

8304-8340 CLAIREMONT MESA BLVD



NOW  
OPEN

CONCEPTUAL RENDERING

# Zion Marketplace

KEARNY MESA | VILLAGE REDEVELOPMENT



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# 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.



COMMON THEORY BAR



CROSS STREET CHICKEN AND BEER

## KEARNY MESA DEMOGRAPHICS

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



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HIDDENFISH

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# 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 Clairemont Mesa Blvd & Hwy 163 bring connectivity from the site to surrounding trade areas, making it a regional destination. Come join your new home!



# The Neighbors



CROSS STREET CHICKEN AND BEER



MOCHINUT



IT'S BOBA TIME



MENYA ULTRA



THE GODFATHER



TAJIMA

# Retail & Restaurant Opportunity

IN KEARNY MESA

- Complete redevelopment underway. **Brand-new Zion Market now open!**
- Zion Marketplace 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 completely **re-imagines 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 (**900 new apartment units**)



# Conceptual Renderings



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# 1st Floor Site Plan

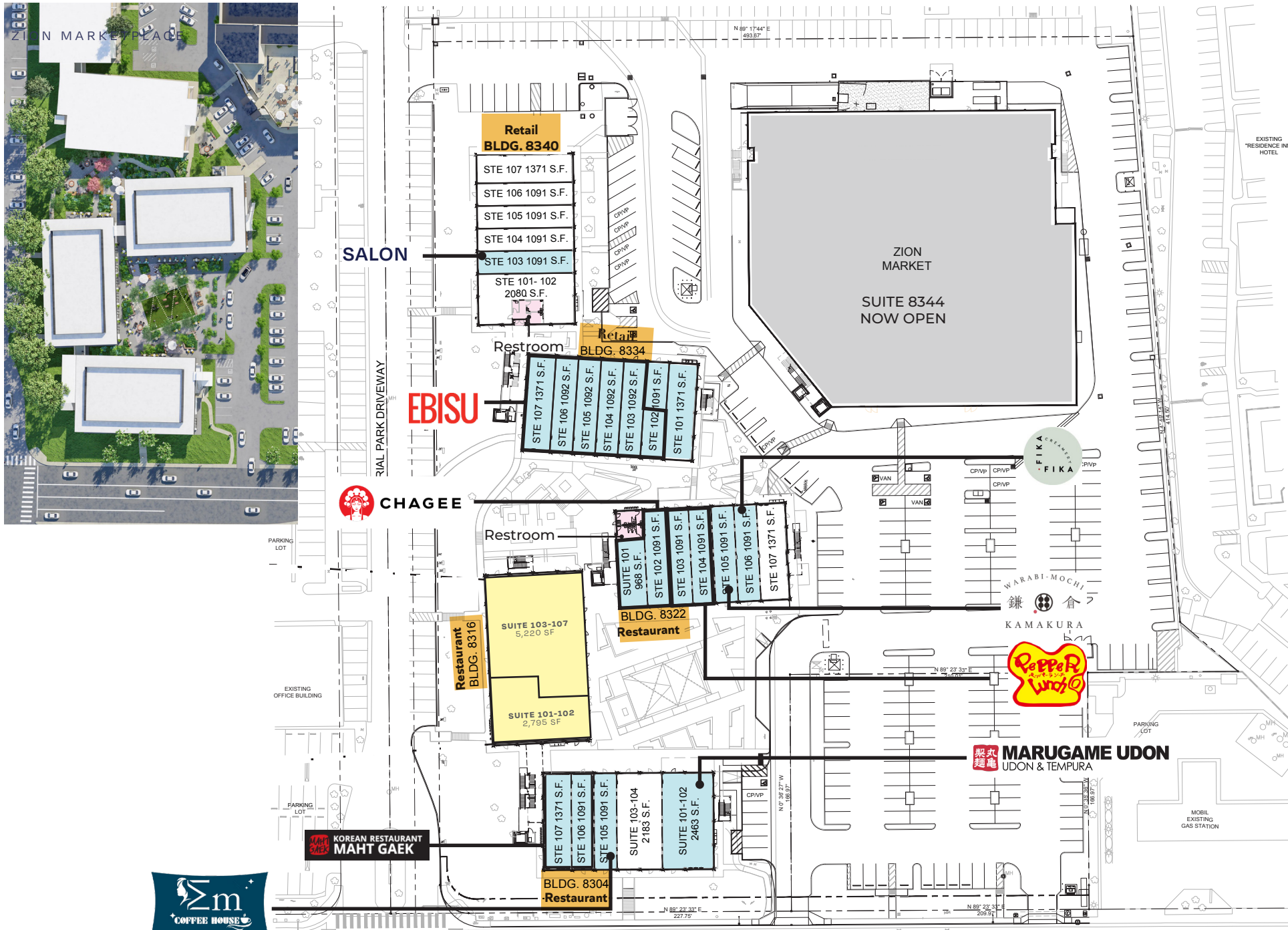
## THE LINE UP



## RESTAURANT/RETAIL AVAILABILITIES

BUILDING	AVAILABLE SF
Building 8340 (Retail)	1,091 – 7,815 SF
Building 8316 (Restaurant)	2,183 SF
Building 8304 (Restaurant)	2,183 SF
Building 8322 (Restaurant)	1,371 SF

- Available
- In Lease
- Signed Lease



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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