

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

511,934 Gross Leasable Area

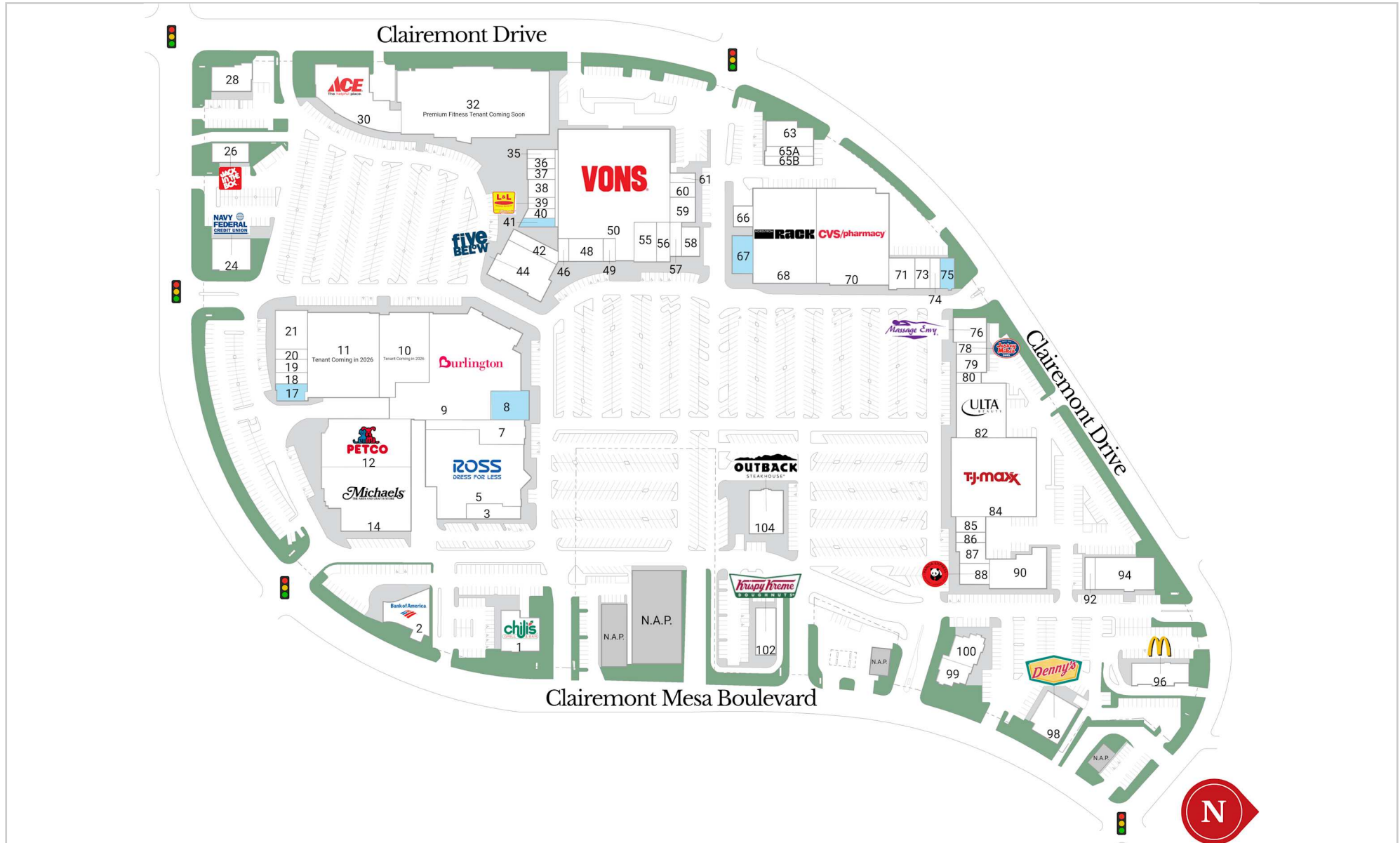
42.55 Total Acres

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.

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Current Tenants

1	Chili's Bar & Grill	6,128 SF	57	Nexus Physical Therapy	1,580 SF
2	Bank of America	7,840 SF	58	Happy Nails and Spa	2,056 SF
3	San Diego Blood Bank	3,978 SF	59	Syner-Chi	2,546 SF
5	Ross Dress for Less	25,000 SF	60	Town Square Family Dentis...	1,468 SF
7	Shoe Palace	7,719 SF	61	Edward Jones	1,000 SF
9	Burlington Coat Factory	41,709 SF	63	Gracie Barra Brazilian Ji...	5,000 SF
10	Tenant Coming in 2026	14,510 SF	65A	D. Jang DMD	1,649 SF
11	Tenant Coming in 2026	23,655 SF	65B	Joel Wong DMD	1,649 SF
12	Petco	16,750 SF	66	Management Office	1,560 SF
14	Michaels	21,050 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	America's Best Contacts &...	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	79	Mobility City	2,400 SF
30	Ace Hardware	14,010 SF	80	Haircut Time	1,000 SF
32	Premium Fitness Tenant Co...	40,582 SF	82	Ulta Beauty	10,733 SF
35	Main Chick Hot Chicken	1,040 SF	84	T.J. Maxx	27,200 SF
36	Bombay Coast Indian Tando...	1,105 SF	85	Sally Beauty Supply	1,800 SF
37	Burros and Fries	1,103 SF	86	Big Frog	1,211 SF
38	Dino's Gyros	2,080 SF	87	Arely's French Bakery Caf...	2,314 SF
39	L&L Hawaiian BBQ	1,040 SF	88	Panda Express	2,753 SF
40	Cold Stone Creamery	1,136 SF	90	Being Fit Fitness Centers	7,865 SF
42	TP Tea	1,435 SF	92	Subway	1,261 SF
44	Five Below	10,500 SF	94	Automobile Club	7,740 SF
46	Bath & Body Works Storage	975 SF	96	McDonald's	4,200 SF
48	Chase Bank	4,951 SF	98	Denny's	5,100 SF
49	Jamba Juice	1,133 SF	99	Mission Fed Credit Union	3,356 SF
50	Vons	48,900 SF	100	Lifetime Animal Care	3,309 SF
55	Bath & Body Works	2,135 SF	102	Krispy Kreme Doughnuts	3,850 SF
56	Wells Fargo	2,050 SF	104	Outback Steakhouse	6,300 SF

Available/Coming Soon

8	Available	4,367 SF
17	Available	1,930 SF
41	Available	1,136 SF
67	Available	3,060 SF
75	Available	1,500 SF