

An aerial photograph of the Crossroads Center shopping mall. The mall features a long, single-story building with a red-tiled roof and multiple storefronts. In front of the building is a large, paved parking lot filled with numerous cars. The surrounding area includes other commercial buildings, green lawns, and palm trees. In the background, there are hills and a clear blue sky.

CROSSROADS CENTER

7420-7450

CLAIREMONT MESA BLVD

SAN DIEGO, CA 92111

± 1,240 SF RETAIL SPACE FOR LEASE

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The logo for Pacific Coast Commercial. It features a stylized red triangle pointing upwards and to the right. To the right of the triangle, the words "PACIFIC COAST" are written in a bold, black, sans-serif font, with "COMMERCIAL" in a slightly smaller font below it. A thin horizontal line runs across the text.

PACIFIC COAST
COMMERCIAL
SALES - MANAGEMENT - LEASING

CROSSROADS CENTER

PROPERTY FEATURES

7420-7450 Clairemont Mesa Blvd
San Diego, CA 92111

AVAILABILITY	7420 Clairemont Mesa Boulevard Suite 117: ± 1,240 SF for Lease
VISIBILITY	Great Visibility on Clairemont Mesa Blvd Eyebrow Signage Available
PARKING	Ample Surface Parking
LEASE RATE	Negotiable - Call Agent for Details
CO-TENANTS	Carl's Jr, Jersey Mikes, Rubio's & More
TRAFFIC COUNT	30,778 Cars Per Day
ACCESS	Easy Access Via I-15, I-805, Hwy-52 & Hwy 163

 307,610
Population

 317,333
Population (2025)

