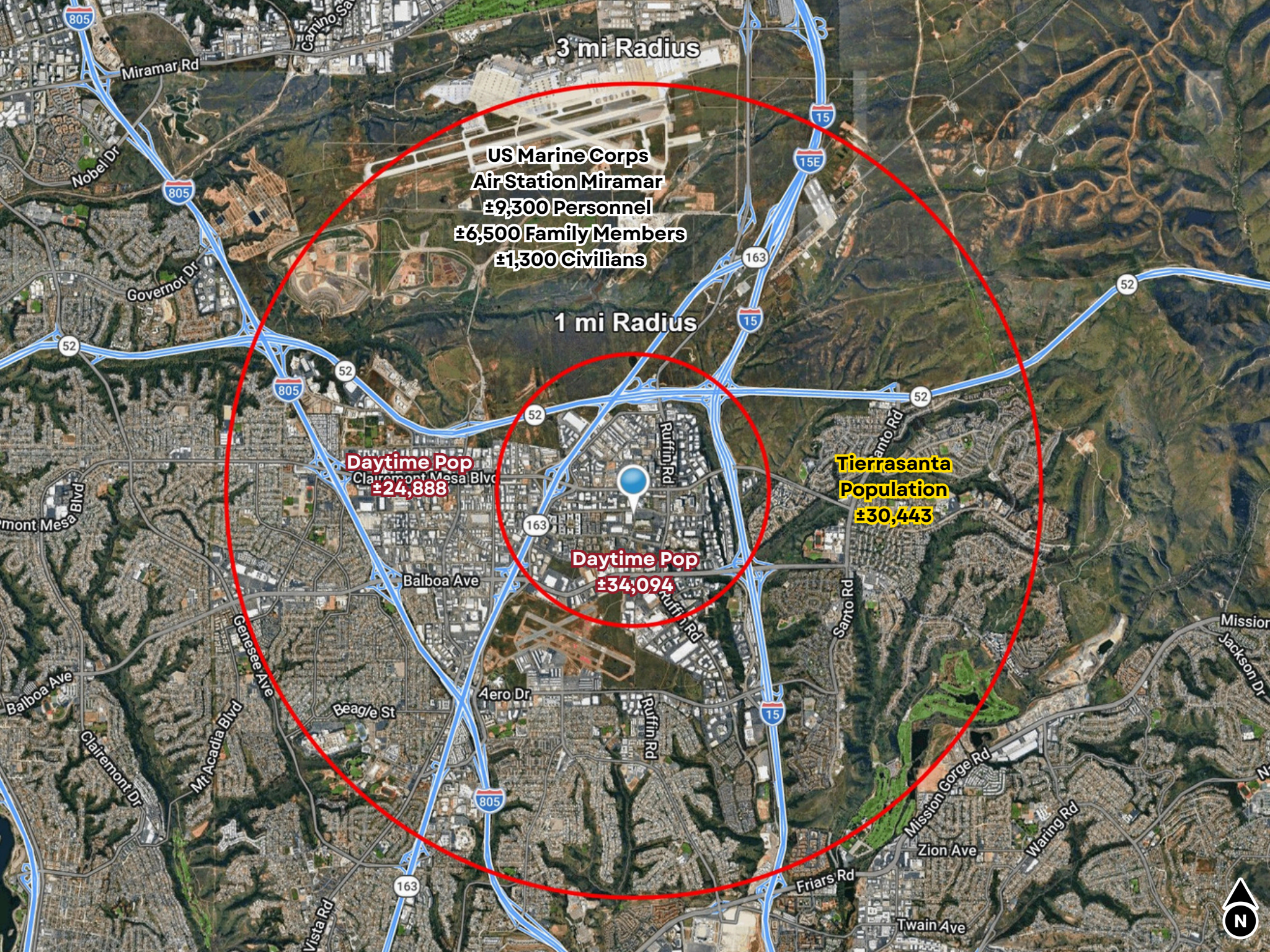


SAN DIEGO *Spectrum*

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



3 mi Radius

US Marine Corps
Air Station Miramar
±9,300 Personnel
±6,500 Family Members
±1,300 Civilians

