

**MP** | *Madison Places*

**YARDAGE TOWN**  
*Fabrics & More*

CosmoProf

<b>SUBWAY</b>	COMICKAZE COMICS & CARDS
MAIL-BANK US POST OFFICE	<b>DENTIST</b>
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**

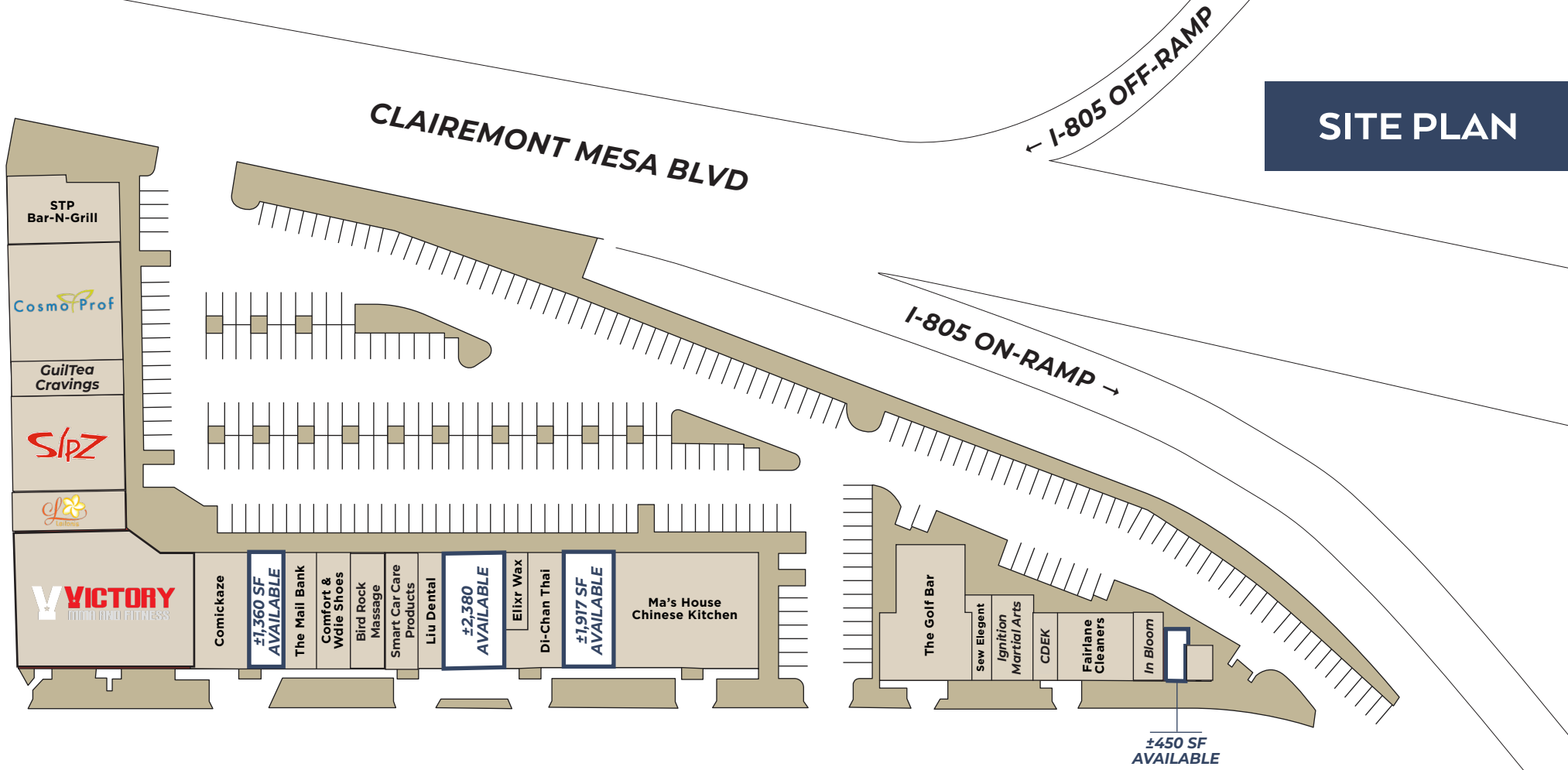
**5487-5597 CLAIREMONT MESA BLVD, SAN DIEGO, CA  
92117**

- ± 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
<b>5517C</b>	<b>AVAILABLE</b>	<b>1,360</b>

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
<b>5529</b>	<b>AVAILABLE</b>	<b>2,380</b>
5533	Elixir Wax & Beauty Bar	510
5535	Di-Chan Thai	1,790
<b>5537</b>	<b>AVAILABLE</b>	<b>1,917</b>

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
<b>5597B</b>	<b>AVAILABLE</b>	<b>450</b>
5597C	GO Electric	300

\*Disclaimer on Page 6



# DEMOGRAPHICS



## TRAFFIC COUNTS

**CLAIREMONT MESA BLVD**  
±28,800 ADT

**I-805**  
±185,000 ADT



## AVERAGE HHI\*

**1 MILE**  
\$81,909

**3 MILES**  
\$90,897

**5 MILES**  
\$93,795



## POPULATION

**1 MILE**  
15,801

**3 MILES**  
108,551

**5 MILES**  
313,649



## DAYTIME POPULATION

**1 MILE**  
23,075

**3 MILES**  
139,813

**5 MILES**  
415,180



*the shops at*  
**MADISON PLACE**

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**DOLLAR TREE**

**MADISON HIGH SCHOOL**  
(31,200 STUDENTS)

**SPROUTS**  
FRESH MARKET

**Target** **Party City** **Marshalls**  
 **Walgreens** **McDonalds** **THE HOME DEPOT** **CHIPOTLE**  
MEXICANO

**Walmart**

**FOOD 4 LESS**

**INTERSTATE**  
CALIFORNIA  
**805**

**CONROY STREET**

**CALIFORNIA**  
**163**

**BALBOA AVENUE**

**KOHL'S VONS CVS**

**24 FITNESS**

**ROSS**  
DRESS FOR LESS **STAPLES** **DOLLAR TREE**

**GENESSEE AVENUE**

**COSTCO**  
WHOLESALE

**MONTGOMERY FIELD**

**AERO DRIVE**

**MESA COLLEGE**  
(324,000 STUDENTS)





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**MADISON  
PLACE**

## FOR LEASING INFORMATION

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**FLOCKE &  
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REV 10.7.24

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