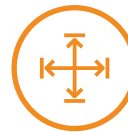


prime retail
for lease



9035 Clairemont Mesa Boulevard
San Diego, CA 92123



1,490 SF co-tenancy with
new drive thru Panera Bread



Final phase of construction

MIKE CLARK

mclark@mainandmaininc.com

858 455 7202

DRE #01192474

TYSON YOUNGS

tyoungs@mainandmaininc.com

858 433 2801

DRE #02074951

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MAIN + MAIN, INC.

333 C Street, Suite 201

San Diego, CA 92101

www.mainandmaininc.com

DRE #01225176

No warranty, representation or guarantee has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdraw without notice. You and your advisors should conduct a careful examination of all information to your satisfaction to determine the suitability of the property.

9035 Clairemont Mesa Boulevard, San Diego, CA 92123

PROPERTY HIGHLIGHTS

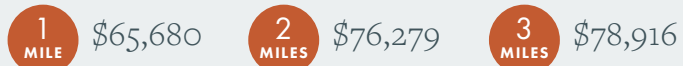
- + New construction
- + High traffic intersection
- + Delivery January 2021
- + Redevelopment of major corner property
- + High daytime population trade area
- + One block off major on-off ramp



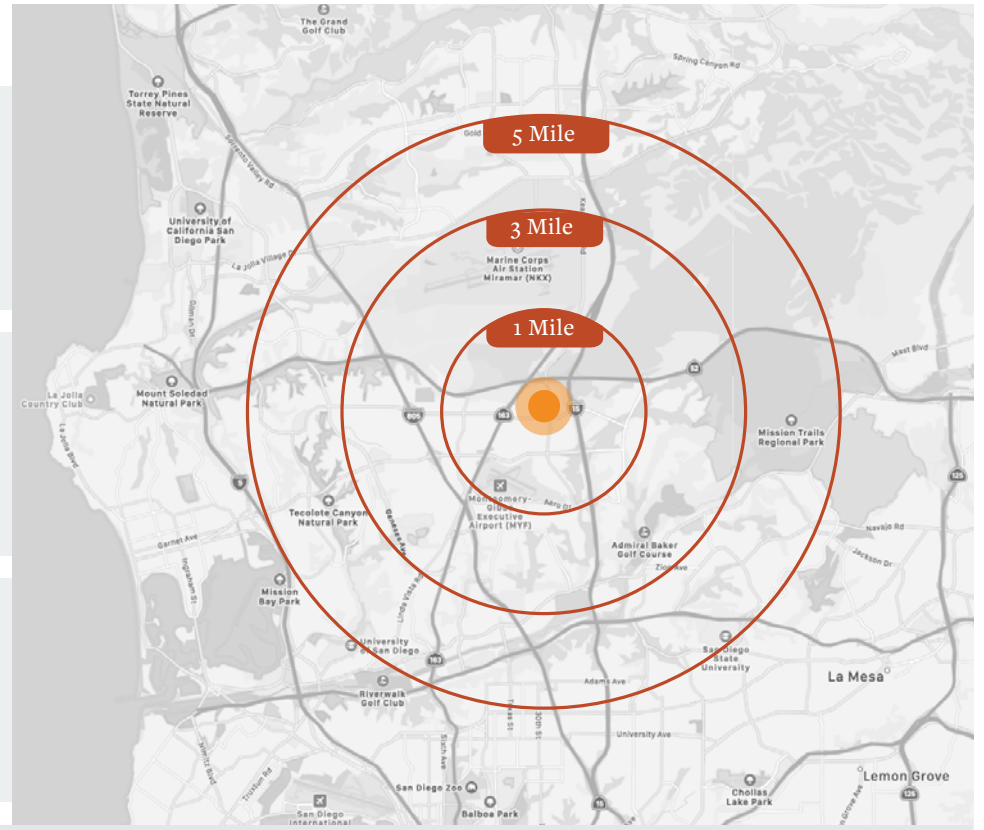
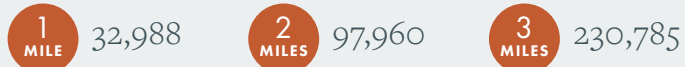
population



