

FOR LEASE

9340 CLAIREMONT MESA BLVD, SAN DIEGO, CA 92123

CLAIREMONT MESA BLVD

RUFFIN RD

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DRE # 02068445



LEASE SUMMARY

9340 CLAIREMONT MESA BLVD

Available Space: Suite C (±1,395 SF)

Type: Retail / Office

Availability: Immediate

- Prime, high visibility retail center
- Located on busy corner of Clairemont Mesa Blvd & Ruffin Rd
- Current tenants include Wells Fargo & Country Waffle
- Directly across from new Kaiser Permanente Hospital & adjacent to County of San Diego Operations Center
- Located 1/2 mile from I-15 on/off ramp
- Easy access to Highways 52 & 163
- High traffic counts (27,400 ADT)
- Prominent monument signage available



LEASE SUMMARY

PROPERTY / LEASE DETAILS

LEASE RATE	\$2.95 psf + NNN
PROPERTY TYPE	Retail / Office
BUILDING SIZE	±8,580 SF
SPACE SIZE	±1,395 SF
YEAR BUILT	1982
YEAR RENOVATED	2022

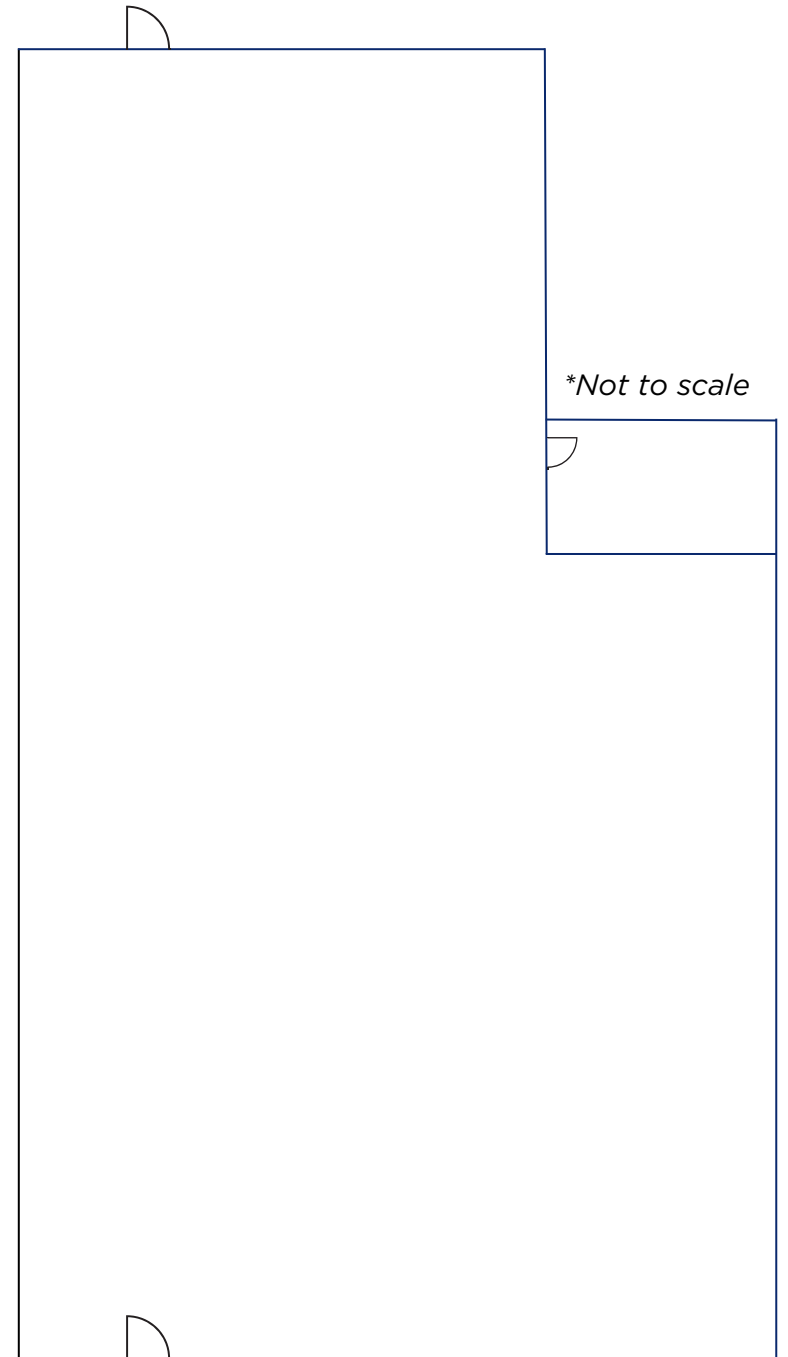
LOCATION	Central San Diego, CA
ZONING	IL-3-1
CEILING HT.	8'
HVAC	Yes
TENANCY	Multi
PARKING (40 Spaces)	4.01/1,000 SF



