

Diane Village Shopping Center

+/- 2,100, 2,577 OR 4,200 SF RETAIL SPACES

4688 - 4722 Clairemont Mesa Boulevard, San Diego, CA 92117



AVAILABLE FOR LEASE

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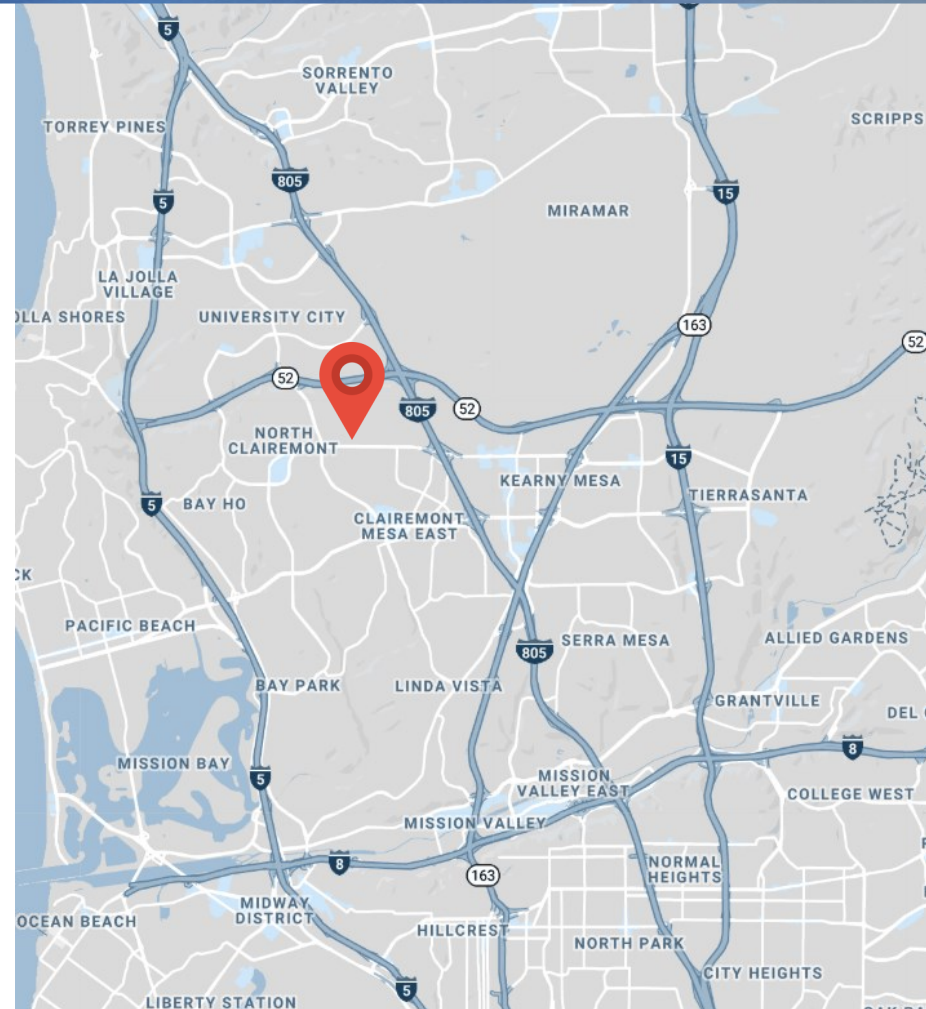
The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information including zoning and use should be verified prior to purchase or lease.





