

SUBLEASE SPACE | FORMER GROCERY STORE

NEC of Clairemont Dr. and Balboa Ave.—4220 Balboa Avenue, San Diego, CA 92117

Traffic Count:

Clairemont Drive: 20,457 Cars ADT (2018)

Balboa Avenue: 31,307 Cars ADT (2018)

Demographics:

	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population:	16,628	157,746	367,946
Avg. Household Income:	\$106,876	\$104,165	\$108,995

AVAILABLE: 16,000 SF

Sublease Expires 9/25/25



For more information about this property, please contact:

Scott Duhs

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COMMERCIAL

BROKERAGE • INVESTMENT • DEVELOPMENT



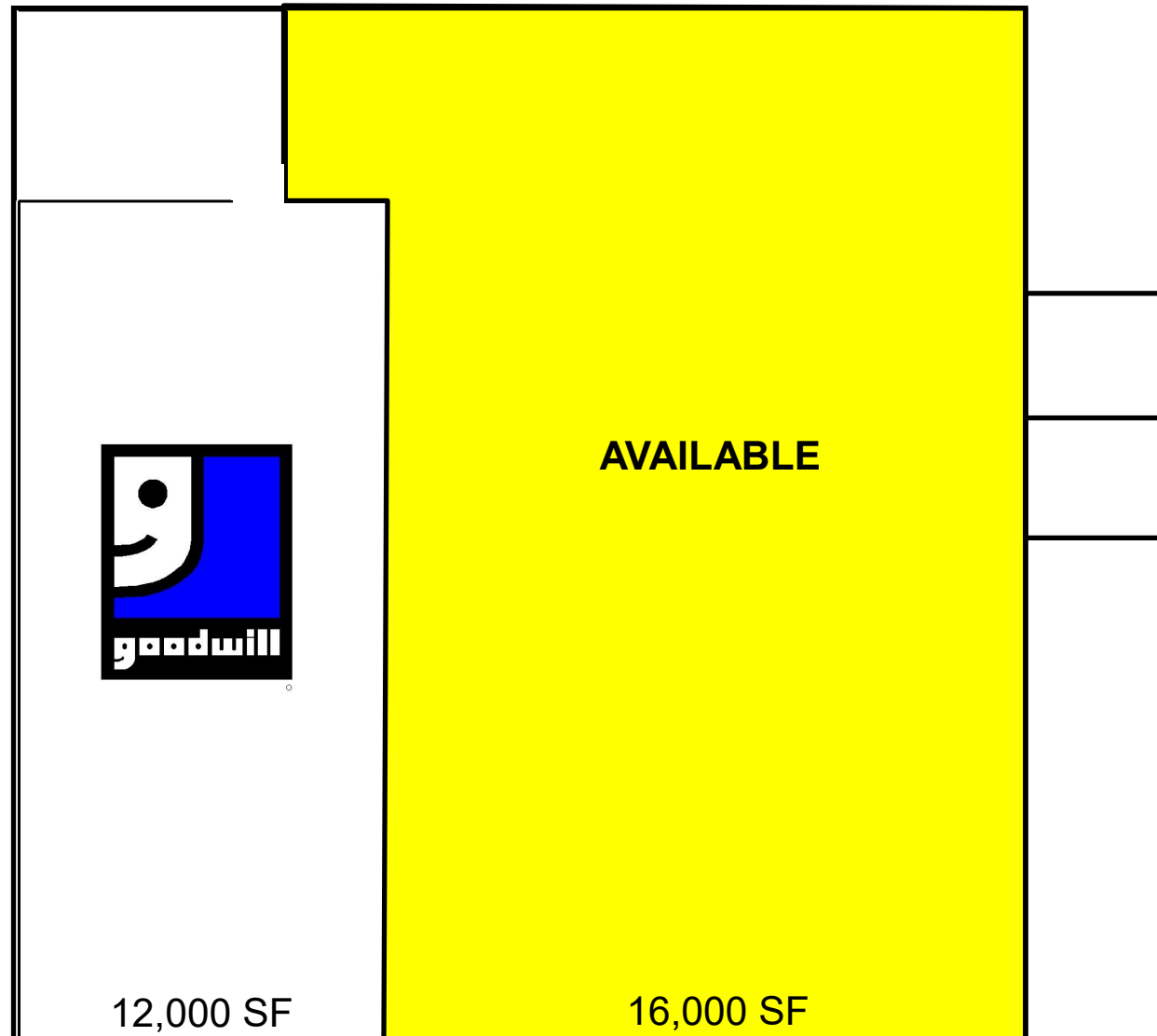
No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

