



Retail that resonates



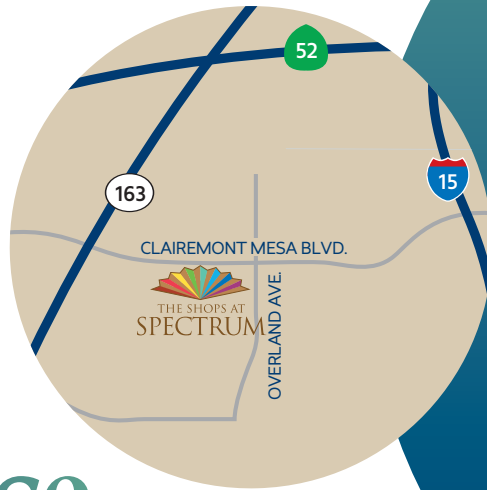
THE SHOPS AT
SPECTRUM

Located at the SW corner of Clairemont Mesa Blvd. & Overland Ave. • San Diego, CA
www.newmarkmerrill.com



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Prime Retail Space Available



SW corner of Clairemont Mesa Blvd. & Overland Ave.

Situated on the hard corner which serves as a main access point to the mixed-use San Diego Spectrum, The Shops at Spectrum benefits from a high daytime population and desirable tenants including 7-Eleven, The UPS Store and Firehouse Subs. Within three blocks are 600 residential units with an additional 1,000 units proposed for development.

	77,878 POPULATION IN 3-MILE RADIUS*		\$136,233 AVG. HH INCOME IN 3-MILE RADIUS*		345,893 ANNUAL VISITS
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18,322 CLAIREMONT MESA BLVD (PLACER.AI)		4,001 OVERLAND AVE		13,240 SF OF RETAIL SPACE
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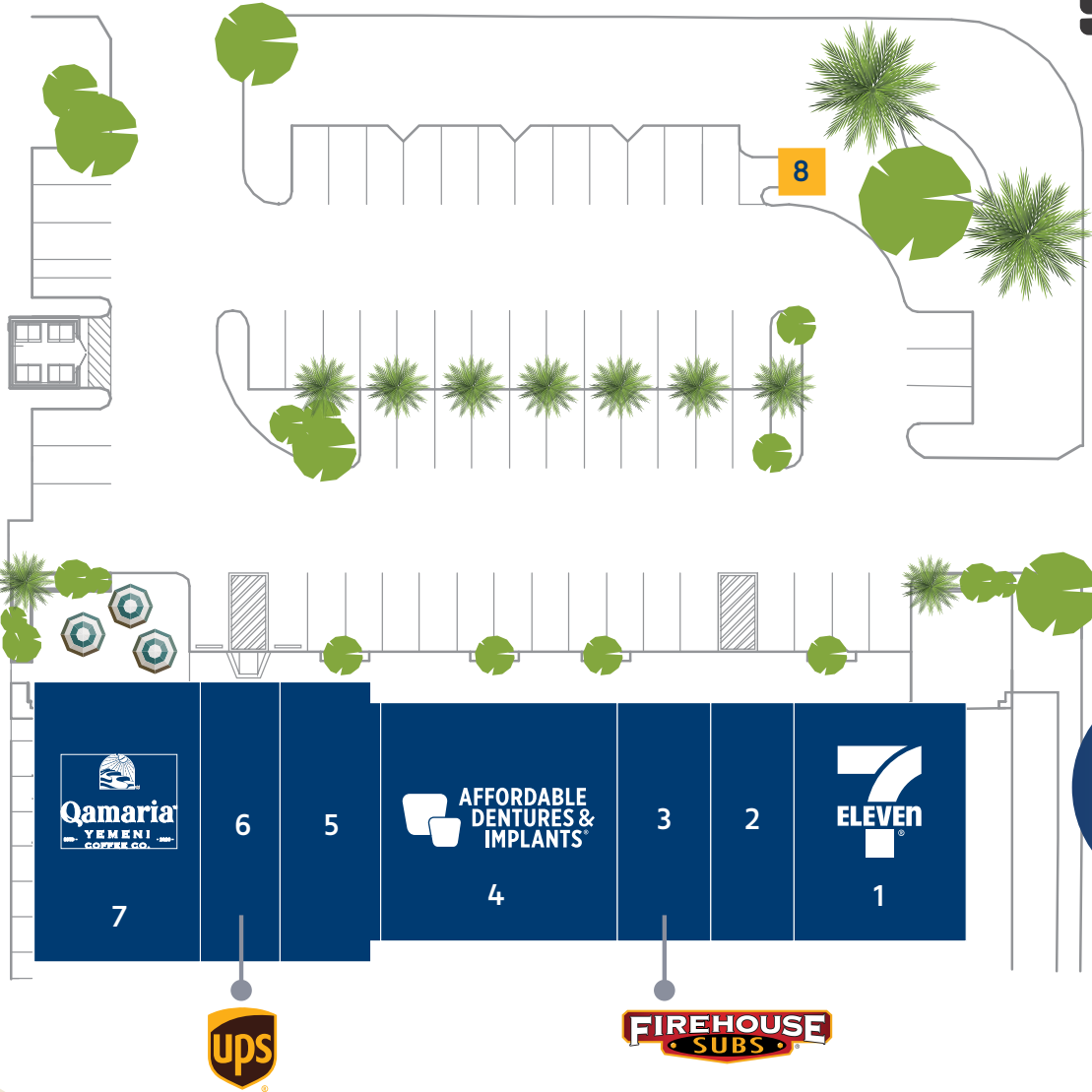
*Estimates are based on 2025 demographics for population and average income per household. The information contained herein is not guaranteed and should be independently verified.




CLAIREMONT MESA BLVD.




THE SHOPS AT SPECTRUM



OVERLAND AVE.

#	TENANT	SF
1	7-Eleven	2,400
2	Village Indian Cuisine	1,200
3	Firehouse Subs	1,200
4	Affordable Dentures & Implants	3,240
5	Image Nail Salon & Spa	1,465
6	The UPS Store	1,235
7	Qamaria Yemeni Coffee Co	2,500
8	ATM SPACE AVAILABLE	

MAJOR EMPLOYERS IN THE MARKET:

Kaiser Permanente • Jack in the Box
 County of San Diego • Kyocera
 San Diego County Water Authority
 Cubic Corporation • Northrop Grumman

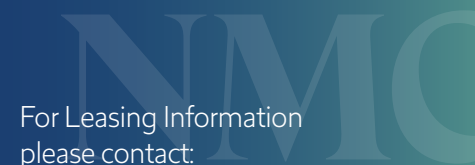


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COMPANIES

When you love shopping centers, it shows.

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NOTE: This information is conceptual in nature and is subject to adjustments pending verification and Client, Tenant, and Government Agency approvals. No warranties or guaranties of any kind are given or implied by the Architect or Owner.



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