

# FOR LEASE - BALBOA CREST

6133-6393 Balboa Ave (SWC Mt. Rias & Balboa), San Diego, CA 92117

## STARBUCKS DRIVE-THRU COMING SOON!

Approximately 1,936 SF Building



### 2022 DEMOGRAPHICS:

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Population:	22,116	134,309	355,760
Avg. HH Income:	\$120,430	\$88,250	\$87,703

TRAFFIC COUNTS: Balboa Ave 39,118 ADT (2022)

### HIGHLIGHTS:

- Located in the heart of Clairemont.
- Target, Vons, Ross, Home Depot, and 99 Ranch are some of the major retailers in the area.
- Balboa Crest is close to Balboa & Genesee, one of the busiest intersections in San Diego County.
- Join I-Hop, Vinya, Rent A Center and many more.



For more information about this property, please contact:

Scott Duhs  
(619) 491-0614  
Scott@DuhsCommercial.com  
CA License: 01048874



COMMERCIAL  
BROKERAGE • INVESTMENT • DEVELOPMENT



# SITE PLAN

6133-6393 Balboa Ave (SWC Mt. Rias & Balboa), San Diego, CA 92117

## BALBOA AVENUE



4,487 SF  
6133



SEE SITE PLAN →



Starbucks  
Drive-thru  
Coming Soon!

Not Drawn to Scale

MOUNT RIAS



4,692 SF

Liquor Store	Check Cashing	Express Pawn	Massage	Noble Chef	South American Food	Café	Veterinarian	Mary's Nails	Rent A Center	Barber	Vinya Yoga / Wine	Cleaners	Surf Shop
2,000 SF	1,200 SF	1,800 SF	2,400 SF	1,500 SF	900 SF	1,500 SF	1,800 SF	1,200 SF	4,000 SF	1,200 SF	6,000 SF	1,300 SF	3,352 SF
6139	6143	6147	6155	6159	6163	6167	6171	6175	6179	6181		6191	6393

For more information about this property, please contact:

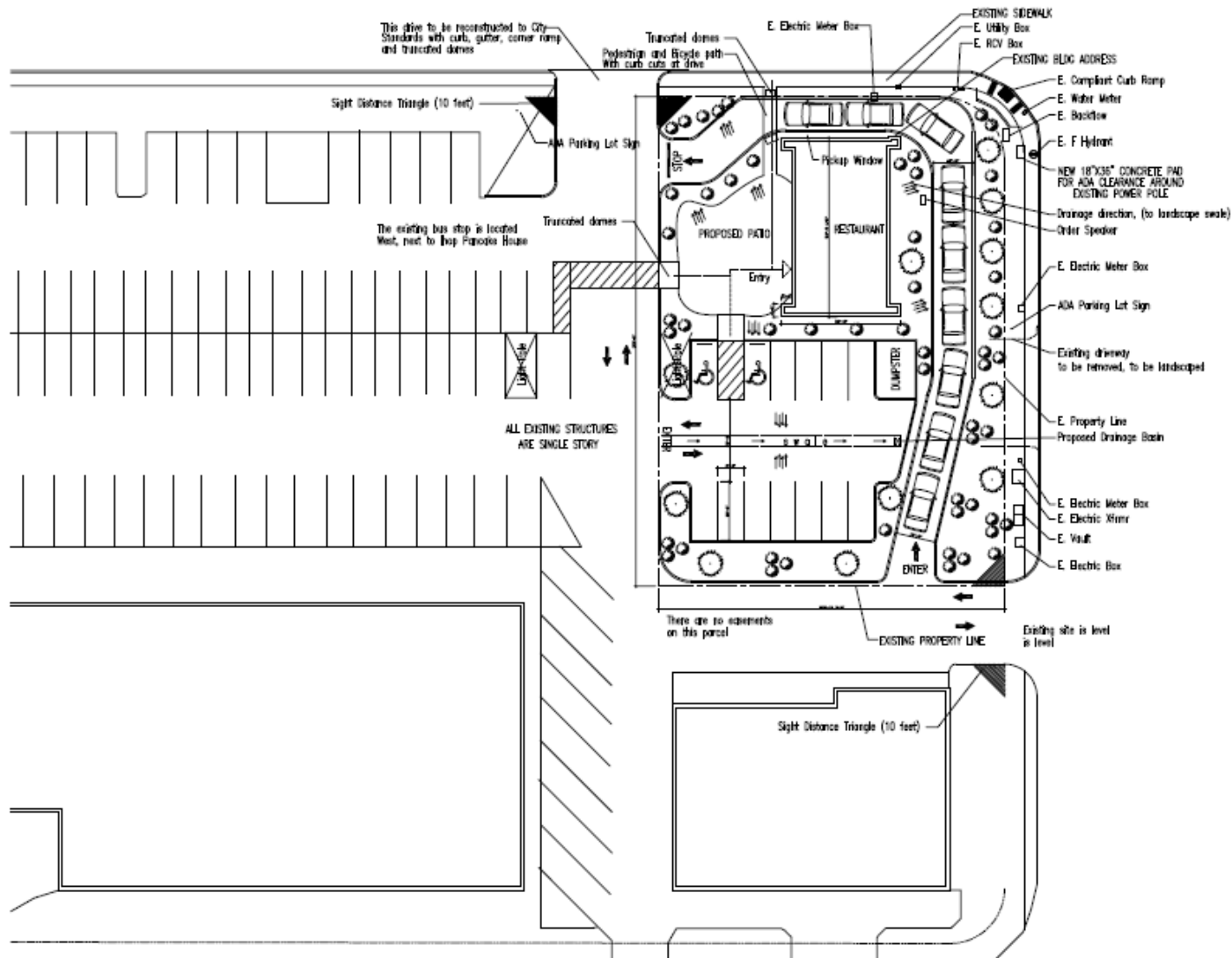
Scott Duhs  
(619) 491-0614  
Scott@DuhsCommercial.com  
CA License: 01048874



