

# 4760

CLAIREMONT MESA BLVD  
SAN DIEGO, CA 92117

Your Name Here

± 27,000 SF RETAIL / COMMERCIAL BUILDING FOR LEASE

**BLANCHE GOLIA** | Lic: 01956233

Senior Advisor | Sales & Leasing

Blanche@PacificCoastCommercial.com

**CHASE PELTON** | Lic: 01918260

Sales & Leasing Advisor

Chase@PacificCoastCommercial.com

**VALLEY COLEMAN** | Lic: 02065336

Sales & Leasing Associate

Valley@PacificCoastCommercial.com

**SHIRLEY KANAMU** | Lic: 01268281

Senior Broker Associate

Shirley@PacificCoastCommercial.com

**PACIFIC COAST COMMERCIAL** | Office (619) 469-3600 | [www.PacificCoastCommercial.com](http://www.PacificCoastCommercial.com) | Lic. 01209930

The information in this brochure is provided for general marketing purposes only and is believed to be reliable but not guaranteed. Interested parties should verify all details independently, including zoning, measurements, and property condition. The property owner and agents make no warranties or representations and reserve the right to change or withdraw the property or terms at any time without notice. This is not an offer or contract.

  
**PACIFIC COAST  
COMMERCIAL**  
SALES - MANAGEMENT - LEASING

# FOR LEASE



## Property Address

4760 Clairemont Mesa Blvd, San Diego CA 92117



## Available Space

± 27,000 SF Retail Building (divisible)



## Zoning

CC-1-3 ([Link](#))



## Parking

Abundant Parking 5/1,000 SF



## Highest & Best Use

Retail, Healthcare Services, Educational Facilities, Supplies & Equipment Sales, Church...and more!