3830 Ray Street, San Diego, CA 92104 | Phone (619) 491-0335 | Fax (619) 491-0696 | www.DuhsCommercial.com

SITE PLAN

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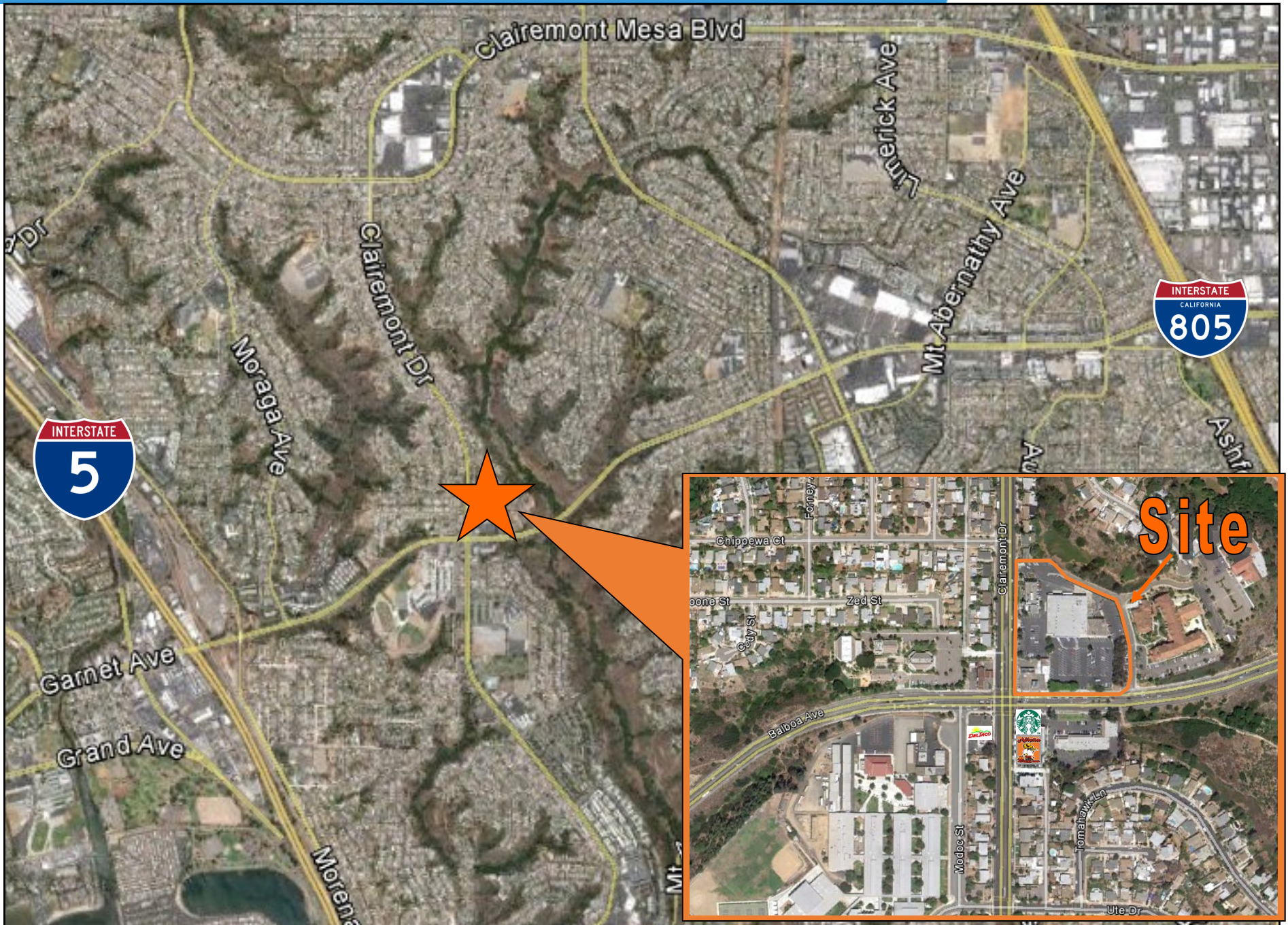
1st Floor Site Plan



Not drawn to scale

AERIAL

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