

Crossroads Center

RI

7420-7450 CLAIREMONT MESA BLVD | SAN DIEGO, CA
AVAILABLE DRIVE THRU BUILDING / SHOPS



Crossroads Center

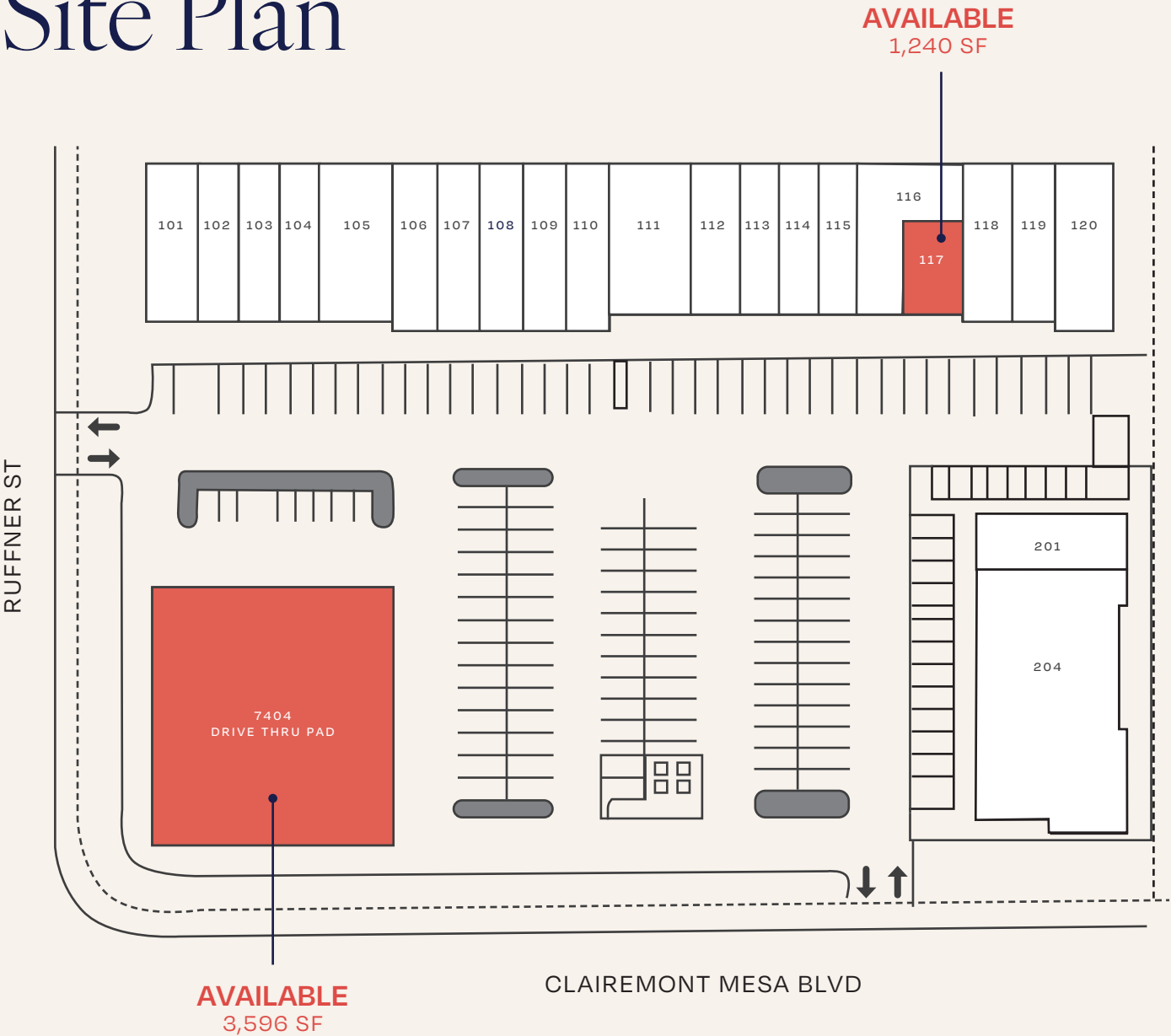
NEC CLAIREMONT MESA
BLVD/ RUFFNER ST

Property Features

- + **Prime Kearny Mesa Location:** A highly visible shopping center in one of San Diego's busiest commercial hubs
- + **Major Street Exposure:** Frontage on Clairemont Mesa Blvd, a high-traffic arterial carrying roughly 30,000 vehicles per day
- + **Dense Trade Area:** Surrounded by established residential neighborhoods, offices, and industrial users
- + **Strong Daytime Population:** A large workforce nearby drives steady weekday and lunchtime traffic
- + **Easy Regional Access:** Quick connections to I-805 and SR-163, plus I-15 and SR-52