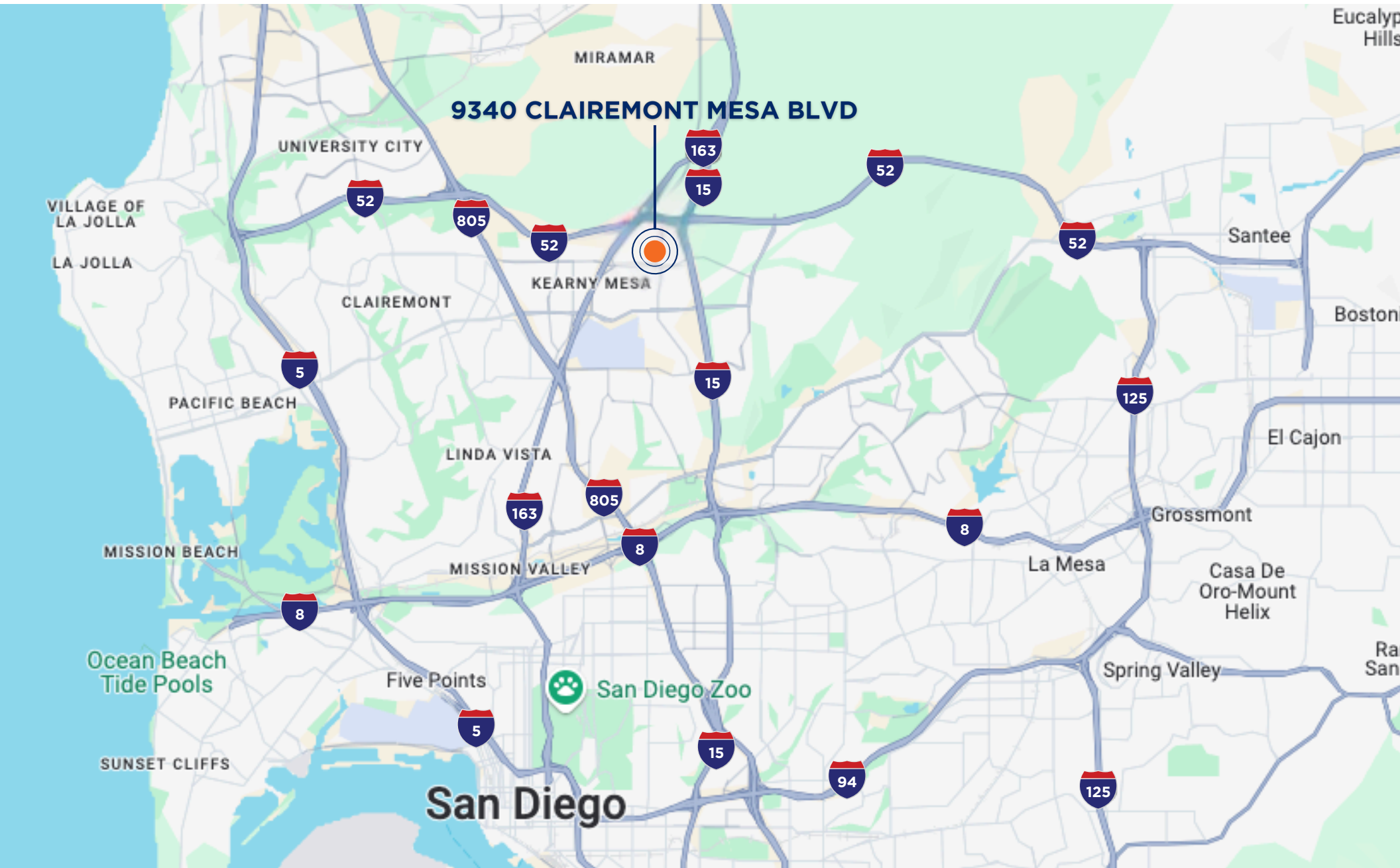
FLOOR PLAN



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LOCATION MAP



AERIAL MAP



**SAN DIEGO COUNTY
OPERATIONS CENTER**



**7-STORY KAISER
PERMANENTE FACILITY**



LOCATION SUMMARY



CLAIREMONT, CALIFORNIA

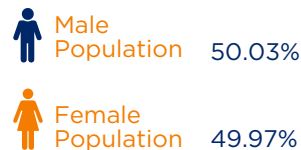
Clairemont, a central neighborhood in San Diego, offers a mix of suburban charm and urban convenience. Known for its mid-century homes and family-friendly atmosphere, it features a variety of parks, shopping centers, and local eateries. With easy access to major freeways, it's just minutes from downtown, the beach, and other San Diego attractions. Clairemont scenic canyon views and vibrant community make it a popular choice for residents and businesses alike.

DEMOGRAPHICS

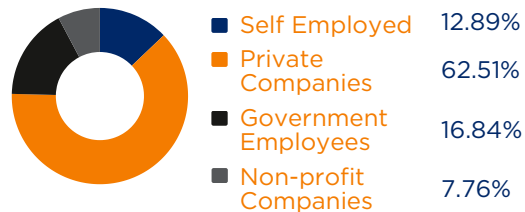
CLAIREMONT MESA, SAN DIEGO, CA

Clairemont, a community in San Diego, has a population of approximately 81,600 residents. The neighborhood is diverse, with 58% identifying as White, 23% Hispanic, 9% Asian, 6% identifying as two or more races, and 3% African American. The median household income in Clairemont is around \$110,970.

