Clairemont Town Square

4725 Clairemont Drive, San Diego, CA 92117

Demographics

	1-Mile	3-Mile	5-Mile
Population	16,237	150,369	288,995
Households	6,116	64,065	118,164
Avg HH Income	$146,492	$154,035	$151,112

Source: Esri, 2025

Property Highlights

513,800 Gross Leasable Area

42.55 Total Acres

288,995 *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, and CVS.
- 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 288,000 with an average household income of $151,000.

MerloneGeier Partners

For more info visit:
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Current Tenants

1	Chili's Bar & Grill	6,128 SF
2	Bank of America	7,840 SF
3	San Diego Blood Bank	3,978 SF
5	Ross Dress for Less	25,000 SF
7	Shoe Palace	7,719 SF
8	Carter's	4,382 SF
10	Burlington Coat Factory	81,625 SF
12	Petco	16,750 SF
14	Michaels	21,050 SF
18	T-Mobile	1,470 SF
19	The UPS Store	1,592 SF
20	AT&T	1,272 SF
21	America's Best Contacts &...	5,215 SF
24	Navy Federal Credit Union	4,810 SF
26	Jack In The Box	2,682 SF
28	Western Dental	4,381 SF
30	Ace Hardware	14,010 SF
32	Premium Fitness Tenant Co...	40,582 SF
35	Main Chick Hot Chicken	1,040 SF
36	Bombay Coast Indian Tando...	1,105 SF
37	Burros and Fries	1,103 SF
38	Dino's Gyros	2,080 SF
39	L&L Hawaiian BBQ	1,040 SF
40	Cold Stone Creamery	1,136 SF
42	TP Tea	1,435 SF
44	Five Below	10,500 SF
46	Bath & Body Works Storage	975 SF
48	Chase Bank	4,951 SF
49	Jamba Juice	1,133 SF
50	Vons	48,900 SF
55	Bath & Body Works	2,135 SF
56	Wells Fargo	2,050 SF
57	Nexus Physical Therapy	1,580 SF
58	Happy Nails and Spa	2,056 SF
59	Syner-Chi	2,546 SF
60	Town Square Family Dentis...	1,468 SF
61	Edward Jones	1,000 SF
63	Gracie Barra Brazilian Ji...	5,000 SF
65A	D. Jang DMD	1,649 SF
65B	Joel Wong DMD	1,649 SF
66	Management Office	1,560 SF
68	Nordstrom Rack	25,913 SF
70	CVS Pharmacy	28,156 SF
71	Charter Communications	3,319 SF
73	H&R Block	1,800 SF
74	Sport Clips	1,212 SF
76	Massage Envy	3,455 SF
78	Jersey Mike's Subs	1,200 SF
79	Mobility City	2,400 SF
80	Haircut Time	1,000 SF
82	Ulta Beauty	10,733 SF
84	T.J. Maxx	27,200 SF
85	Sally Beauty Supply	1,800 SF
86	Big Frog	1,211 SF
87	Arely's French Bakery Caf...	2,314 SF
88	Panda Express	2,753 SF
90	Being Fit Fitness Centers	7,865 SF
92	Subway	1,261 SF
94	Automobile Club	7,740 SF
96	McDonald's	4,200 SF
98	Denny's	5,100 SF
99	Mission Fed Credit Union	3,356 SF
100	Lifetime Animal Care	3,309 SF
102	Krispy Kreme Doughnuts	3,850 SF
104	Outback Steakhouse	6,300 SF

Available/Coming Soon

17	Available	2,080 SF
41	Available	1,136 SF
67	Available	3,060 SF
75	Available	1,500 SF

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