average household income

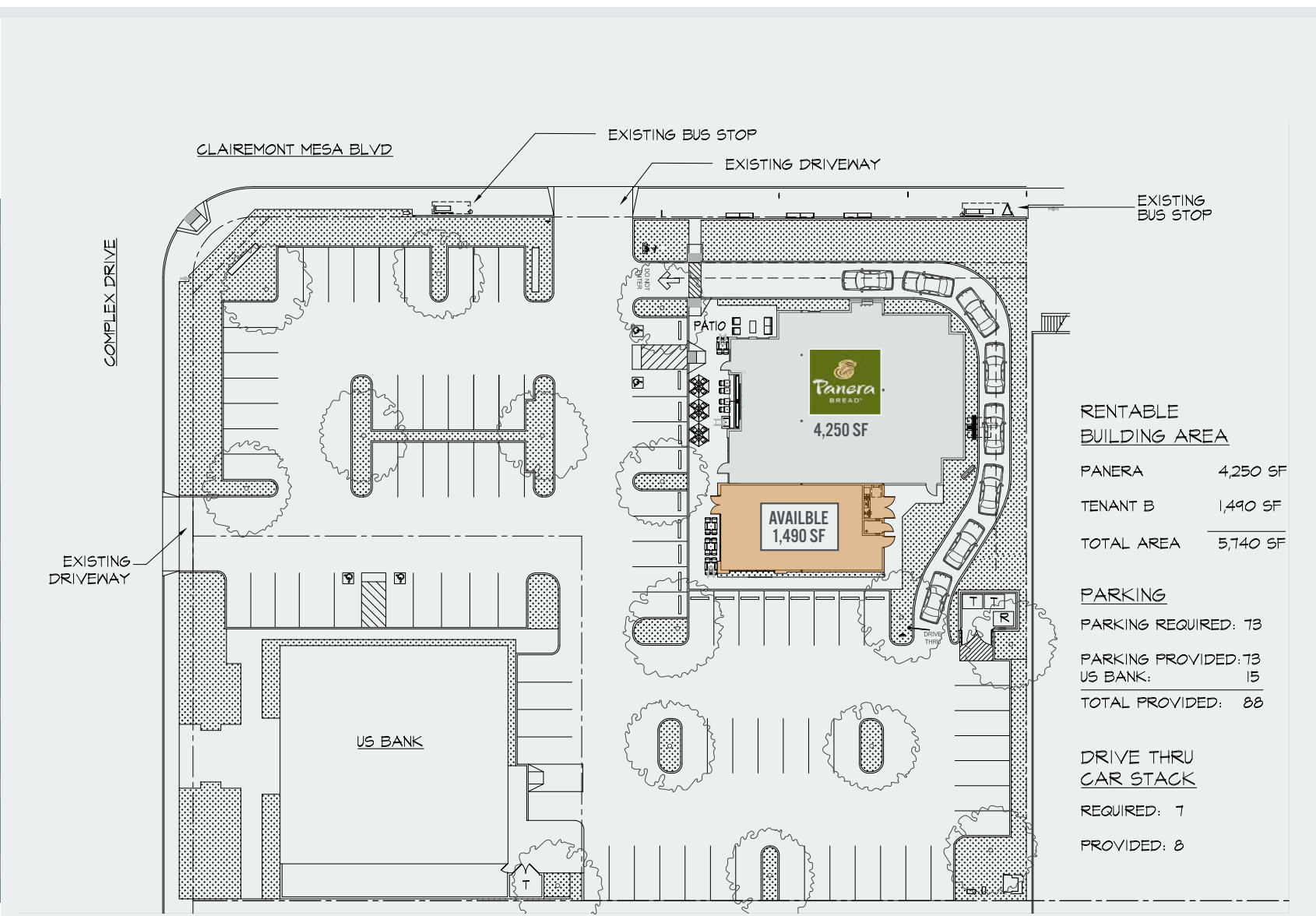


daytime population



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RENTABLE BUILDING AREA	
PANERA	4,250 SF
TENANT B	1,490 SF
TOTAL AREA	5,740 SF

PARKING	
PARKING REQUIRED:	73
PARKING PROVIDED:	73
US BANK:	15
TOTAL PROVIDED:	88

DRIVE THRU CAR STACK	
REQUIRED:	7
PROVIDED:	8

site



FOR LEASING INFORMATION:

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