Site Plan



SUITE	TENANT / AVAILABILITY
101	Eye World
102	Fotile Showroom
103	Fotile Showroom
104	Hino
105	Maly's of California
106	Jersey Mike's Subs
107	Jersey Mike's Subs
108	Hey Tea
109	4Sight Academy
111	Rubio's
112	Sieu Sieu BBQ
113	San Diego Coin
115	Picasso Naturals
116	L'Amour Spa
117	AVAILABLE - 1,240 SF
118	California Tan
119	Beltone
120	Chiropractic Wellness Ctr
201	New Smile Dental
204	Barbeques Galore
7404	AVAILABLE Accessible Drive Thru Pad - 3,596 SF
PAD	Pad

Drive Thru Photos



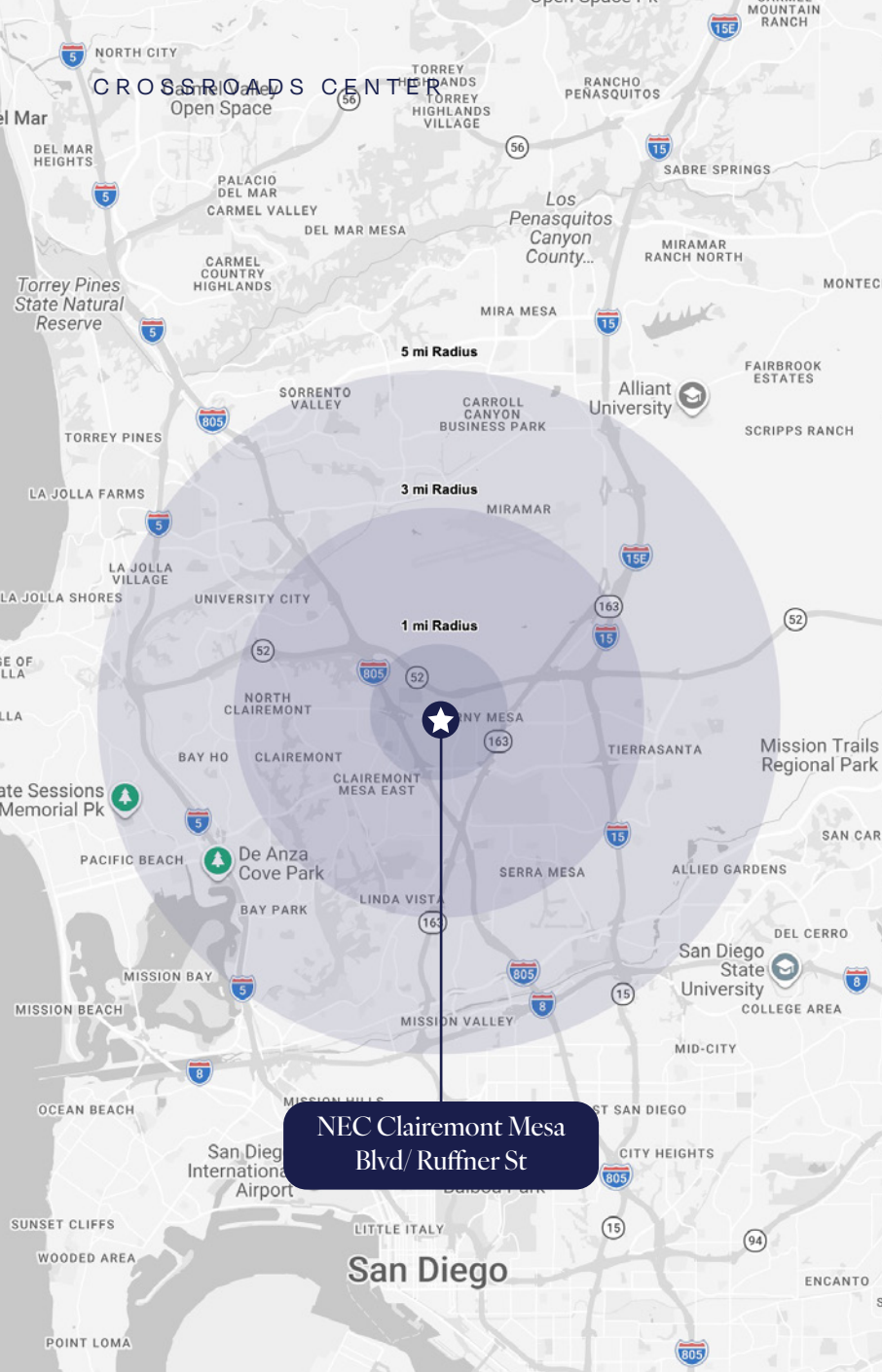
Site Photos



Trade Area Aerial



Demographics



NEC Clairemont Mesa
Blvd / Ruffner St

	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	4,758	92,542	305,407
EMPLOYEE POPULATION	2,397	47,694	161,683
AVG HOUSEHOLD INCOME	\$116,444	\$146,733	\$152,146
MED HOUSEHOLD INCOME	\$111,295	\$117,345	\$122,111
MEDIAN AGE	35.4	38.0	36.5

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