



Retail that resonates



THE SHOPS AT
SPECTRUM

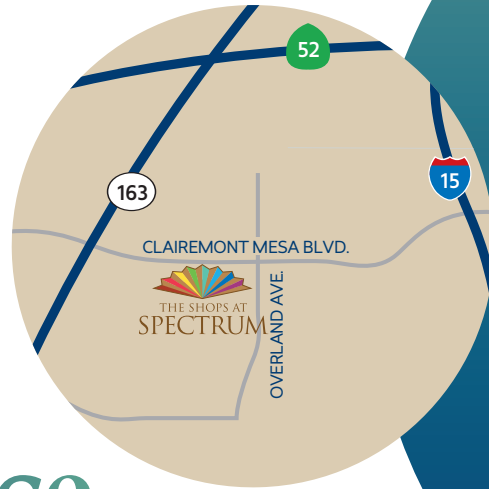
Located at the SW corner of Clairemont Mesa Blvd. & Overland Ave. • San Diego, CA

www.newmarkmerrill.com



NewMark Merrill
COMPANIES

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.



82,255
POPULATION
IN 3-MILE RADIUS*

\$119,457
AVG. HH INCOME
IN 3-MILE RADIUS*

14,124
TRAFFIC COUNT*
(PLACER.AI)

368,267
ANNUAL VISITS

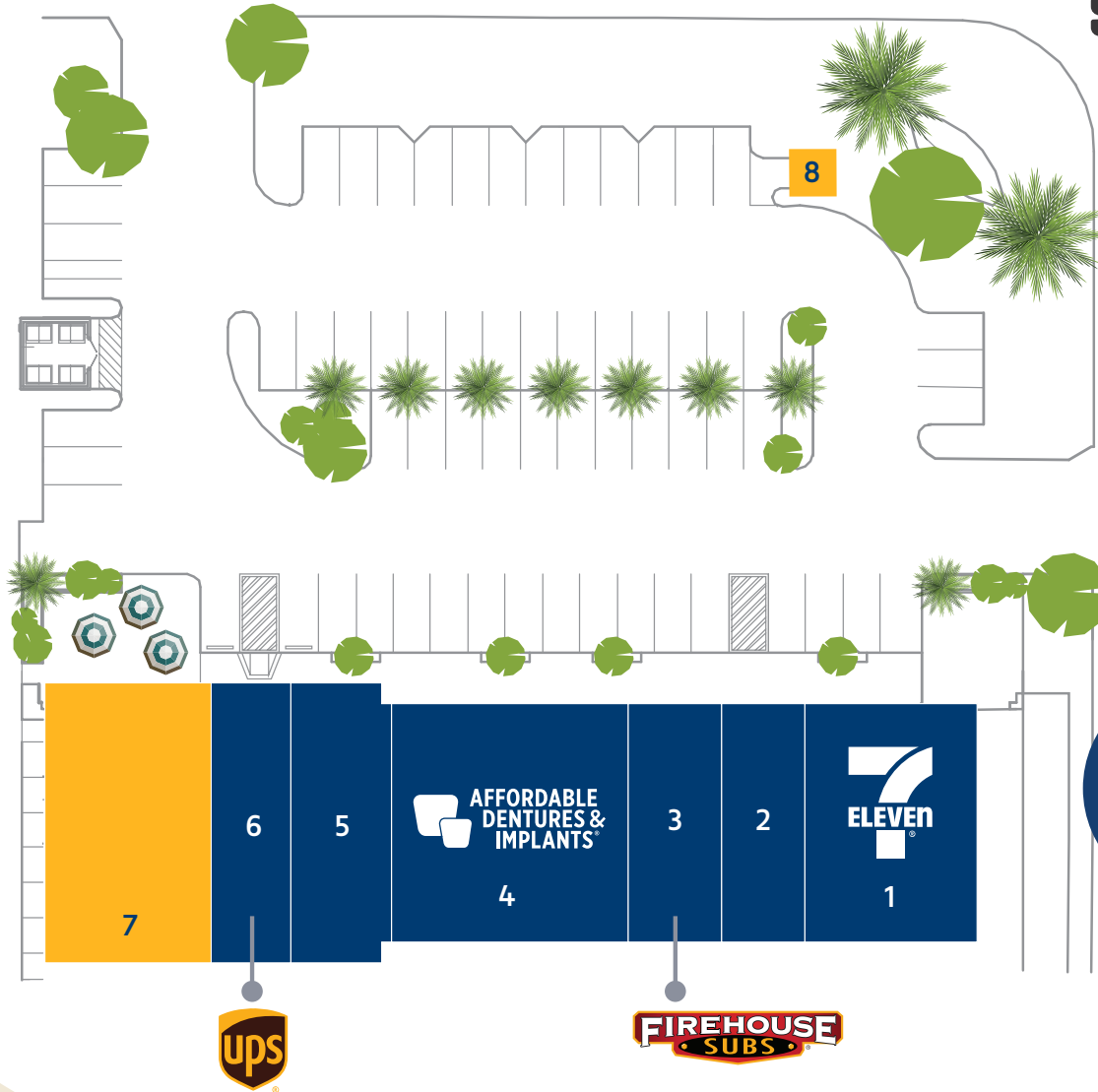
13,240
SF OF RETAIL SPACE

*Estimates are based on 2023 demographics for population and average income per household. The information contained herein is not guaranteed and should be independently verified.

CLAIREMONT MESA BLVD.



OVERLAND AVE.




THE SHOPS AT SPECTRUM

#	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	AVAILABLE	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

For Leasing Information
 please contact:

Jae Chung
 VP of Leasing & Acquisitions
 Tel: 760.630.8342
 jchung@newmarkmerrill.com
 DRE LIC# 01504403



NewMark Merrill
 COMPANIES

When you love shopping centers, it shows.

427 College Boulevard, Suite K • Oceanside, CA 92057 • 760.630.8247 • www.newmarkmerrill.com

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.