

Clairemont Town Square

4725 Clairemont Drive, San Diego, CA 92117



Demographics

	1-Mile	3-Mile	5-Mile
Population	19,671	149,112	291,810
Households	7,527	63,124	117,752
Avg HH Income	\$137,276	\$144,083	\$141,271

Source: Esri, 2023

Property Highlights

515,600 Gross Leasable Area

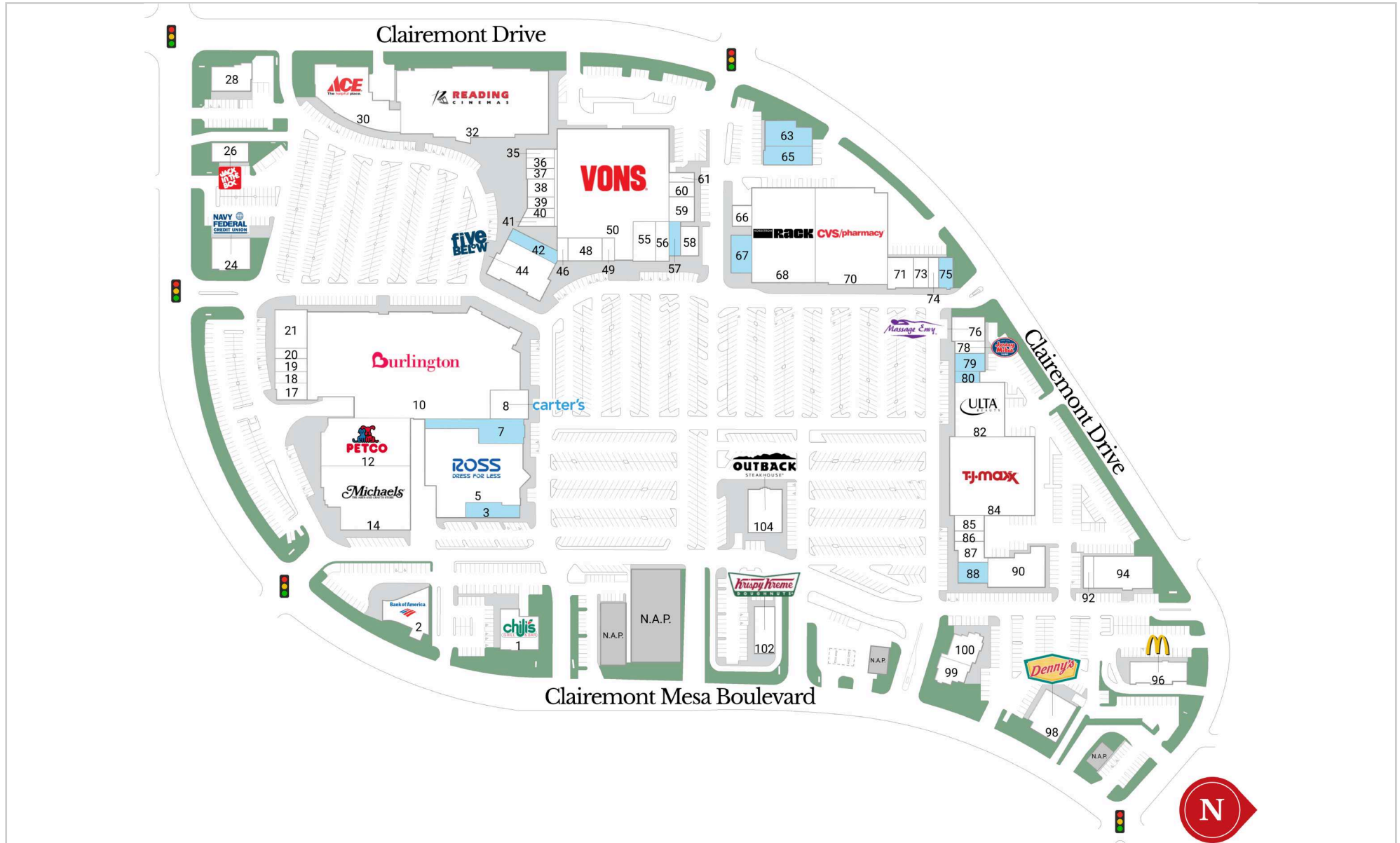
42.55 Total Acres

291,810 5 Mile Population

- Located at the intersections of Clairemont Drive and Clairemont Mesa Boulevard, which sees 32,700+ vehicles per day.
- Anchored by Vons, Ross, Crown Ace Hardware, Petco, T.J. Maxx, Michael's, Nordstrom Rack, Burlington Coat Factory, Ulta, CVS, and Reading Cinemas.
- Bordered by Interstate 5 on the west, Interstate 805 on the east and the 52 Freeway to the north.
- Draws from a 5-mile population of 291,000 with an average household income of \$141,000.

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Current Tenants

1	Chili's Bar & Grill	6,128 SF	55	Bath & Body Works	2,135 SF
2	Bank of America	7,840 SF	56	Wells Fargo	2,050 SF
5	Ross Dress for Less	25,000 SF	58	Happy Nails and Spa	2,056 SF
8	Carter's	4,382 SF	59	Syner-Chi	2,546 SF
10	Burlington Coat Factory	81,625 SF	60	Town Square Family Dentis...	1,468 SF
12	Petco	16,750 SF	61	Edward Jones	1,000 SF
14	Michaels	21,050 SF	66	Management Office	1,560 SF
17	Gracie Barra Brazilian Ji...	2,080 SF	68	Nordstrom Rack	25,913 SF
18	T-Mobile	1,470 SF	70	CVS Pharmacy	28,156 SF
