

# 8055 Clairemont Mesa Blvd

SAN DIEGO | KEARNY MESA

± 845 SF & 2,900 SF RETAIL SUITES FOR LEASE



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## PROPERTY OVERVIEW

### PROPERTY ADDRESS

8055 Clairemont Mesa Blvd  
San Diego, CA 92111

### AVAILABILITY

Suite 103: ± 845 SF Suite

Suite 107: ± 2,900 SF Suite  
Former Beer/Wine/Lounge /  
Hookah Bar

### STRONG DEMOGRAPHICS

High Daytime Population, with Over 130,000  
People within a 3 Mile Radius

### GREAT VISIBILITY

Located on Main Commercial Corridor of  
Clairemont Mesa Blvd with Over 30,000 VPD

### ACCESSIBILITY

Conveniently Located Between Hwy's 163 & 52  
& I-15 & I-805

### LOCATION

Sprawling Kearny Mesa is a largely commercial and industrial area known for a range of Asian grocery stores and restaurants around Convoy Street and Clairemont Mesa Blvd, from a hip food hall to Korean BBQ restaurants and Sichuan spots. There are also a handful of craft breweries with tasting rooms and outdoor shopping plazas with big-box stores. Residential development is underway with 60,000+ units expected to be built in the Kearny Mesa market over the next decade.



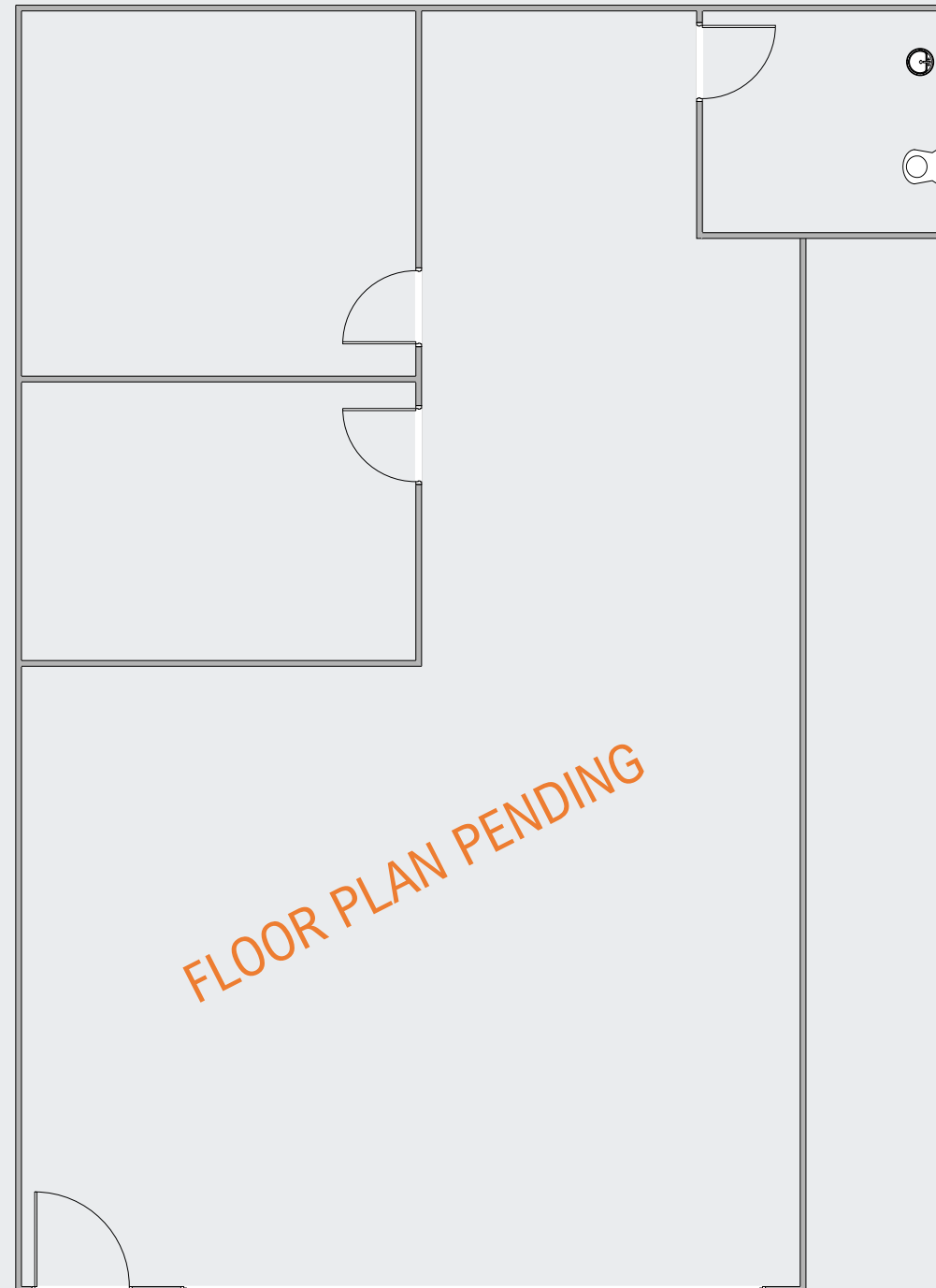
## FLOOR PLAN

### Suite 103: ± 845 SF Suite

- > Front Retail, 2 Offices & 1 Restroom
- > Former Nail Salon



\*Floor plan is not to scale; for reference purposes only.



