

# Diane Village Shopping Center +/- 2,100 SF RETAIL SPACE

4688 Clairemont Mesa Boulevard, San Diego, CA 92117



## AVAILABLE FOR LEASE

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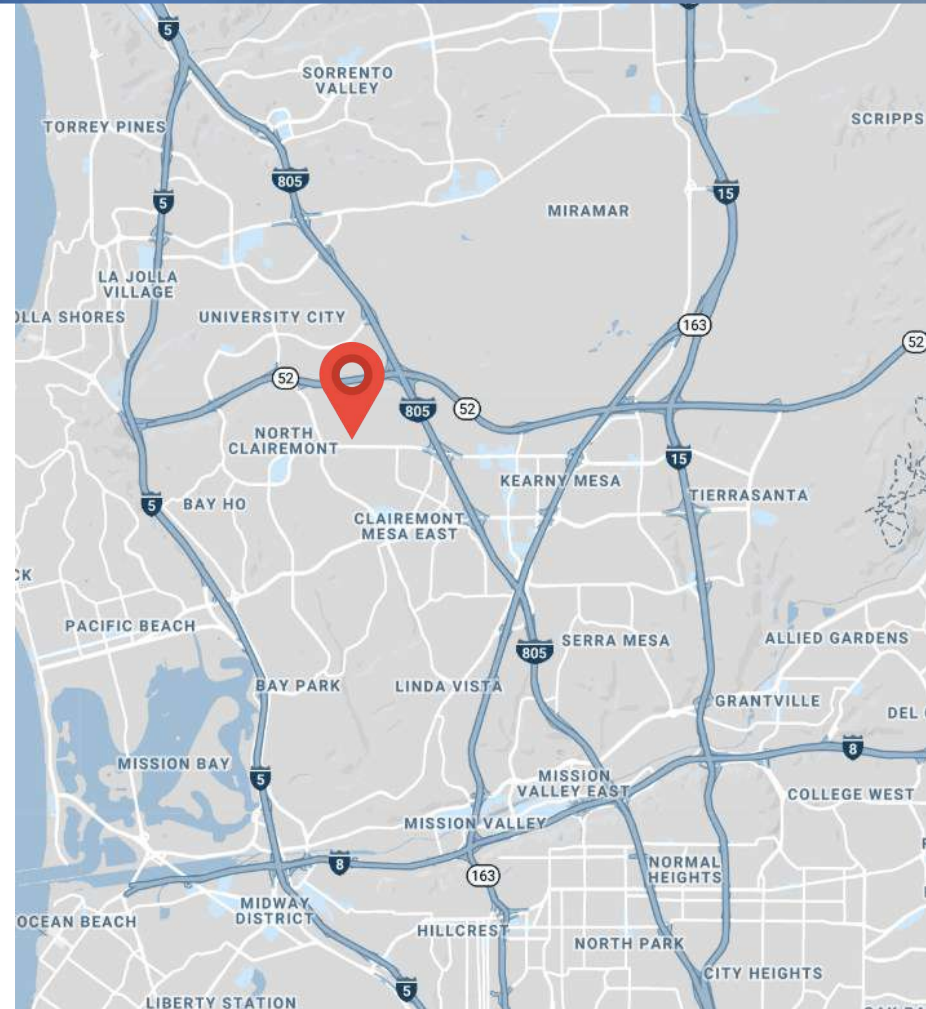
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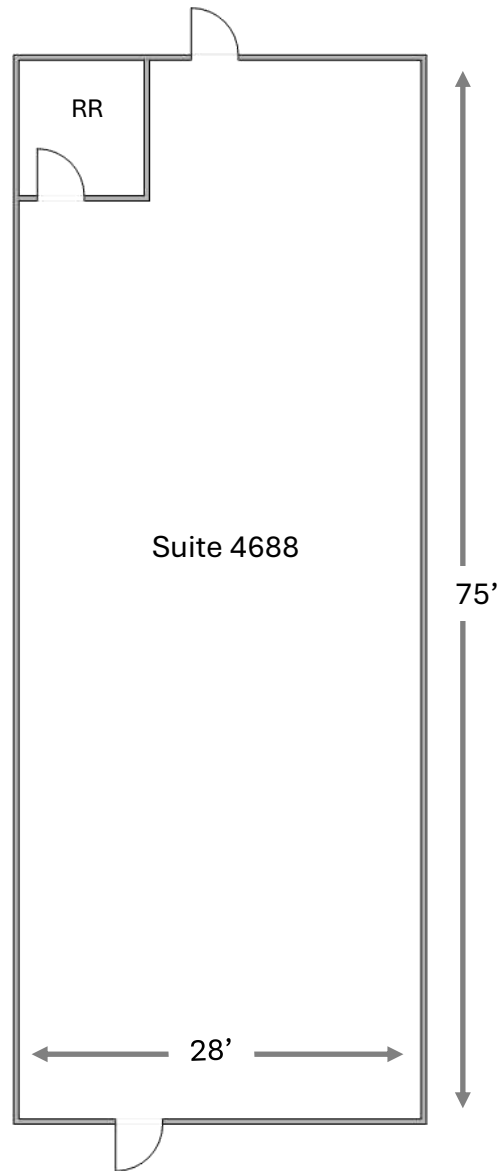