POPULATION



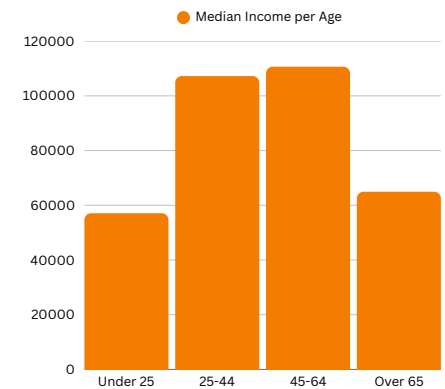
EMPLOYMENT



HOUSEHOLDS



INCOMES



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These demographic and economic factors make Clairemont Mesa an attractive location for commercial real estate investments, and start ups.

By Point2homes. Demographic data shown in this section was gathered from the latest U.S. Census Bureau release.



DISCLAIMER

9340 CLAIREMONT MESA BLVD

DISCLAIMER STATEMENT:

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No representation or recommendation is made by SVN | Vanguard as to the legal sufficiency or tax consequences of this document or the transaction to which it relates. These are questions for your attorney and/ or other advisors. In any real estate transaction, it is recommended that you consult with a professional such as an attorney, accountant, civil engineer, property inspector or other person, with experience in evaluating the transaction, and the legal documents prepared in connection therewith.

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