5 MILE RADIUS

 \$3,624,429
Consumer Spending

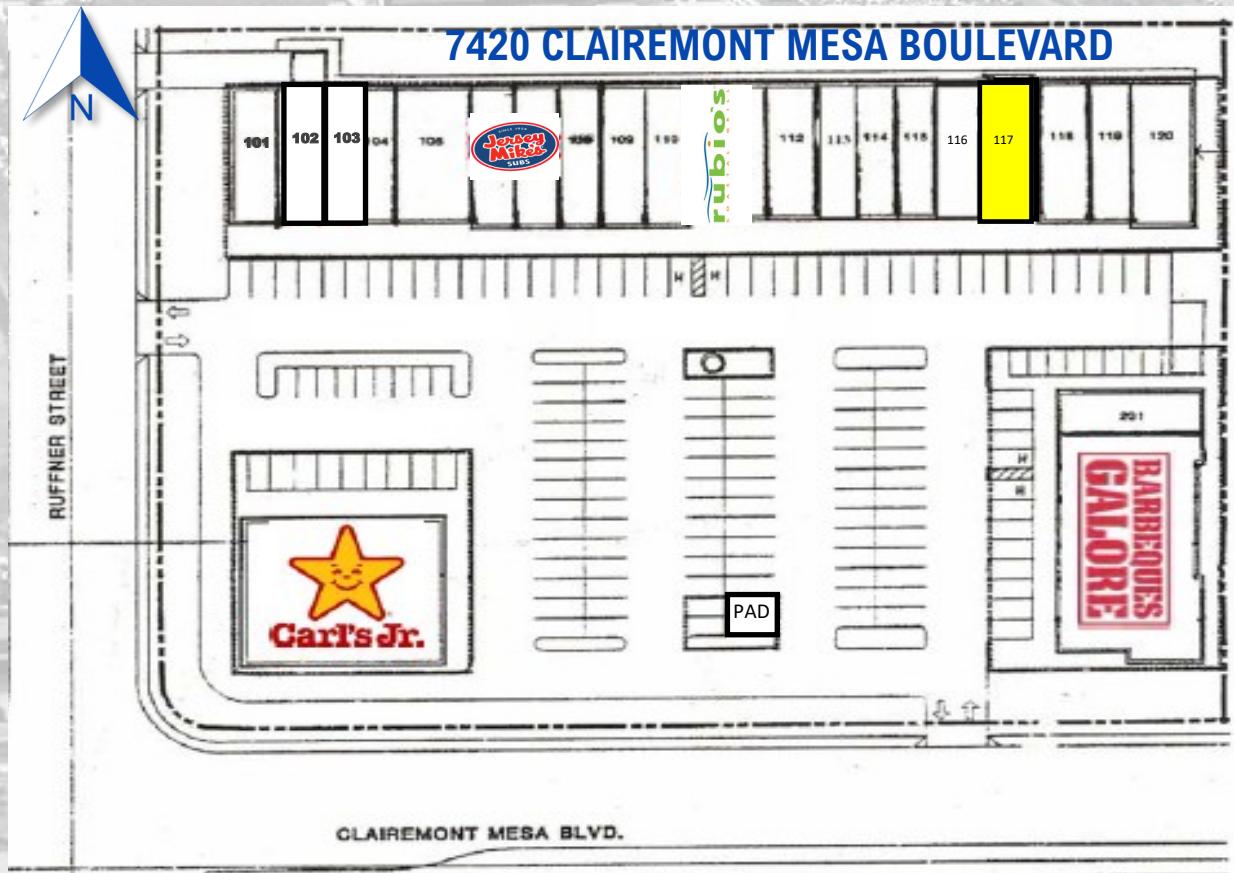
 \$104,013
Avg. HH Income

 26,482
Businesses

 298,193
Employees



SITE PLAN



SUITE:	TENANT:
101	Eye World
102	Fotile Showroom
103	Fotile Showroom
104	Hino
105	Maly's of California
106	Jersey Mike's Subs
107	Jersey Mike's Subs
108	Phoenix Dessert
109	4Sight Academy
111	Rubio's
112	Sieu Sieu BBQ
113	San Diego Coin
115	Picasso Naturals
116	L'Amour Spa
117	AVAILABLE: 1,240 SF
118	California Tan
119	Beltone
120	Chiropractic Wellness Ctr
201	New Smile Dental
204	Barbeques Galore
7404	Carl's Jr.
PAD	Pad



SURROUNDING AMENITIES



7420-7450 CLAIREMONT MESA BLVD
SAN DIEGO, CA 92111



CLAIREMONT MESA

CONVOY

BALBOA

MONTGOMERY FIELD



CONVOY DISTRICT RESTAURANT OVERVIEW

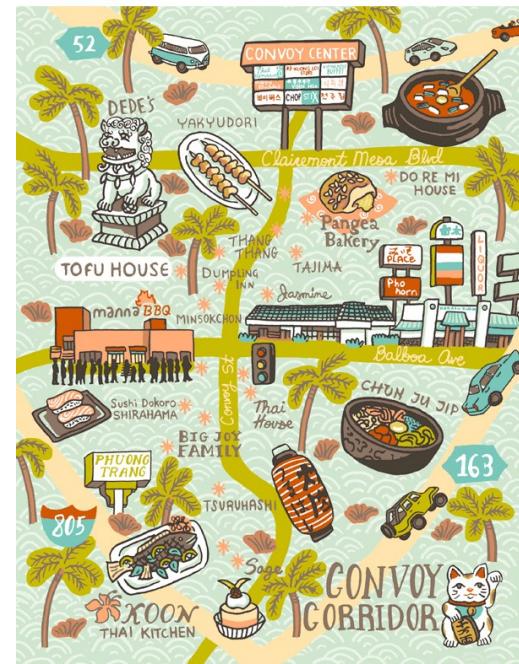
Convoy Street and the surrounding areas serve as the economic and cultural center of the Asian & Pacific American communities in San Diego. This bustling 2-sq. mile area conveniently located in the Pacific Triangle bounded by the 805, 52, and 163 freeways, consists of hundreds of shops specializing in Asian products and services, including supermarkets, tea houses, cafes, karaoke bars, entertainment venues, community centers, worship halls, as well as an abundance of day-to day professional and service-related shops. What makes the area stand out is that this is where San Diegans and travelers come when craving for authentic Asian eats. Dedicated foodies, adventurous locals, hungry tourists, on-the-go professionals, budget-minded college students, and weekend families alike all converge here to find the region's best spots for Chinese Dim Sum, Vietnamese Pho, Korean BBQ, and Japanese Sushi. Its Chinatown, Thai Town, Koreatown... all rolled into one – SD style. Almost nowhere else in America would you find a such diverse collection of Pan-Asian shops & services, which adds to the unique experience. The goal is to create and capture the vibrancy found elsewhere in local destinations such as Gaslamp, Little Italy, North Park and Hillcrest – with a 21st century flair – focusing on neighborhood innovation, community investment, urban planning, global partnerships and a vision to transform the area into San Diego's next great neighborhood.



PRIME CENTRAL LOCATION



SanDiego MAGAZINE



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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.

