

San Diego SPECTRUM

**FLOCKE &
AVOYER**
Commercial Real Estate



FOR LEASE

**SEC CLAIREMONT MESA BLVD
& OVERLAND AVE
SAN DIEGO, CA 92123**

San Diego SPECTRUM

There are 600 existing residential units located within three blocks with 1,000 proposed new units.



Part of the masterplanned 244-acre San Diego Spectrum business and residential community.





Strategically positioned at a signalized intersection, adjacent to a YMCA facility and the San Diego County Tax Assessors office.



Located near to the Superior Court Kearny Mesa Courthouse and the County of San Diego Offices.



TRAFFIC COUNTS

CARS PER DAY

Clairemont Mesa Blvd:
±25,200

Ruffin Rd:
±16,500

I-15:
±187,000

CA 163:
±140,000



POPULATION

1 mile:
3,430

3 miles:
86,193

5 miles:
264,502



DAYTIME POPULATION

1 mile:
34,094

3 miles:
138,100

5 miles:
308,532

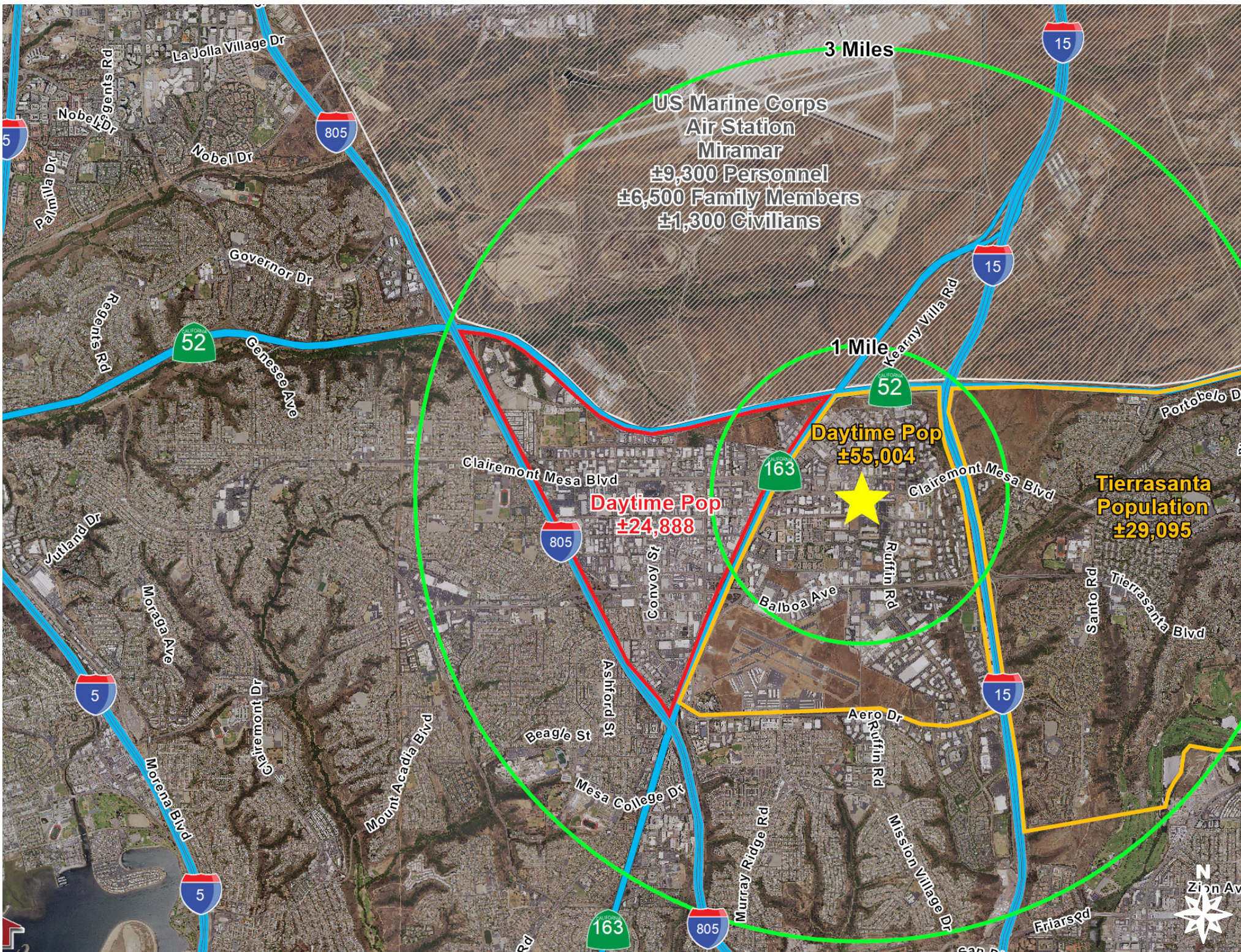


AVERAGE HH INCOME

1 mile:
\$101,840

3 miles:
\$106,375

5 miles:
\$105,930