19	The UPS Store	1,592 SF	71	Charter Communications	3,319 SF
20	AT&T	1,272 SF	73	H&R Block	1,800 SF
21	Eyeglass World	5,215 SF	74	Sport Clips	1,212 SF
24	Navy Federal Credit Union	4,810 SF	76	Massage Envy	3,455 SF
26	Jack In The Box	2,682 SF	78	Jersey Mike's Subs	1,200 SF
28	Western Dental	4,381 SF	82	Ulta Beauty	10,733 SF
30	Ace Hardware	14,010 SF	84	T.J. Maxx	27,200 SF
32	Reading Cinemas	40,582 SF	85	Sally Beauty Supply	1,800 SF
35	Main Chick Hot Chicken	1,040 SF	86	Big Frog	1,211 SF
36	Bombay Coast Indian Tando...	1,105 SF	87	Arely's French Bakery Caf...	2,314 SF
37	Burros and Fries	1,103 SF	90	Being Fit Fitness Centers	7,865 SF
38	Dino's Gyros	2,080 SF	92	Subway	1,261 SF
39	The Butcher & Cheese	1,040 SF	94	Automobile Club	7,740 SF
40	Cold Stone Creamery	1,136 SF	96	McDonald's	4,200 SF
41	Isa.bella Pizzeria	1,136 SF	98	Denny's	6,900 SF
44	Five Below	10,500 SF	99	Mission Fed Credit Union	3,356 SF
46	Bath & Body Works Storage	975 SF	100	Lifetime Animal Care	3,309 SF
48	Chase Bank	4,951 SF	102	Krispy Kreme Doughnuts	3,850 SF
49	Jamba Juice	1,133 SF	104	Outback Steakhouse	6,300 SF
50	Vons	48,900 SF			

Available/Coming Soon

3	Available	3,978 SF
7	Available	7,719 SF
42	Available	1,435 SF
57	Available	1,580 SF
63	Available	5,000 SF
65	Available	3,298 SF
67	Available	3,060 SF
75	Available	1,500 SF
79	Available	2,400 SF
80	Available	1,000 SF
88	Available	2,753 SF