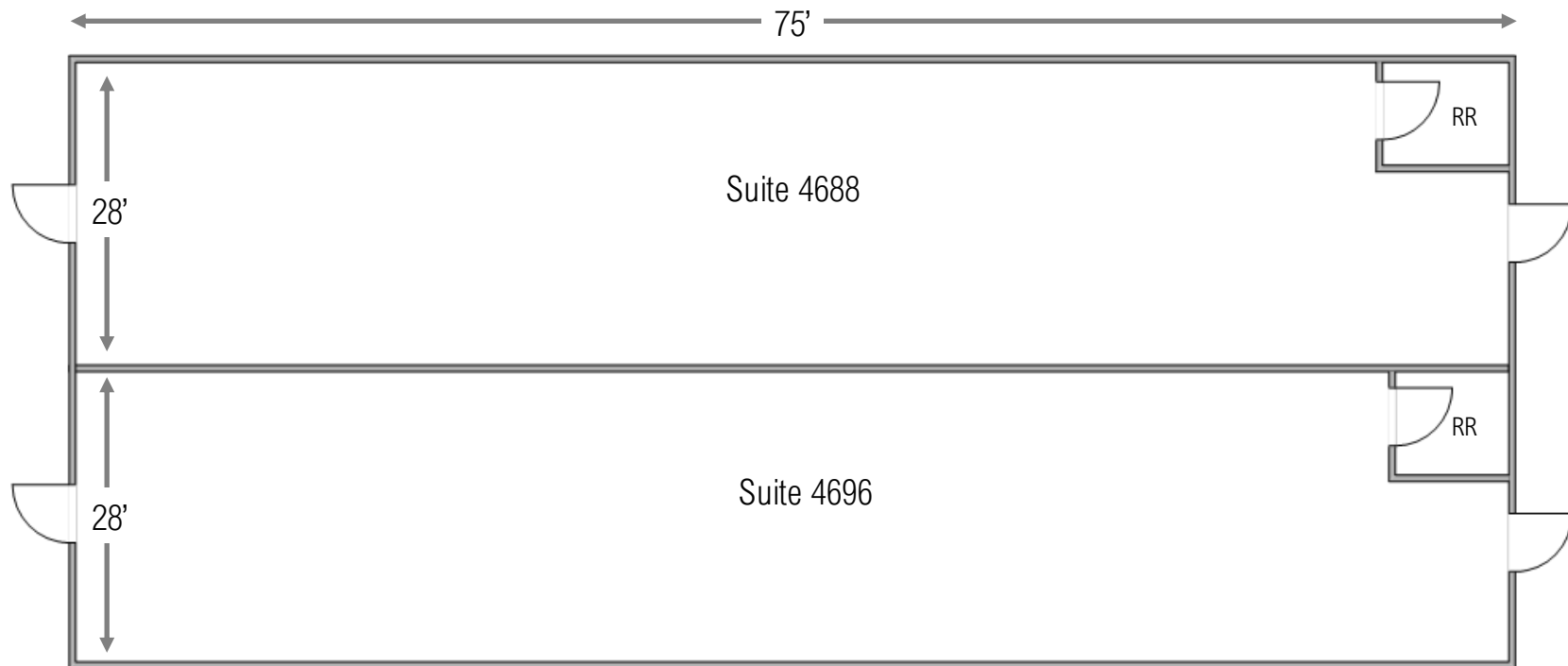
PROPERTY FEATURES

ADDRESS	4688 - 4722 Clairemont Mesa Blvd. San Diego, CA 92117
AVAILABILITY	4688: ± 2,100 SF Retail Space (Contiguous for 4,200 SF) 4696: ± 2,100 SF Retail Space (Contiguous for 4,200 SF) 4722: ± 2,577 SF Retail Space
CURRENT BUILD OUT	4688: General Retail 4696: Warm Shell - Open Floor Plan 4722: Vanilla Shell with Restroom & Storage Room
PARKING	4.48/1,000
LOCATION	High Traffic Center Surrounded by Dense Residential Population - 18,275 (3 Mile)
FREEWAY ACCESS	Close Proximity to I-805 & Hwy 52
LEASE RATE	Negotiable
MAJOR AREA TENANTS	Smart & Final, SDG&E, Starbucks, Dollar Tree, Vons, Ross, Michaels, Burlington Coast Factory, Krispy Kreme, Ace Hardware, Reading Cinemas, Big Lots, CVS, T.J. Maxx, Denny's, Outback Steakhouse, etc.



FLOOR PLAN - Suites 4688 & 4696

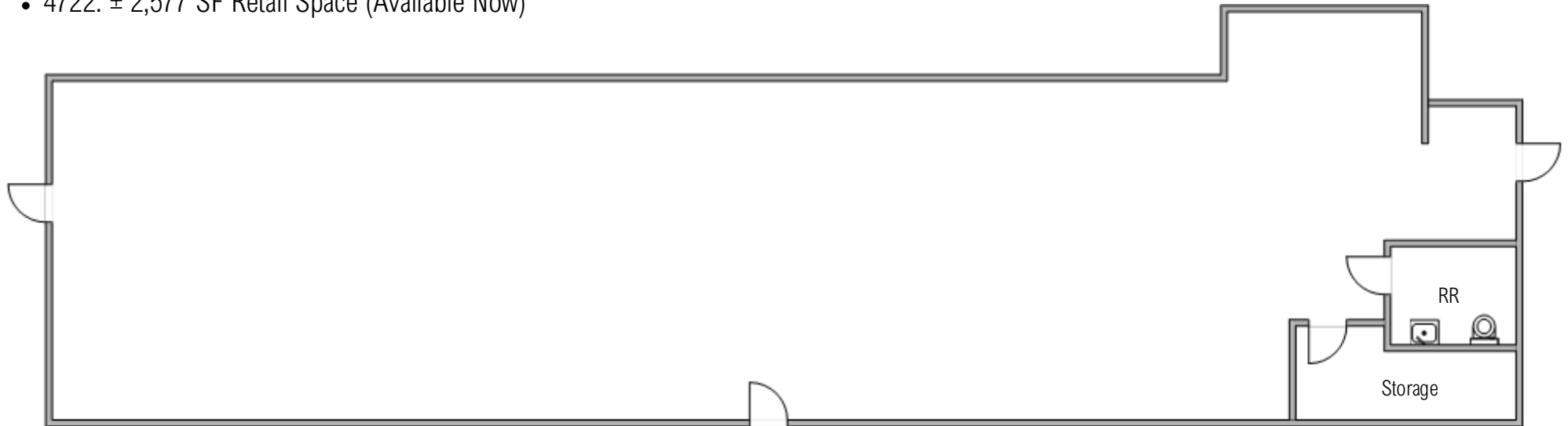
- 4688: ± 2,100 SF Retail Space (Available 3/1/2023)
- 4696: ± 2,100 SF Retail Space (Available Now)
- Suites are Contiguous for ± 4,200 SF