PRIME RETAIL LOCATION

CALIFORNIA 52 | ±53,500 ADT

CALIFORNIA 163 | ±140,000 ADT

INTERSTATE 15 | ±187,000 ADT

RAMADA
BY WYNDHAM
Residence Inn
Marriott
Hampton
By Hilton

California Highway Patrol

San Diego Registrar of Voters

Public Utilities Department

SD County Operations Center
±4,162 employees

WELLS FARGO
Wendy's

3-legged dog
McDonald's
Anny's Fine Burgers
Bank of America
SUBWAY

San Diego County Medical Examiner

TACO BELL
TORREY PINES BANK

SD County Planning & Development

SD County Food Control

LEXUS
VW
VOLVO
BMW
MINI

Superior Court
Kearny Mesa

CHASE

Starbucks
Carl's Jr.
Waba Grill
[HomeStreet] Bank

CLAIREMONT MESA BLVD | ±25,200 ADT

Panera Bread
FIREHOUSE SUBS
rubio's
7 ELEVEN

San Diego County Assessor's Office

KAISER PERMANENTE
±420 Hospital Beds

Residential Block
1,000 planned residential units within 3 blocks of site

FritoLay
Good fun!
Corporate Office

the Y
NATIONAL UNIVERSITY

The Butcher Shop
SONIC
America's Drive-In.

