

FOR LEASE

GATEWAY

at Kearny Mesa

CLAIREMONT MESA BLVD & INTERSTATE 805

805

gatewayatkearnymesa.com



CLARION PARTNERS

HP INVESTORS



CBRE



LA FITNESS
SPORTS CLUBS

Property Highlights:



Ideal central San Diego location, in the heart of Kearny Mesa between the 805 and 163 Freeways.



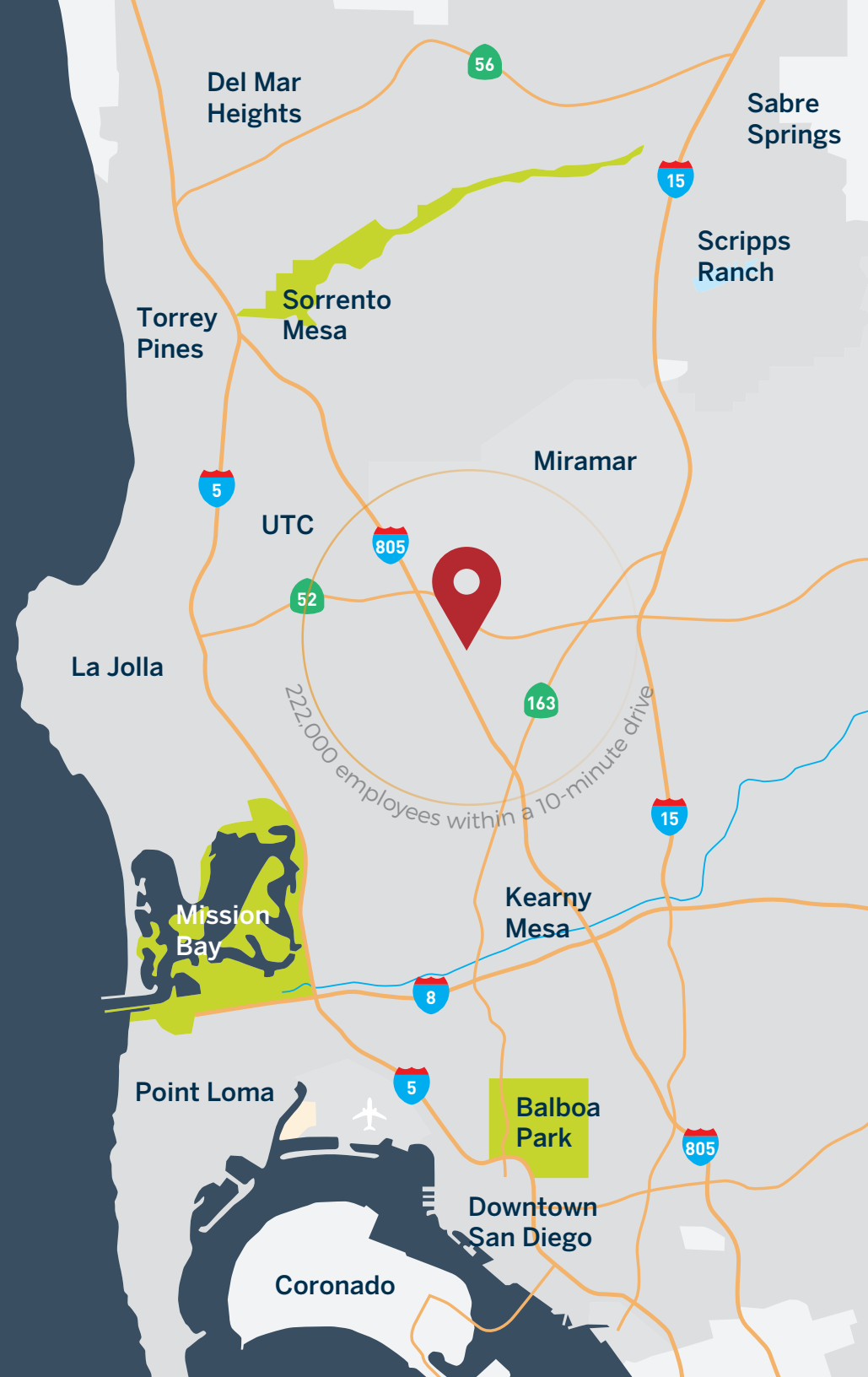
High Workforce Population - Approximately 151,222 employees in the Kearny Mesa Submarket