## Existing Tenants

Starbucks & Dollar Tree



## Traffic Count

Clairemont Mesa Blvd: 148,000 Vehicles/Day



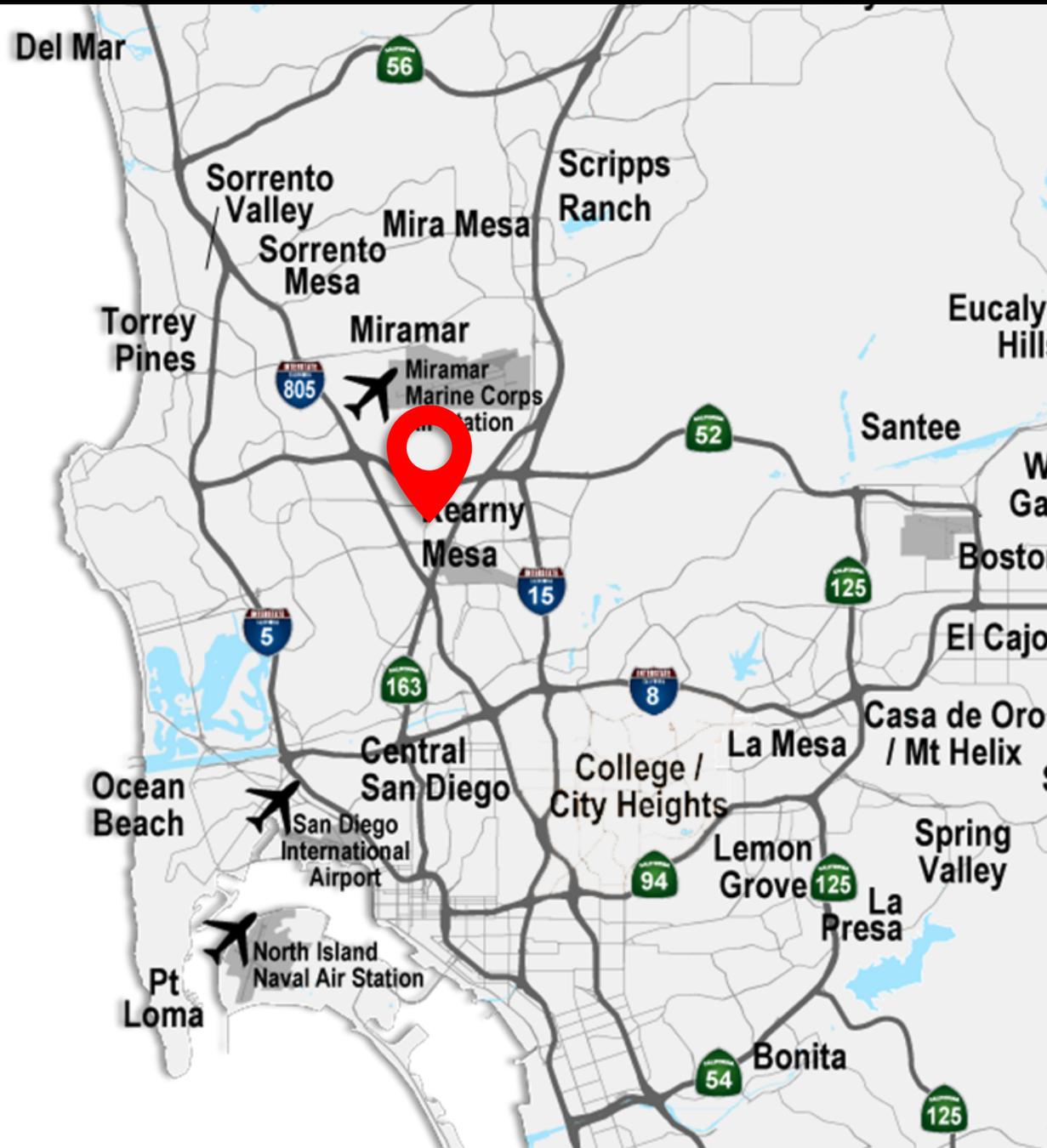
## Accessibility

Easy Access to I-805, 163 and 52 Freeways



## Asking Rent

\$1.25/SF NNN



# 4760 CLAIREMONT MESA BLVD



**128,326**  
3-Mile Total Population



**316,332**  
5-Mile Total Population



**\$124,133**  
5-Mile Avg. HHH Income



**\$99,397**  
5-Mile Median Home Value



**\$4.7B**  
5-Mile Consumer Spending

**1 MILE    3 MILE    5 MILE**

POPULATION	2024 Population	18,557	128,326	316,332
	2029 Population	18,395	128,056	316,885
	Businesses	492	9,488	35,150
	Employees	3,589	85,272	368,159
	Median Age	41.5	37.6	35.5

HOUSING	2024 Households	7,055	52,738	127,139
	Owner Occupied	3,984	23,718	53,288
	Renter Occupied	3,000	28,885	74,166
	Median Home Value	\$763,122	\$804,074	\$857,573
	Median Year Built	1964	1974	1976

INCOME	Avg HH Income	\$122,047	\$123,245	\$124,133
	Median HH Income	\$98,364	\$100,137	\$99,397
	Consumer Spending	\$281.3M	\$2B	\$4.7B



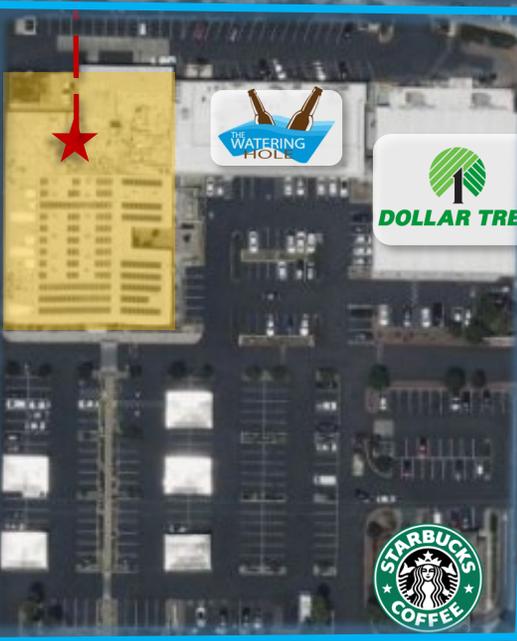
# 4760 CLAIREMONT MESA BLVD



 **4760 CLAIREMONT MESA BLVD**  
SAN DIEGO, CA 92117

**CONRAD AVE**

**SHOPPING CENTER**



**DIANE AVE**

**CLAIREMONT MESA BLVD**



# 4760

CLAIREMONT MESA BLVD  
SAN DIEGO, CA 92117



± 27,000 SF RETAIL / COMMERCIAL BUILDING FOR LEASE

**BLANCHE GOLIA** | Lic: 01956233

Senior Advisor | Sales & Leasing

Blanche@PacificCoastCommercial.com

**CHASE PELTON** | Lic: 01918260

Sales & Leasing Advisor

Chase@PacificCoastCommercial.com

**VALLEY COLEMAN** | Lic: 02065336

Sales & Leasing Associate

Valley@PacificCoastCommercial.com

**SHIRLEY KANAMU** | Lic: 01268281

Senior Broker Associate

Shirley@PacificCoastCommercial.com

**PACIFIC COAST COMMERCIAL** | Office (619) 469-3600 | [www.PacificCoastCommercial.com](http://www.PacificCoastCommercial.com) | Lic. 01209930

The information in this brochure is provided for general marketing purposes only and is believed to be reliable but not guaranteed. Interested parties should verify all details independently, including zoning, measurements, and property condition. The property owner and agents make no warranties or representations and reserve the right to change or withdraw the property or terms at any time without notice. This is not an offer or contract.

  
**PACIFIC COAST  
COMMERCIAL**  
SALES - MANAGEMENT - LEASING