

FOR LEASE

GATEWAY

at Kearny Mesa

CLAIREMONT MESA BLVD & INTERSTATE 805



gatewayatkearnymesa.com



Property Highlights:



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



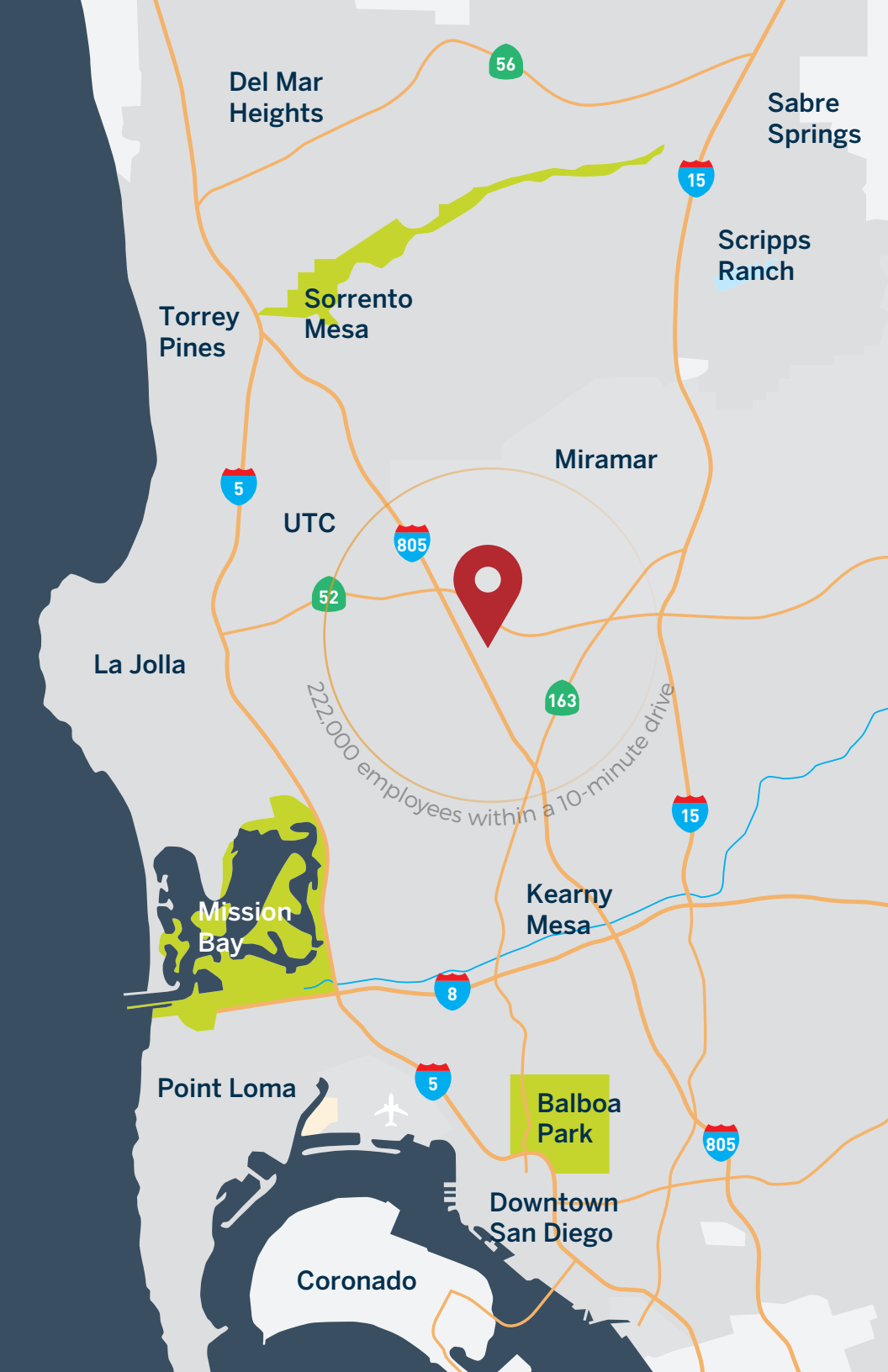
High Workforce Population - Approximately 151,222 employees in the Kearny Mesa Submarket