Excellent signage opportunities with new multi-tenant monument sign



Strong mix of national credit tenants including: Walmart, LA Fitness, Food for Less, McDonalds, Starbucks, Verizon, and Chipotle, among others







HEALTH & FITNESS



RELAX & DINE



GATEWAY

at Kearny Mesa

Over 88,000 employees work in Kearny Mesa and over 222,000 are within a 10 minute drive reinforcing Kearny Mesa as the job center of San Diego!

The new Kearny Mesa community plan www.kearnymesaconnected.com will encourage more housing, transit connections and new businesses

Currently Kearny Mesa has over 23 million sq ft of Office and industrial and an occupancy level of 95%

Gateway at Kearny Mesa is the premier location for national credit tenants

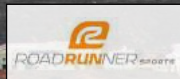


Traffic Count
Clairemont Mesa Blvd
61,400 ADT



Interstate 805
202,900 ADT



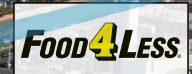


Pad Available

Junior Anchor
Space Available



Clairemont Mesa Blvd - 61,400 CPD



Shawline Street







POPULATION
22,390



JOB
54,617



AVG HH INCOME
\$80,245



AVERAGE COMMUTE TIME
22 minutes



25+ YEARS OLD
86%



BUSINESSES
4,071



OF HOUSEHOLDS
358,007

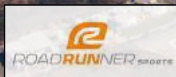


SERRA
MESA



Clairmont Mesa Blvd - 61,400 CPD

Balboa Ave



805 - 202,900 CPD

Gateway at Kearny Mesa



MEGA DELI



GATEWAY

at Kearny Mesa

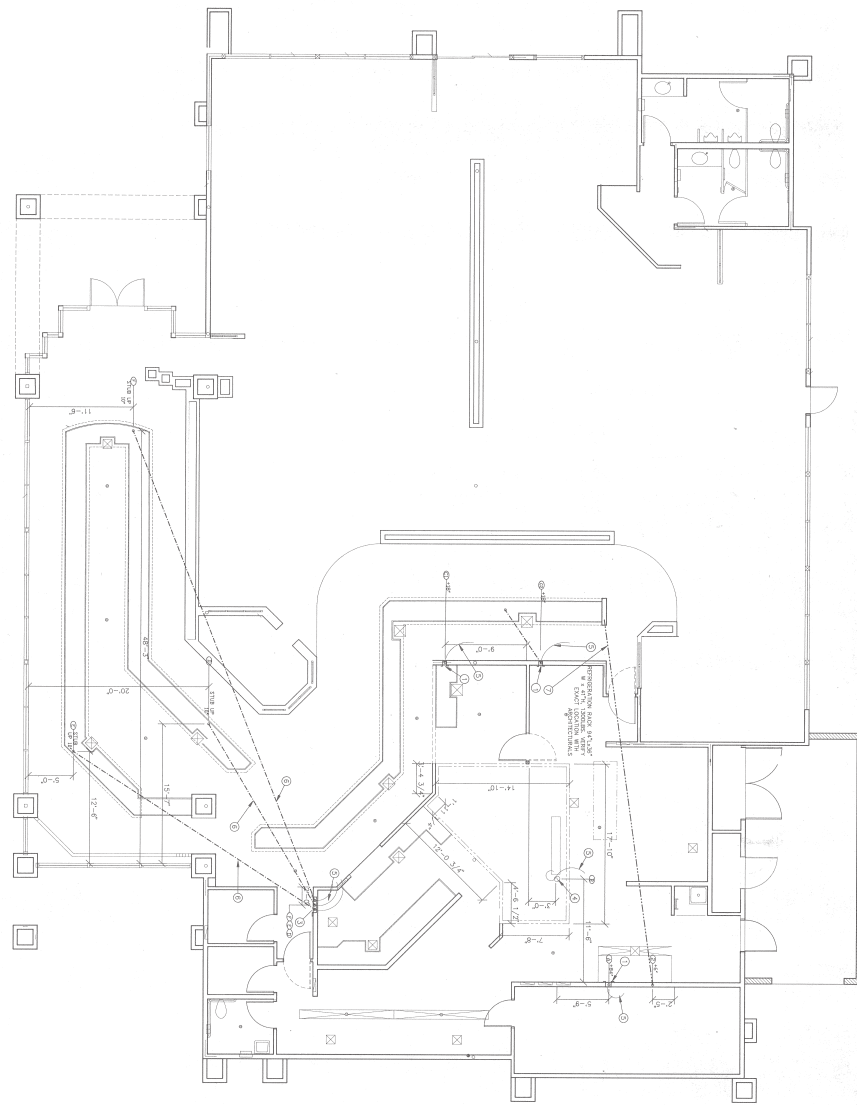