COMMERCIAL  
BROKERAGE • INVESTMENT • DEVELOPMENT

# SITE PLAN

6133-6393 Balboa Ave (SWC Mt. Rias & Balboa), San Diego, CA 92117



For more information about this property, please contact:

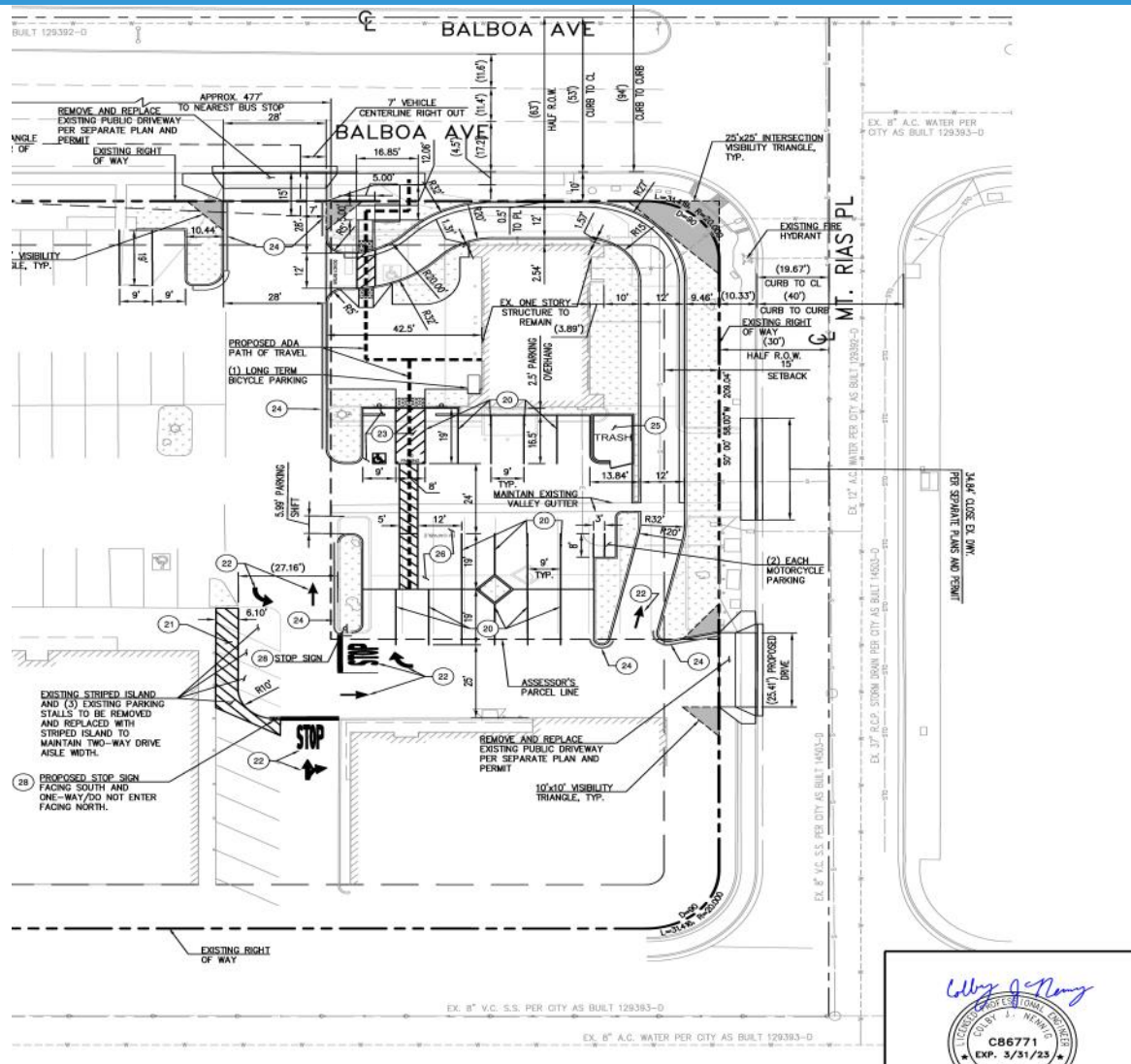
Scott Duhs  
(619) 491-0614  
Scott@DuhsCommercial.com  
CA License: 01048874



COMMERCIAL  
BROKERAGE • INVESTMENT • DEVELOPMENT

# Grading Plans

6133-6393 Balboa Ave (SWC Mt. Rias & Balboa), San Diego, CA 92117



For more information about this property, please contact:

Scott Duhs  
(619) 491-0614  
Scott@DuhsCommercial.com  
CA License: 01048874

# PHOTOS - BALBOA CREST

6133-6393 Balboa Ave (SWC Mt. Rias & Balboa), San Diego, CA 92117



For more information about this property, please contact:

Scott Duhs  
(619) 491-0614  
Scott@DuhsCommercial.com  
CA License: 01048874



COMMERCIAL  
BROKERAGE • INVESTMENT • DEVELOPMENT