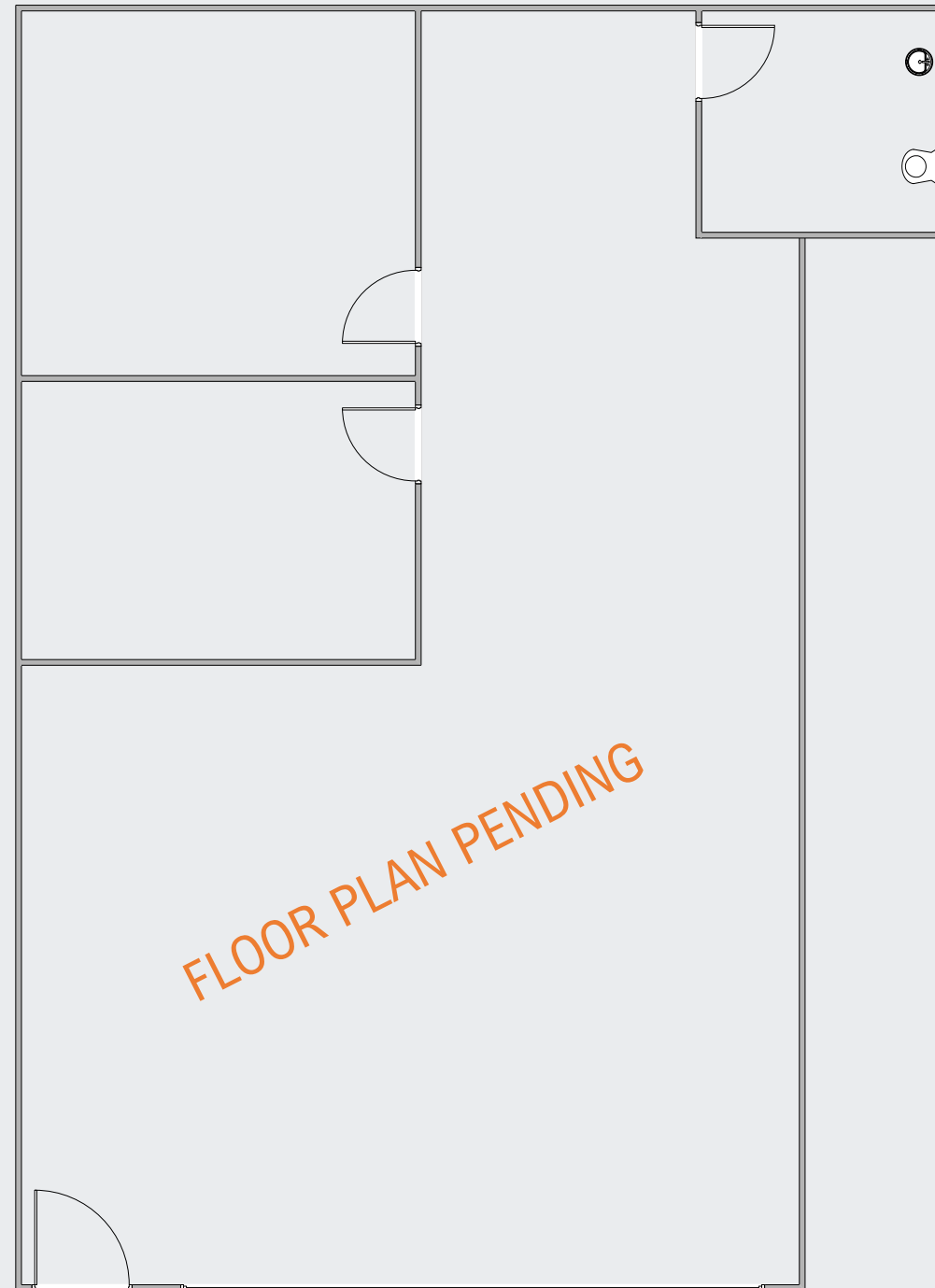


## FLOOR PLAN

**Suite 107: ± 2,900 SF Suite**

> Vacant Now

> Former Beer/Wine/Lounge / Hookah Bar



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## SITE PLAN



\*Site plan is not to scale; for reference purposes only.