BLDG	SUITE	TENANT	SF
7081	101/102	Niban's Japanese Restaurant	2,824
	103/104	Chipotle	2,303
7061	201	Available	1,800
	202	Coastal Medical Weight Loss	900
	203	Golden Key Jewelers	900
	204	Acceptance Auto Insurance	900
	205	Available	900
	206	The Joint	900
	207	Available	900
	208	Available	900
	209	Angel Nails	1,592
	210-213	Elijah's	6,435
	217	Available	1,080
	218-220	Select Staffing	2,160
	221-222	Prolific Real Estate	1,080
	223	Computer Repair	540
	224	Total Image Studio	621
7051	301	Simsim	2,100
	302	Available	1800
	303/104A	Meet Fresh - Opening Soon	2,718
	304B	Available / MTM Tenant Now	1,537
	305	Available	2,125
	306	Available	3,201
7035	401	Verizon Wireless	3,933
	402	Starbucks Coffee	1,225
7085		McDonald's	3,250
7095		Pad Available	8,500



MESA BLVD



Pad Space Available - 8,500 SF



Point Loma

Mission Bay

La Jolla

SDSCPA
SAN DIEGO SOCIETY OF
CREATIVE AND PERFORMING ARTS
LIVE YOUR PASSION

Innovation
Middle School

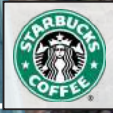


Clairemont



Walmart

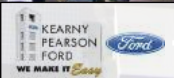
LA FITNESS



Food 4 Less

MEGA DELI

jiffy lube



Clairemont Mesa Blvd - 67400 CPD

Balboa Mesa
Shopping
Center

KOHL'S

CVS/pharmacy

unleashed
in PETCO



VONS

San Diego County
Credit Union

The UPS Store

Geneesee
Plaza



Marshalls

99 RANCH MARKET

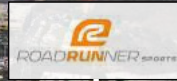
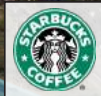


