



Diane Village Shopping Center
± 5,100 SF RETAIL AVAILABLE FOR LEASE

4676-4722 Clairemont Mesa Boulevard, San Diego, CA 92117

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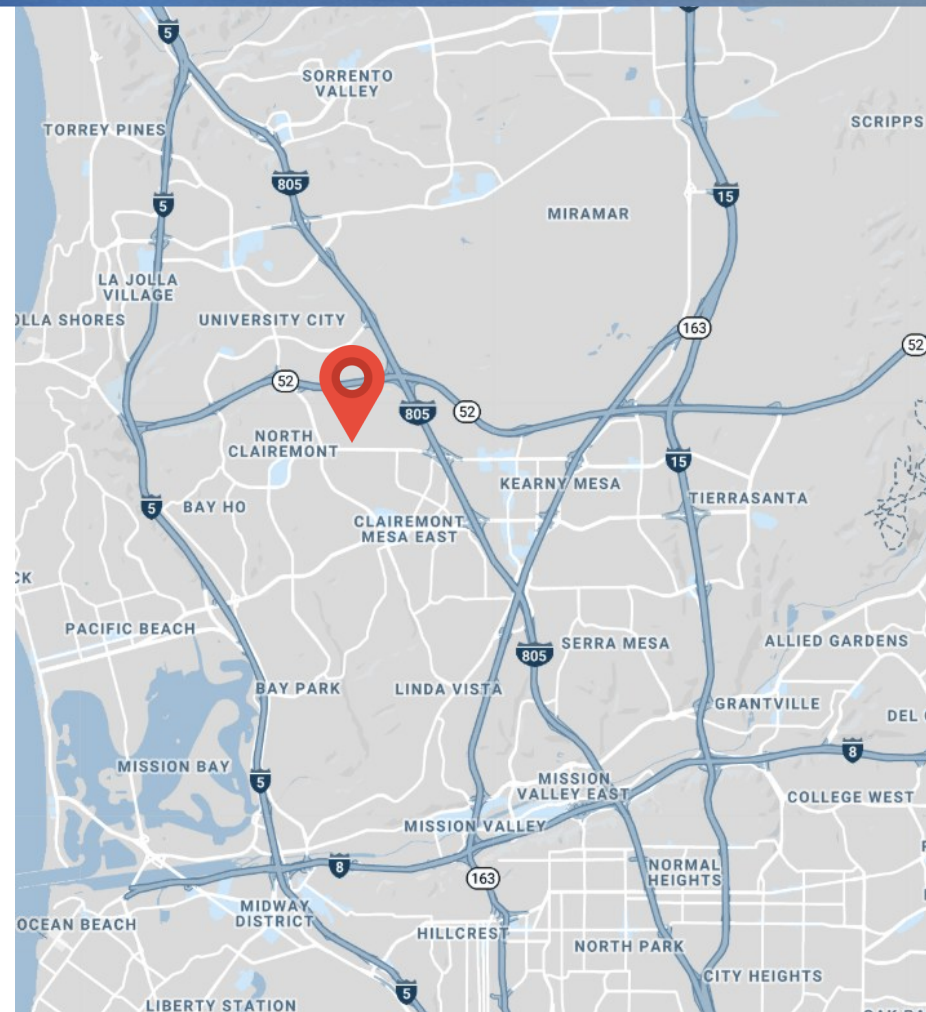
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PROPERTY FEATURES

ADDRESS	4676 - 4722 Clairemont Mesa Blvd. San Diego, CA 92117
AVAILABILITY	4718: ± 5,100 SF Restaurant Space Available with 60 Day Notice
PARKING	4.48/1,000
LOCATION	High Traffic Center Surrounded by Dense Residential Population - 18,275 (3 Mile)
FREEWAY ACCESS	Close Proximity to I-805 & Hwy 52
LEASE RATE	\$2.75/SF plus NNNs
MAJOR AREA TENANTS	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.



SUITE 4718

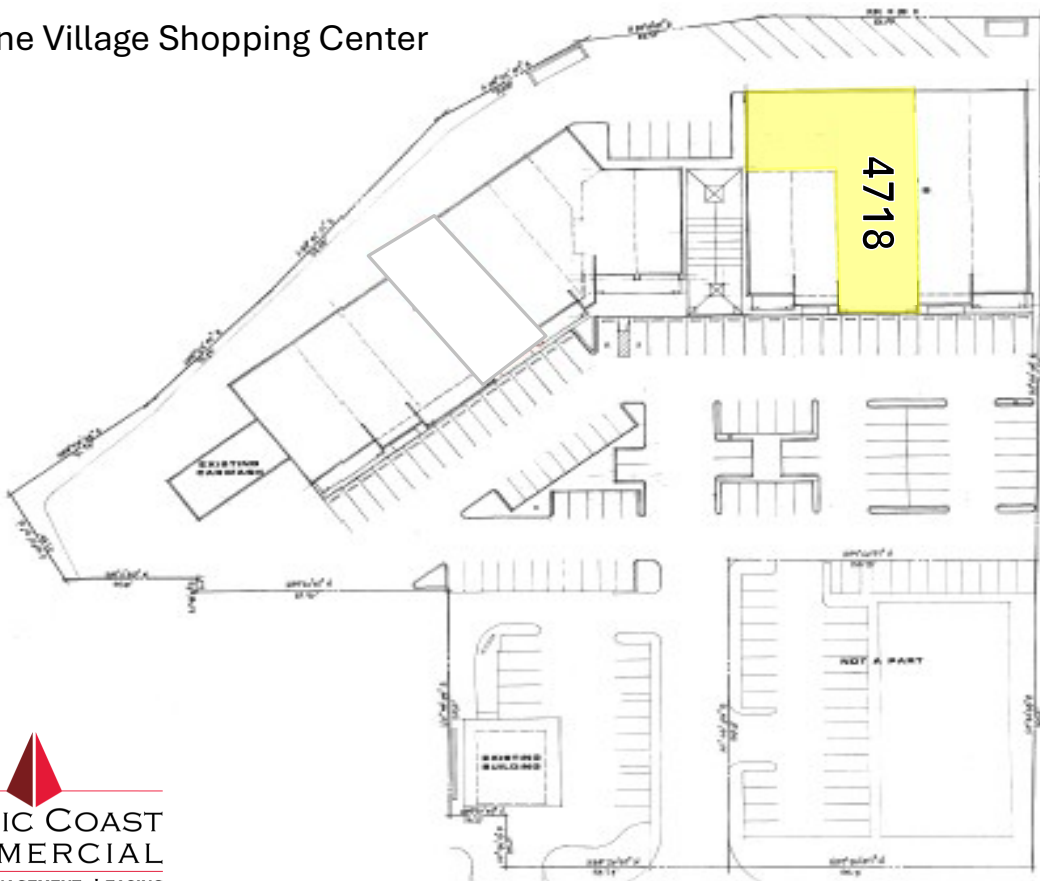
SUITE 4718:

± 5,100 SF Restaurant Space
Lease Rate: \$2.75/SF plus NNNs





Diane Village Shopping Center



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

DEMOGRAPHICS

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

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