FOR LEASE

2995

2995
CLAIREMONT DRIVE

6,240 SF FORMER BANK BUILDING

Kipp Gstettenbauer, CCIM
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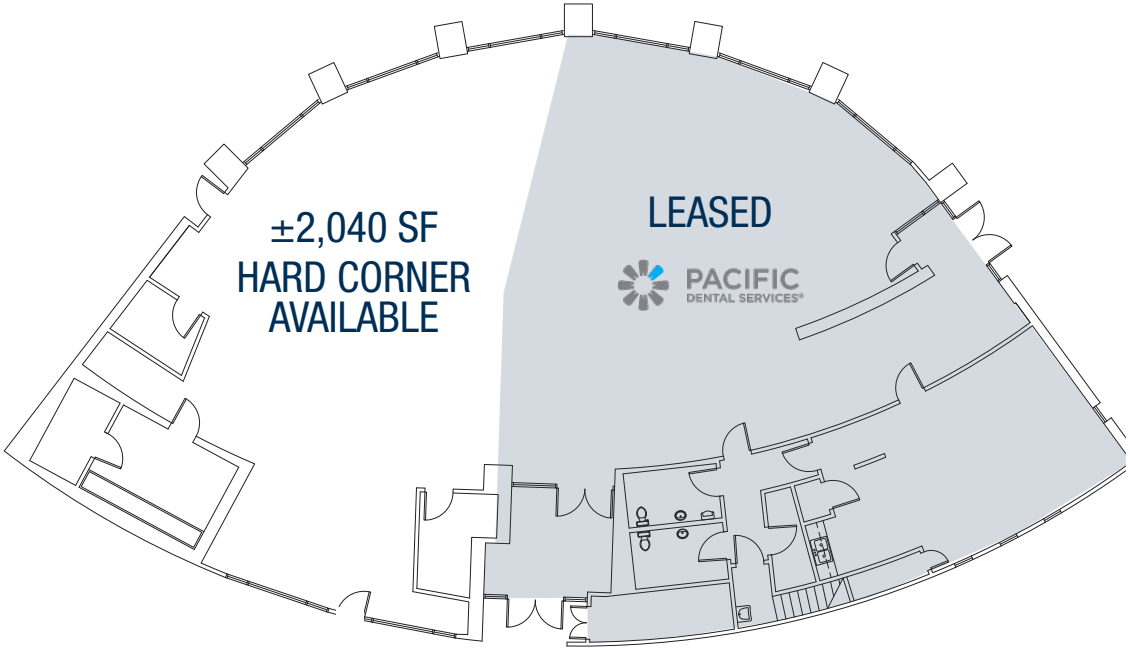
REAL ESTATE SERVICES



2995 CLAIREMONT DRIVE

PROPERTY DETAILS

- 2,040 SF available
- High-profile freestanding former bank branch
- Located at the signalized intersection of Clairemont Drive and Burgener Boulevard
- Irreplaceable location is the "gateway" to the densly populated Clairemont Mesa trade area, also servicing Bay Park and nearby beach communities
- Directly across the street from the Clairemont Village Shopping Center

PROPERTY SUMMARY

Total Building Size	±6,240 SF
Parcel Size	±0.41 AC
APN	425-690-01
Zoning	CC-1-3 (Commercial)
Use	All Commercial Uses Allowed
County	San Diego
City	San Diego
Submarket	Clairemont Mesa
Year Built	1974
Construction Type	Wood frame/stucco
Improvements	Retail bank
Lease Rate	$3.50 NNN ($0.65 NNN)

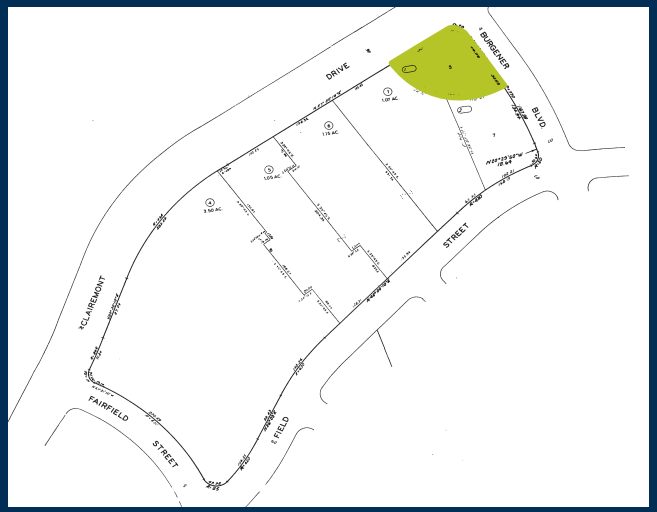
TRAFFIC COUNTS

Clairemont Dr. ..... 24,100 ADT

Burgener Blvd. ..... 12,900 ADT

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	16,757	155,220	380,467
Avg. HH Income	$66,022	$61,177	$61,813
Median Age	40.70	37.80	38.00



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