Party City

PET SMART

Walgreens





Shawline Street

Ronson Road

805 - 202,900 CPD

Clairemont Mesa Blvd - 61,400 CPD

COMPANIES IN SUBMARKET

NUMBER OF
EMPLOYEES



DRIVE TIME DEMOGRAPHICS

5
MINS

10
MINS

15
MINS

2017 Businesses

2,837

13,680

37,103

2017 Employees

49,888

222,494

540,941

2017 Daytime Population

50,410

302,822

870,808

2017 Average Household Income

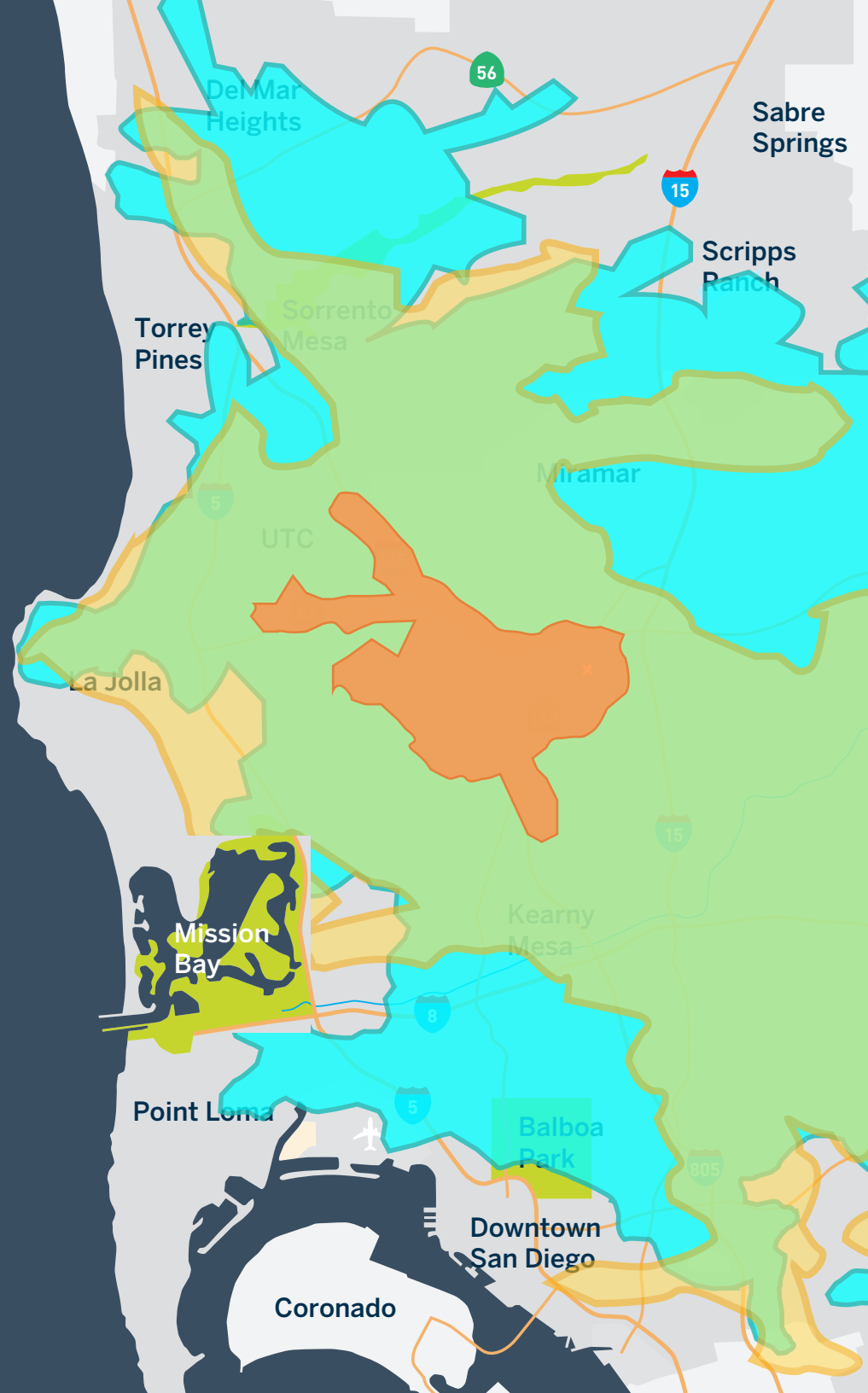
\$82,263

\$93,776

\$93,910

GATEWAY

at Kearny Mesa





gatewayatkearnymesa.com

GATEWAY



at Kearny Mesa

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