## DEMOGRAPHICS

**294,147**  
Population (2024)



**294,144**  
Population (2029)



**117,471**  
Total Households



**\$4.2B+**  
Consumer Spending



**31,566**  
Total Businesses



**291,257**  
Daytime Employees

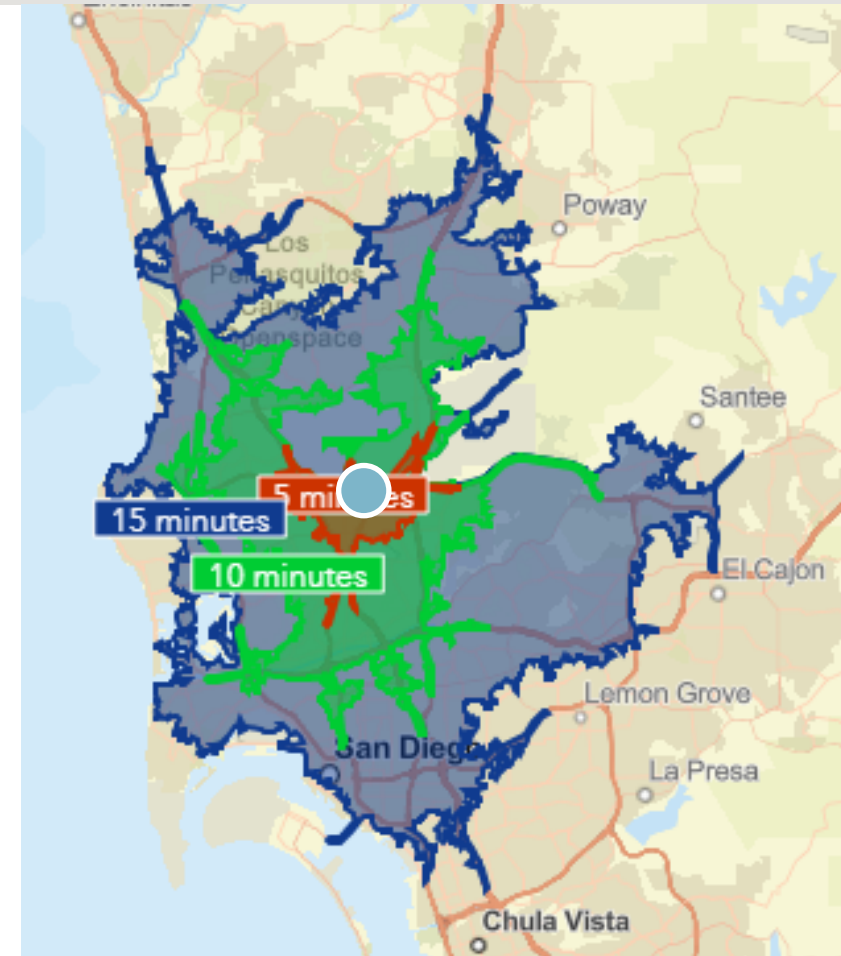


**48,970**  
OWNER OCCUPIED

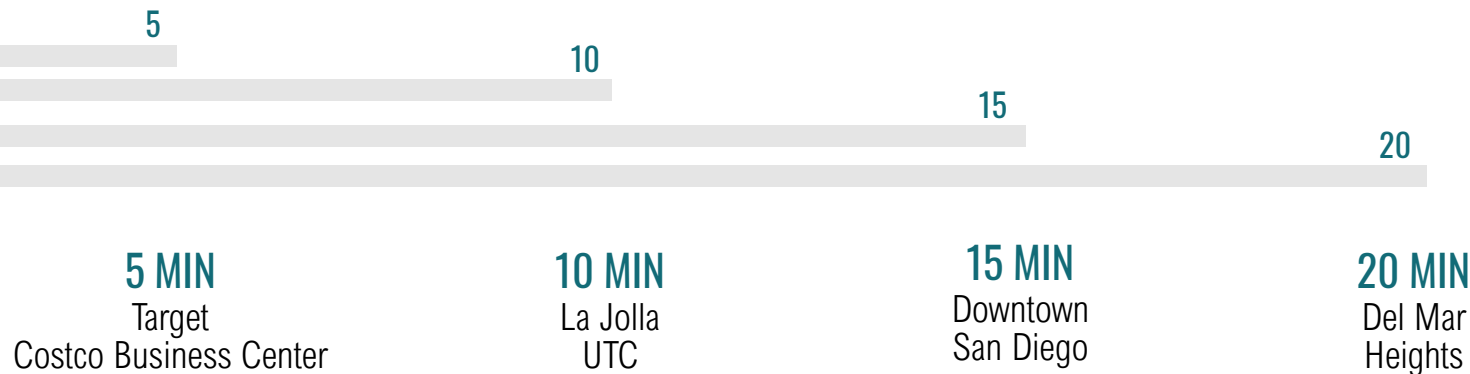
**68,548**  
RENTER OCCUPIED

**\$118,347**  
AVG. HOUSEHOLD INCOME

**\$773,944**  
MEDIAN HOME VALUE



## DRIVE TIMES



## CONTACT INFORMATION

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# PACIFIC COAST COMMERCIAL

SALES - MANAGEMENT - LEASING

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information including zoning and use should be verified prior to transaction.