NFINIT
Corporate Office

NORTHROP GRUMMAN
Corporate Office

RUFFIN RD | ±16,500 ADT

COURTYARD
Marriott
SDGE
SHARP
Corporate Office

Avion
Apartments
448 Units

SD County Water Authority

Jack in the box
Corporate Headquarters

DEA San Diego Division



San Diego SPECTRUM



CHEF CITY
Restaurant Equipment and supplies

TACO BELL

**TWO MEN
AND A
TRUCK**

Angels
foster family network

Imperial
SPRINKLER SUPPLY

Indian
INDIAN MOTORCYCLE
of San Diego

**TORREY
PINES
BANK**

Wendy's

CLAIREMONT MESA BLVD

OVERLAND AVE

San Diego
SPECTRUM

Dan McAllister
SAN DIEGO COUNTY TREASURER

Tahini
MIDDLE EASTERN STREET FOOD

north island
credit union

rubio's
RESTAURANT

FIREHOUSE
SUBS

**7
ELEVEN**

**Contractors
State License
Board**



the
YMCA

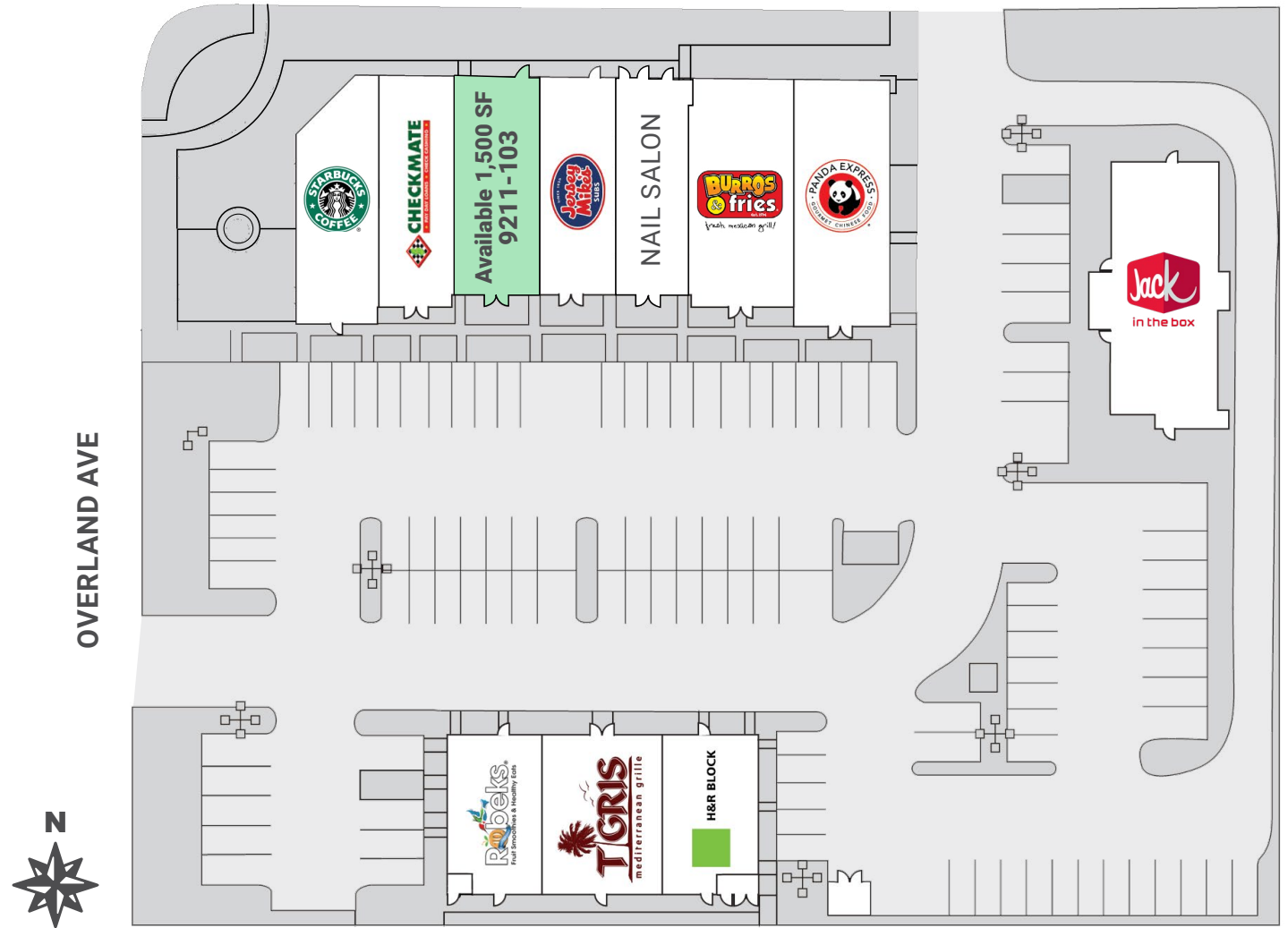


SITE
PLAN

SUITE	TENANT	SF
5285-101	H&R Block	1,235
5285-102	Tigris Mediterranean Grille	1,702
5285-103	Robeks Juice	1,177
9215	Jack in the Box	2,686
9211-101	Starbucks	1,500

9211-102	Checkmate	1,500
9211-103	AVAILABLE	1,500
9211-104	Jersey Mike's Subs	1,400
9211-105	Nail Salon	1,200
9211-106	Burros & Fries	2,000
9211-107	Panda Express	2,000

CLAIREMONT MESA BLVD



*This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.



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