



# Retail that resonates



THE SHOPS AT  
SPECTRUM

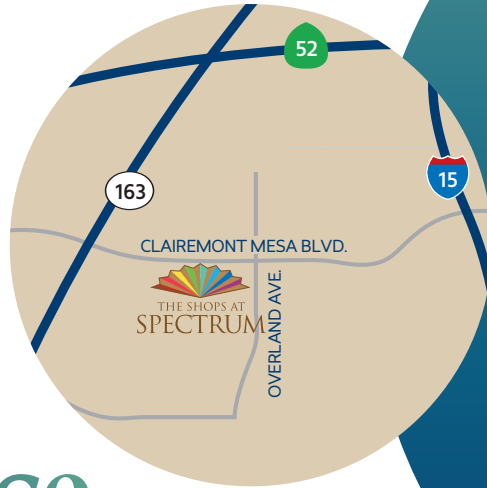
Located at the SW corner of Clairemont Mesa Blvd. & Overland Ave. • San Diego, CA

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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, Rubio's Coastal Grill, 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\*

**13,893**  
TRAFFIC COUNT\*

**371,319**  
ANNUAL VISITS

**13,240**  
SF OF RETAIL SPACE

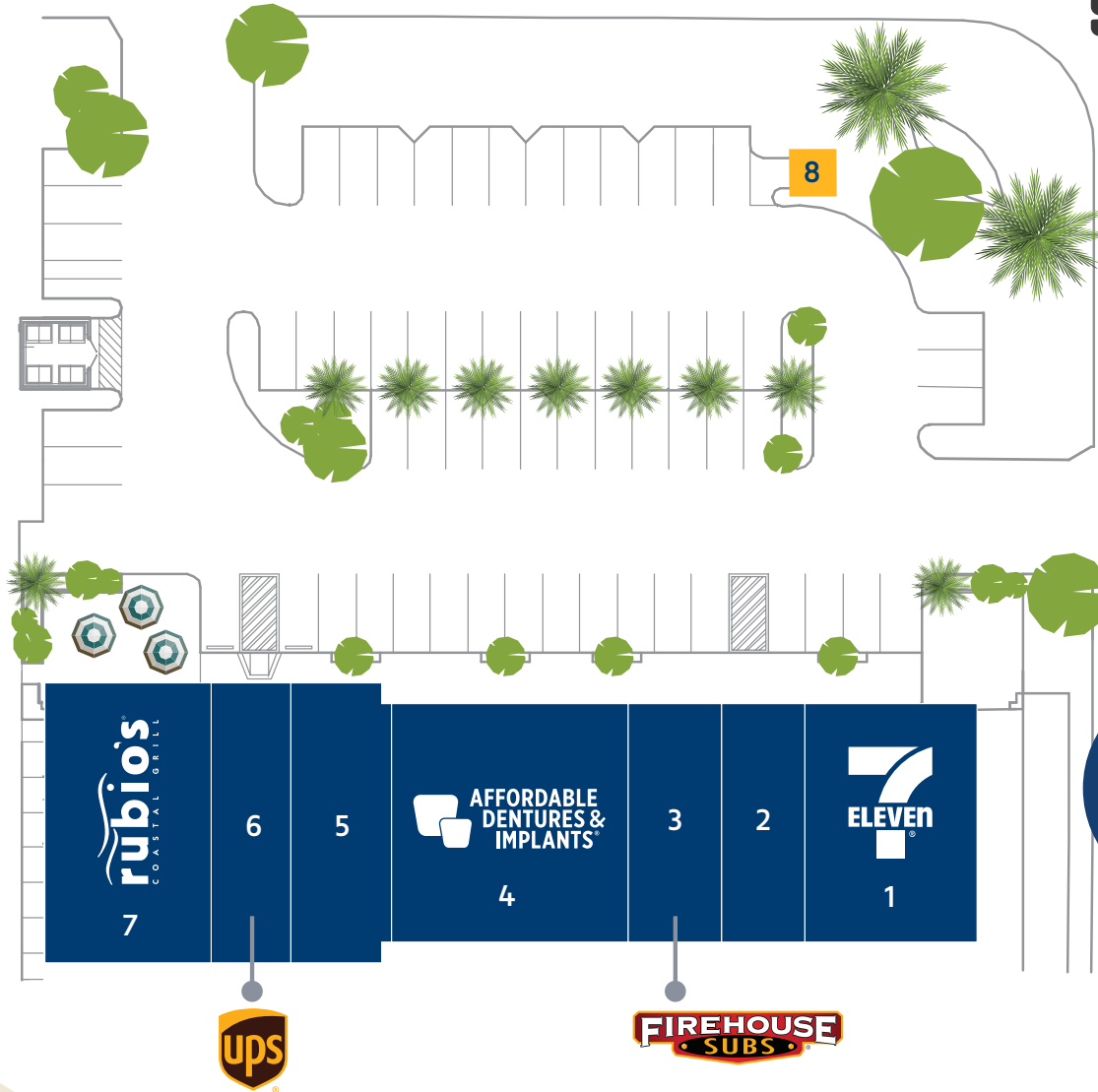
\*Estimates are based on 2022 demographics for population and average income per household. The information contained herein is not guaranteed and should be independently verified.



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	Rubio's Coastal Grill	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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## 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.