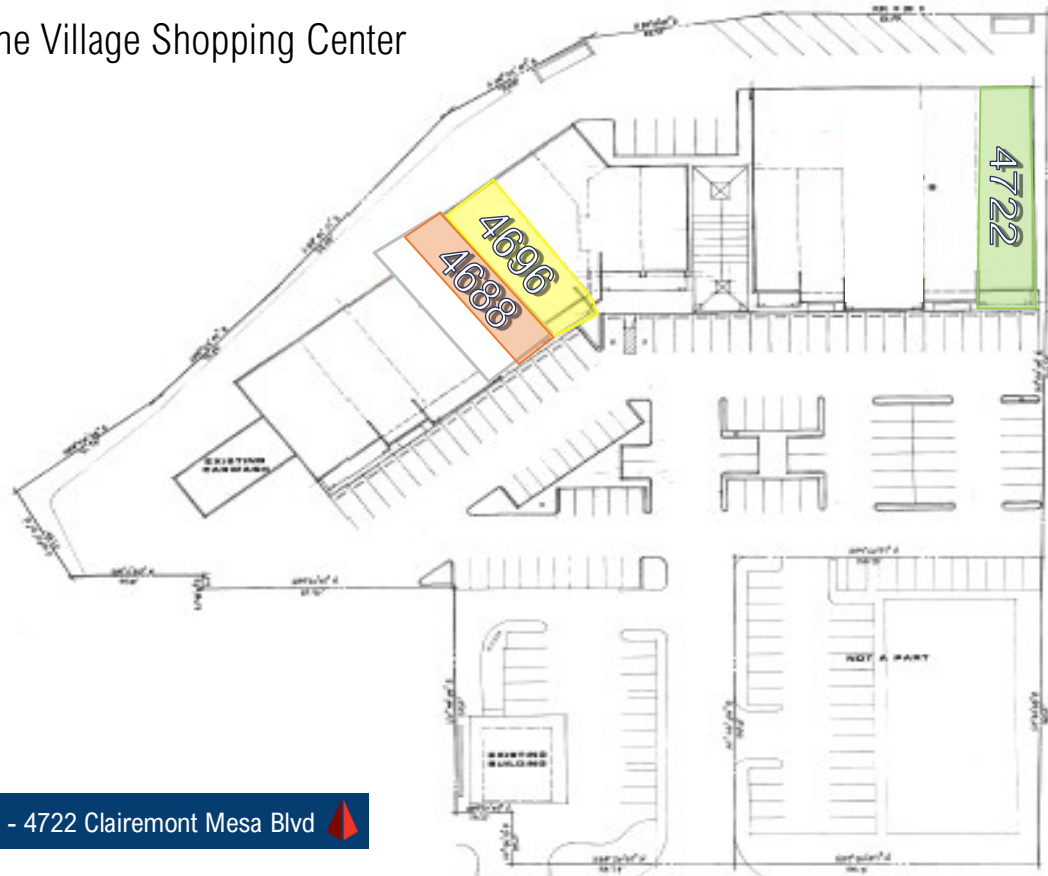
FLOOR PLAN - Suite 4722

- 4722: ± 2,577 SF Retail Space (Available Now)





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4688 - 4722 Clairemont Mesa Blvd

PROPERTY LOCATION

3 MILE RADIUS



55,091
OF HOUSEHOLDS



132,788
POPULATION (2019)



\$78,907
HOUSEHOLD INCOME



137,010
POPULATION (2024)



182,556
OF EMPLOYEES



16,770
OF BUSINESSES



236
HOSPITALITY & FOOD



1,399
RETAIL BUSINESSES