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

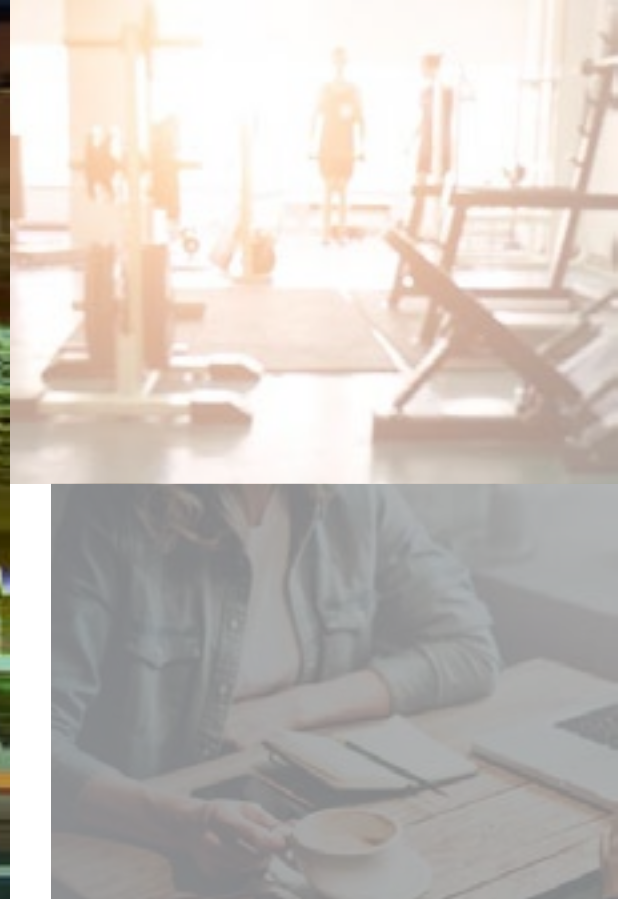




GROCERY



HEALTH & FITNESS



EVERYDAY SHOPPING



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







GATEWAY

at Kearny Mesa

BLDG	SUITE	TENANT	SF
7081	101/102	Niban's Japanese Restaurant	2,824
	103/104	Chipotle	2,303
7061	201	Goodwill	1,800
	202	Coastal Medical Weight Loss	900
	203	Golden Key Jewelers	900
	204	Acceptance Auto Insurance	900
	205	Available	900
	206	Available	900
	207	Angel Nails	900
	208	Available	900
	209	Available	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	Sport Clips Haircuts	1,800
	303	Available	1,288
	304A	Available	1,430
	304B	Available	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		Souplantation	8,500





COMPANIES IN SUBMARKET

NUMBER OF EMPLOYEES

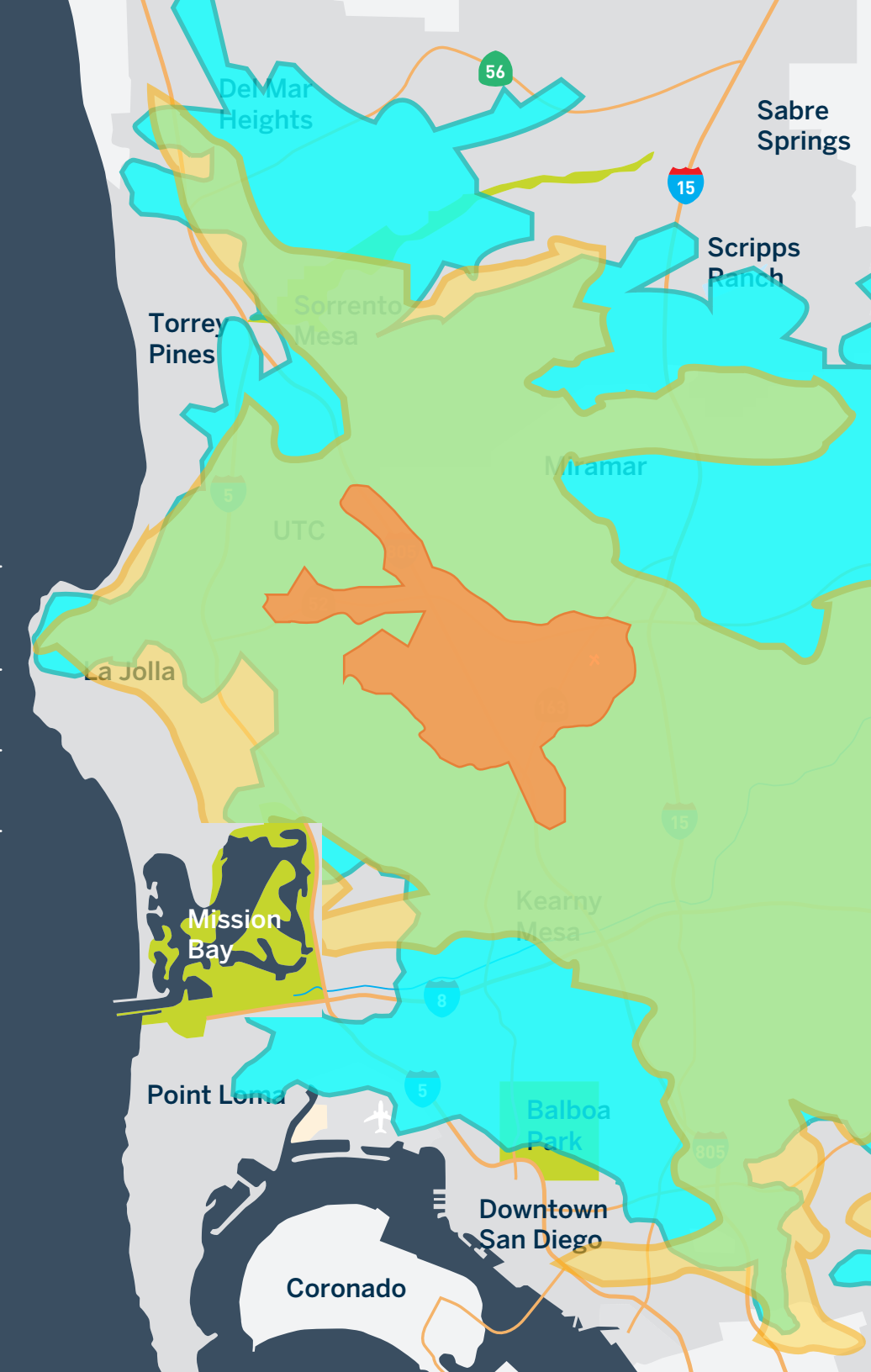


DRIVE TIME DEMOGRAPHICS



	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





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