DELPHI
COMMERICAL PROPERTIES, INC.



Clairemont Town Square

4725 Clairemont Drive
San Diego, CA 92117

Center Type:
GLA: 511,934

Leasing Contact

Adam Greenberg, CLS

agreenberg@dlcmgmt.com

PROPERTY HIGHLIGHTS

- Powerful Anchor Lineup: Vons, Ross, Crown Ace Hardware, Petco, TJ Maxx, Michael's, Nordstrom Rack, Burlington Coat Factory, Ulta, and CVS create a high-traffic, multi-category retail destination.
- Prime Central Location: Positioned at the intersection of Clairemont Drive and Clairemont Mesa Boulevard, with visibility to more than 32,700 vehicles daily.
- Excellent Regional Access: Conveniently bordered by Interstate 5, Interstate 805, and the 52 Freeway, drawing shoppers from across the San Diego metro area.
- Strong Demographic Base: Serves 288,000 residents within a 5-mile radius, boasting average household incomes of $151,000.

DEMOGRAPHICS

	1M	2M	3M
POPULATION	21,377	69,177	148,759
HOUSEHOLDS	8,157	27,833	62,931
AVG HH INCOME	$136,820	$149,387	$147,246

MAJOR TENANTS

Burlington · T.J.maxx · ROSS DRESS FOR LESS · VONS

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AVAILABLE SPACES

8	4,367 SF
17	1,930 SF
21	5,215 SF
41	1,136 SF
67	3,060 SF

This site plan indicates the general layout of the shopping center and is not a warranty, representation, or agreement on the part of the landlord that the shopping center will be exactly as depicted herein.

Available Coming Available



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CURRENT TENANTS

Available Coming Available

1	Chili's Grill & Bar	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
9	Burlington	41,709 SF
10	New Tenant Coming Soon	14,510 SF
11	New Tenant Coming Soon	23,655 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 Wireless	1,272 SF
24	Navy Federal Credit Union	4,810 SF
26	Jack In The Box	2,682 SF
28	Western Dental	4,381 SF
30	Crown Ace Hardware Store	14,010 SF
32	New Tenant Coming Soon	40,582 SF
35	Main Chick Hot Chicken	1,040 SF
36	Bombay Coast Indian Tandoor & Curry Express	1,105 SF
37	Burros & 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 Day Spa	2,546 SF
60	Town Square Family Dentistry	1,468 SF
61	Edward Jones	1,000 SF
63	Gracie Barra San Diego	5,000 SF
65A	Dr. Debbie Jang, DMD	1,649 SF
65B	Dr. Joel Wong, DMD	1,649 SF
66	Lake Forest Bar and Grill	1,560 SF
68	Nordstrom Rack	25,913 SF
70	CVS Pharmacy	28,156 SF
71	Spectrum	3,319 SF
73	H&R Block	1,800 SF
74	Sport Clips	1,212 SF
75	Clairemont Art Guild	1,500 SF
76	Massage Envy	3,455 SF
78	Jersey Mike's Subs	1,200 SF
79	Mobility City of San Diego	2,400 SF
80	Haircut Time	1,000 SF
82	ULTA Beauty	10,733 SF
84	TJ Maxx	27,200 SF
85	Sally Beauty Supply	1,800 SF
86	Big Frog Custom T-Shirts	1,211 SF
87	Arely French Bakery Café	2,314 SF
88	Panda Express	2,753 SF
90	Being Fit Clairemont	7,865 SF
92	Subway	1,261 SF
94	Automobile Club of Southern California	7,740 SF
96	McDonald's	4,200 SF
98	Denny's	6,900 SF
99	Mission Federal 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