Close Proximity to I-805 & Hwy 52
LEASE RATE	Negotiable: Call Agent for Details
MAJOR AREA TENANTS	Smart & Final, Starbucks, Dollar Tree, Vons, Ross, Michaels, Burlington Coast Factory, Krispy Kreme, Ace Hardware, Reading Cinemas, Big Lots, CVS, T.J. Maxx, Denny's, Outback Steakhouse, etc.



SUITE 4688



4688: ± 2,100 SF Retail Space (Available 3/1/2026)

Current Build-Out:
2nd Gen Retail with 75% Open Showroom + Storage, Office and Restroom in the Rear



SUITE 4718

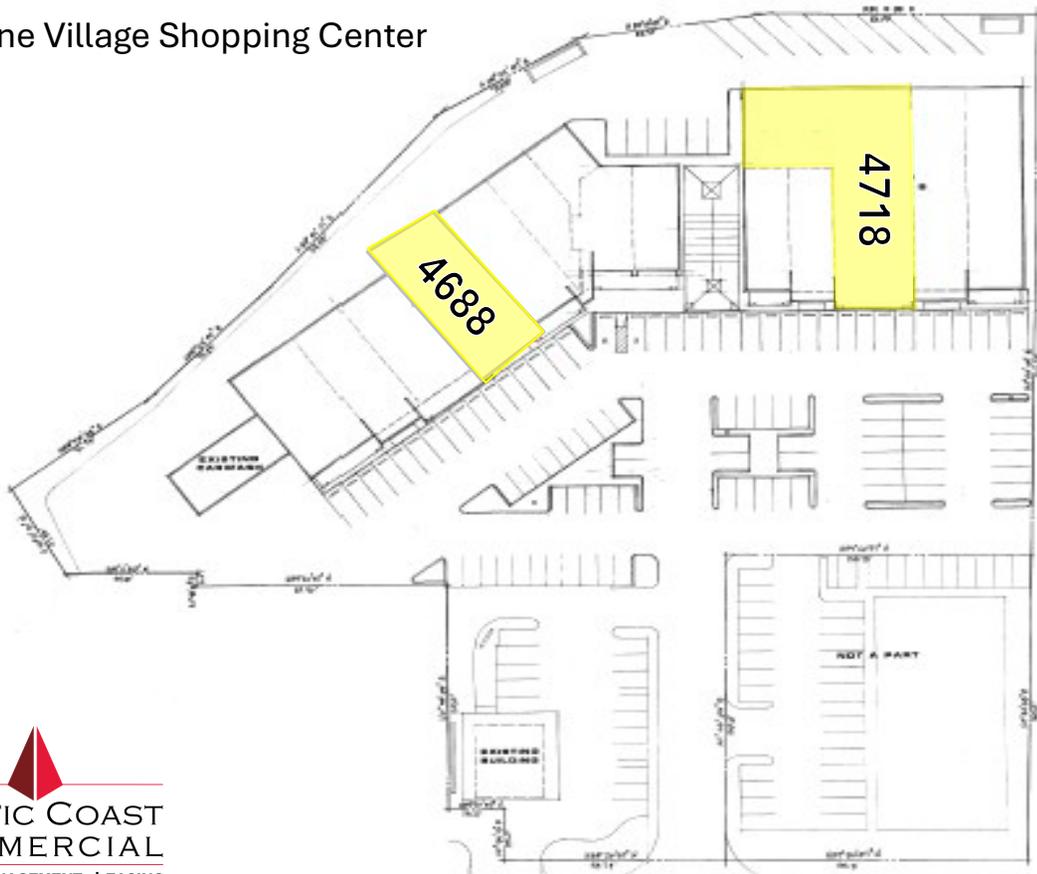
4718: ± 5,100 SF Restaurant Space





CLAIREMONT MESA BLVD (26,376 VPD)

Diane Village Shopping Center



Site Plan is Not Fit to Scale; for Reference Purposes Only.

DEMOGRAPHICS

3 MILE RADIUS



53,680

OF HOUSEHOLDS



130,279

POPULATION (2024)



\$123,702

AVG. HOUSEHOLD INCOME



130,011

POPULATION (2029)



86,632

OF EMPLOYEES



9,268

OF BUSINESSES

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