1 mi Radius

Daytime Pop
±24,888

Daytime Pop
±34,094

Tierrasanta
Population
±30,443



PRIME RETAIL location

CALIFORNIA 52 | ±53,500 ADT

±140,000 ADT

±187,000 ADT

CALIFORNIA 163

RAMADA
BY WYNDHAM
Residence Inn[®]
Marriott. Hampton by Hilton

Bank of America
Anny's Fine Burgers
McDonald's
SUBWAY

LEXUS VW VOLVO
BMW MINI

CLAIREMONT MESA BLVD | ±25,200 ADT

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

The Butcher Shop Steakhouse
SONIC

COURTYARD by Marriott

SHARP Corporate Office

AVION Apartments
448 Units

SDGE

Public Utilities Department

SD County Operations Center
±4,162 employees

San Diego County Medical Examiner

SD County Planning & Development

Superior Court Kearny Mesa

San Diego Reg of Voters

WF Wendy's
TACO BELL TORREY PINES BANK

SD County Food Control

CHASE

Carl's Jr.
WaBa
HomeStreet Bank

Panera BREAD

FIREHOUSE SUBS
rubio's 7 ELEVEN

Frito Lay Corporate Office

NORTHROP GRUMMAN

San Diego County Assessor's Office

NFINIT Corporate Office

NATIONAL UNIVERSITY

KAISER PERMANENTE
±420 Hospital Beds

RUFFIN RD | ±16,500 ADT

SD County Water Authority

Jack in the box

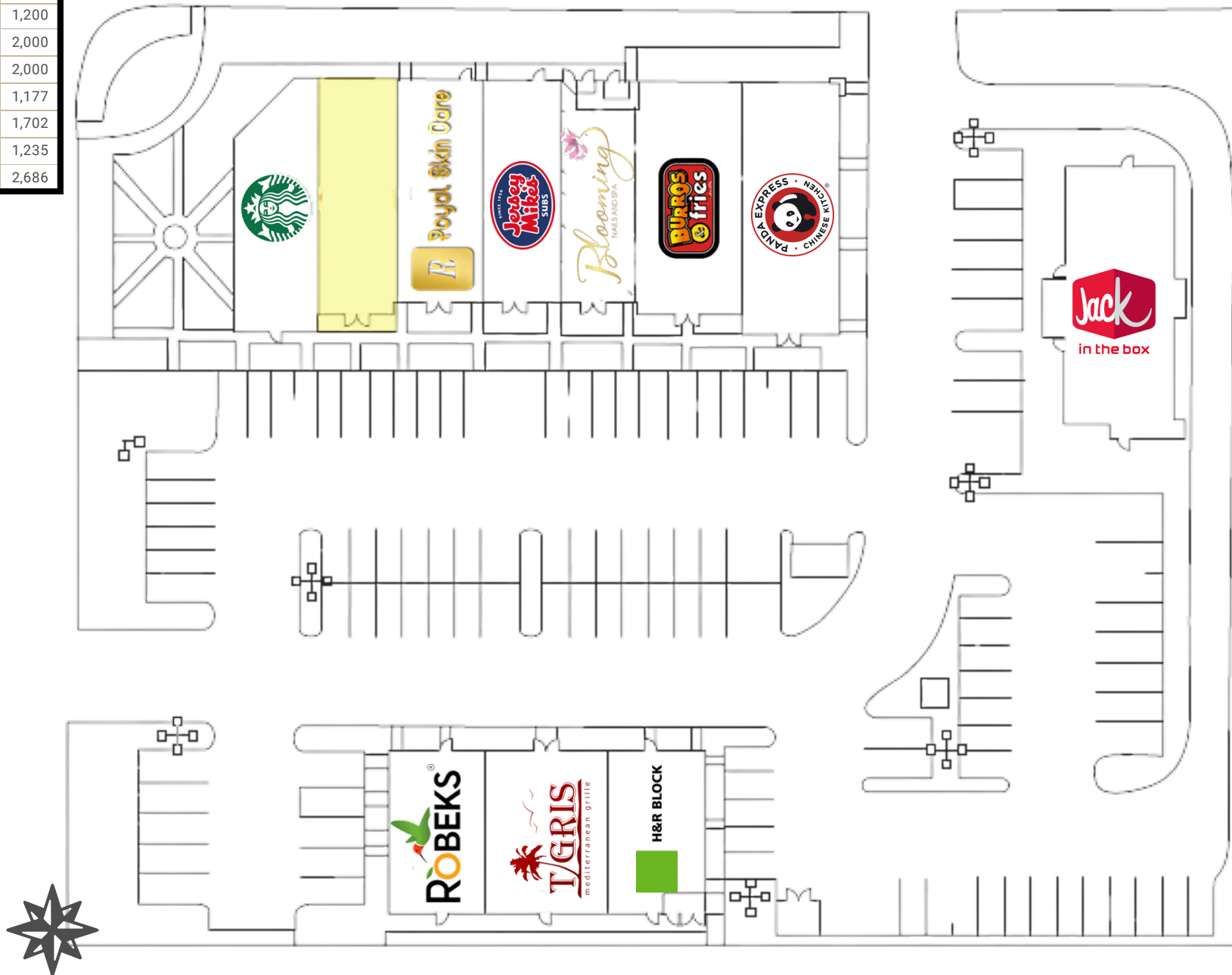
Corporate Headquarters

DEA San Diego Division



Suite	TENANT	SF
19211-101	Starbucks	1,500
9211-102	AVAILABLE	1,500
9211-103	Royal Skin Care	1,500
9211-104	Jersey Mikes	1,400
9211-105	Blooming Nails and Spa	1,200
9211-106	Burros & Fries	2,000
9211-107	Panda Express	2,000
5285-103	Robeks Juice	1,177
5285-102	Tigris Mediterranean	1,702
5285-101	H&R Block	1,235
9215	Jack in the Box	2,686

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.

CHEF CITY
Restaurant Equipment and supplies



CLAIREMONT MESA BLVD



OVERLAND AVE

San Diego SPECTRUM



Dan McAllister
SAN DIEGO COUNTY
TREASURER-TAX COLLECTOR

Contractors
State License
Board



Demographics

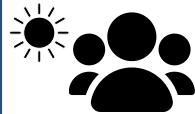


POPULATION

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



TRAFFIC COUNTS

Clairemont Mesa Blvd:

±25,200

Ruffin Rd:

±16,500

I-15:

±187,000

CA 163:

±140,000



AVERAGE HHI

1 mile:
\$101,840

3 miles:
\$106,375

5 miles:
\$105,930



SAN DIEGO *Spectrum*



JON HORNING
858.875.4667
jhorning@flockeavoyer.com
CA DRE No. 01027916

**FLOCKE &
AVOYER**
Commercial Real Estate

*All information regarding this property is deemed to be reliable, however, norepresentation, guarantee or warranty is made to the accuracy thereof and is submitted subject to errors, omissions, change of price, rental, or withdrawal without notice.