## PROPERTY FEATURES

<b>ADDRESS</b>	4676 - 4722 Clairemont Mesa Blvd. San Diego, CA 92117
<b>AVAILABILITY</b>	4688: ± 2,100 SF Retail Space: Available 3/1/2026
<b>CURRENT BUILD OUT</b>	4688: 2nd Gen Retail with 75% Open Showroom + Storage, Office and Restroom in the rear
<b>PARKING</b>	4.48/1,000
<b>LOCATION</b>	High Traffic Center Surrounded by Dense Residential Population - 18,275 (3 Mile)
<b>FREEWAY ACCESS</b>	Close Proximity to I-805 & Hwy 52
<b>LEASE RATE</b>	Negotiable: Call Agent for Details
<b>MAJOR AREA TENANTS</b>	Smart & Final, 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 - Suite 4688



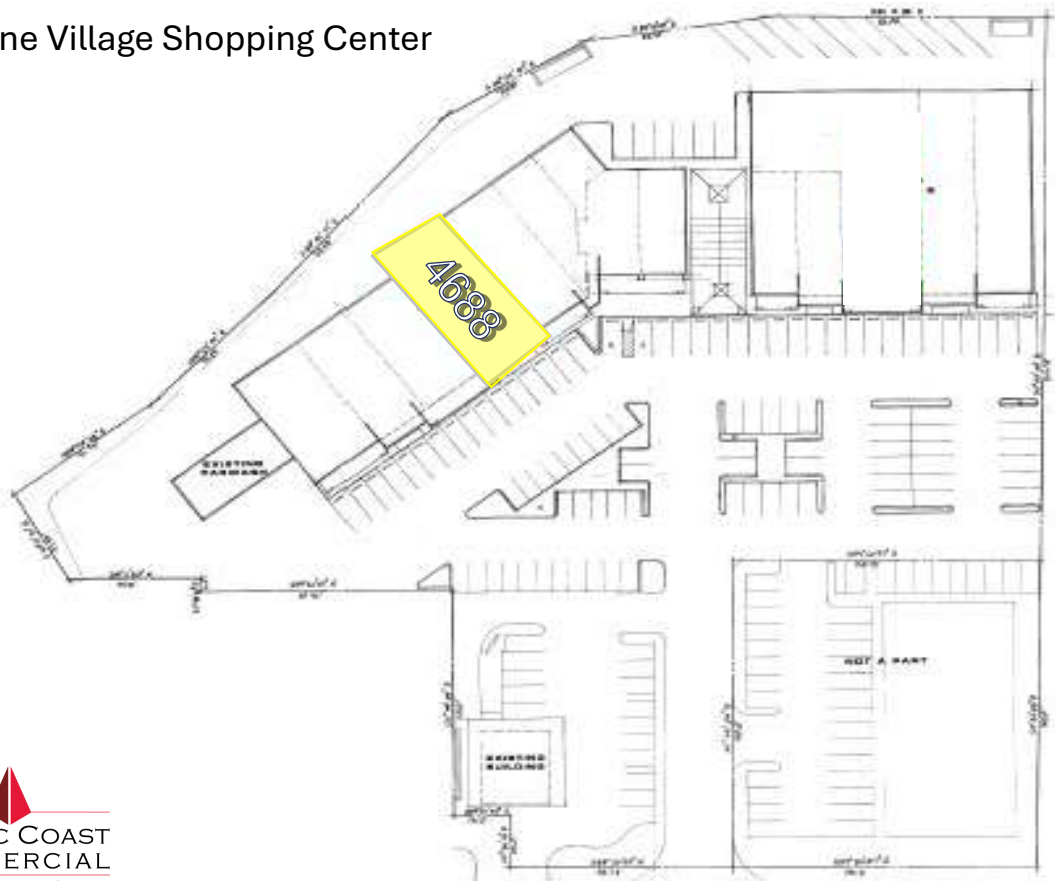
4688: ± 2,100 SF Retail Space (Available 3/1/2026)





**CLAIREMONT MESA BLVD (26,376 VPD)**

**Diane Village Shopping Center**



Site Plan is Not Fit to Scale; for Reference Purposes Only.

## PROPERTY LOCATION

**3 MILE RADIUS**



**53,680**

# OF HOUSEHOLDS



**130,279**

POPULATION (2024)



**\$123,702**

AVG. HOUSEHOLD INCOME



**130,011**

POPULATION (2029)



**86,632**

# OF EMPLOYEES



**9,268**

# OF BUSINESSES