

# 4760

CLAIREMONT MESA BLVD  
SAN DIEGO, CA 92117



± 27,000 SF RETAIL / COMMERCIAL BUILDING 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 transaction.

  
**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



## 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



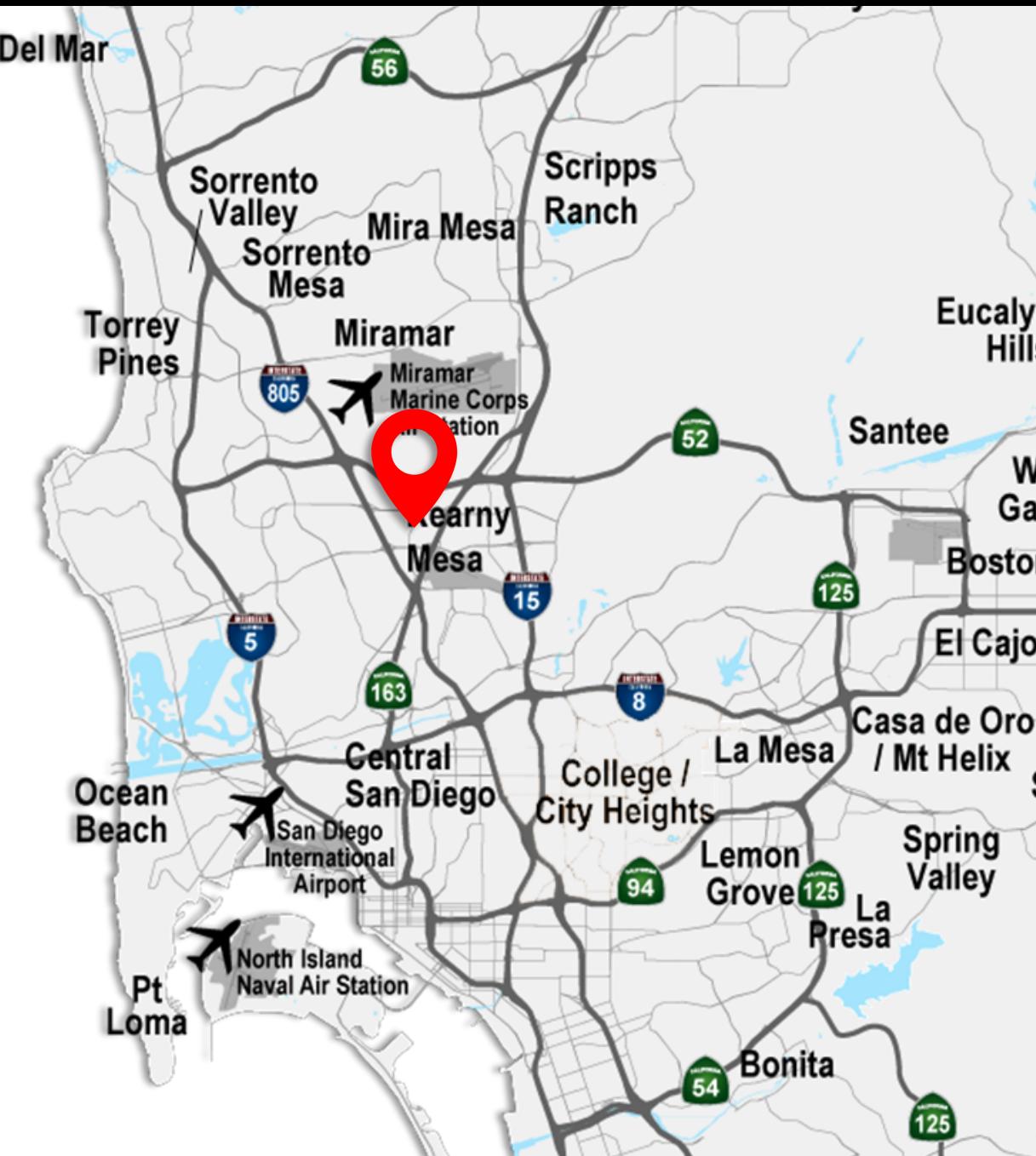
## Accessibility

Easy Access to I-805, 163 and 52 Freeways



## Asking Rent

\$1.50/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



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