

Freestanding Pad Available for Lease • ±3,200 SF

8400 CENTER DRIVE | LA MESA, CA



PROPERTY FEATURES

- Available for Lease 3,200 SF
- Adjacent to Grossmont Shopping Center Regional Mall
- Highly desired trade area
- Monument signage available



RETAIL INSITE

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

MIKE MOSER • 858.523.2089 • mikemoser@retailinsite.net

MAYA GRIM • 858.523.2094 • mgrim@retailinsite.net

120 S SIERRA AVE, STE 110, SOLANA BEACH, 92075 • LIC # 01206760 T: 858 523 2090 • RETAILINSITE.NET

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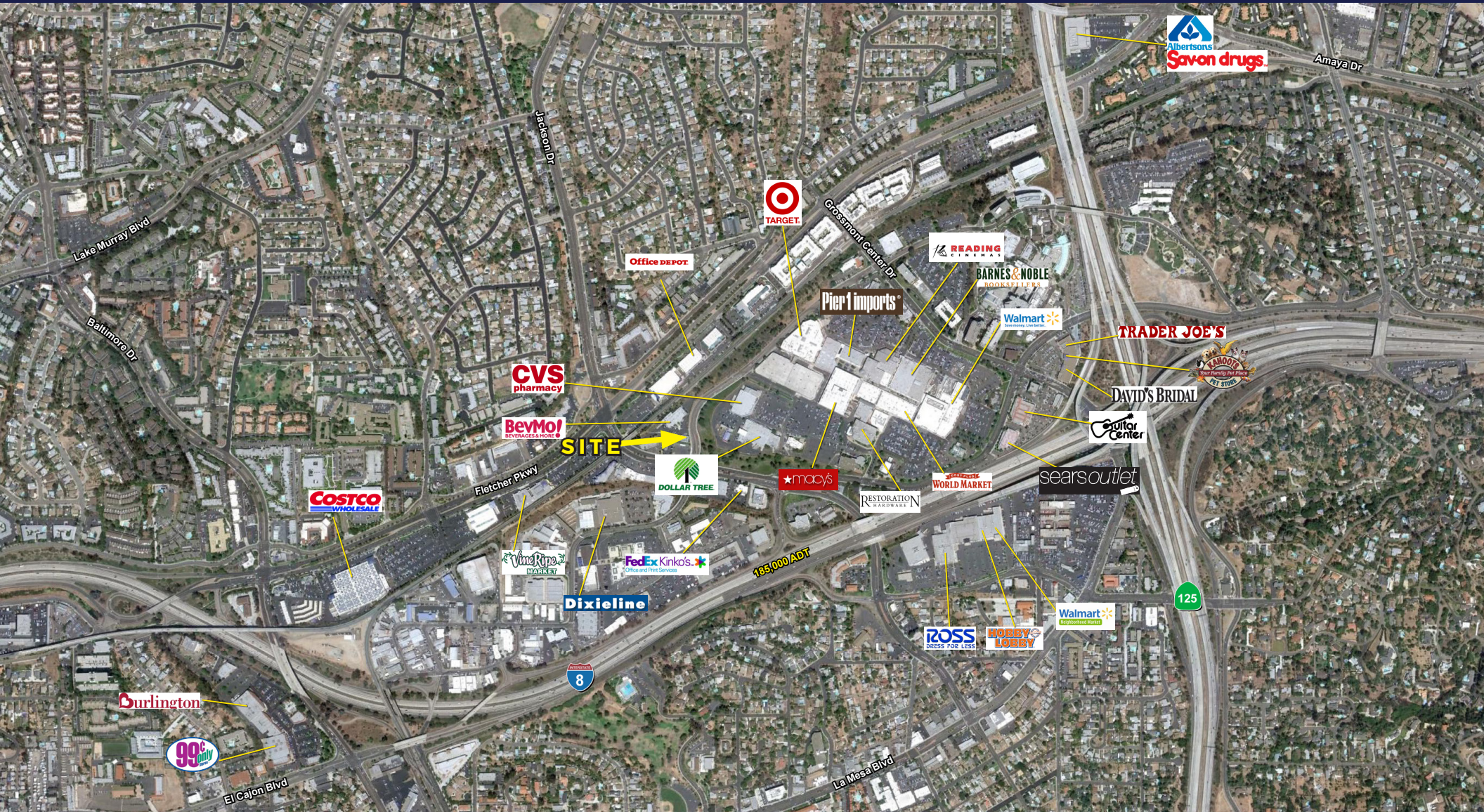
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The projects, tenants and site plans illustrated herein are subject to change without notice. You and your advisors should conduct a careful, independent investigation of the information herein to determine to your satisfaction the accuracy, utility, Master Aerials/LA Mesa p



**RETAIL
INSITE**
COMMERCIAL REAL ESTATE

LA MESA

MEMBERS OF
CHAINLINKS
RETAIL ADVISORS

Expanded Demographic Profile

ESTIMATED 2018 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

8400 Center Dr, La Mesa, California, 91942



POPULATION

	1 mile	3 miles	5 miles
Total Population	20,912	156,882	446,113
Projected Population (2022)	22,207	163,185	462,736



HOUSING

Total Households	9,655	62,151	160,234
Projected Total Households (2022)	10,217	64,465	165,804



INCOME

Median Household Income	\$56,223	\$63,637	\$58,774
Average Household Income	\$74,328	\$87,006	\$81,067
Per Capita Income	\$34,273	\$34,884	\$29,691
Median Disposable Income	\$47,624	\$52,756	\$49,990
Average Disposable Income	\$59,194	\$66,906	\$62,943



DAYTIME DEMOS

Total Daytime Population	31,181	131,816	385,196
Daytime Population Workers	20,417	50,551	143,510
Daytime Population Residents	10,764	81,265	241,686



RACE & ETHNICITY

White	15,336	73.34%	108,110	68.91%	270,904	60.73%
Black or African American	1,310	6.26%	11,776	7.51%	40,836	9.15%
American Indian& Alaska Native Population	109	0.52%	1,070	0.68%	3,181	0.71%
Asian Population	1,270	6.07%	10,155	6.47%	36,369	8.15%
Pacific Islander Population	97	0.46%	892	0.57%	2,726	0.61%
Other Race Population	1,466	7.01%	14,613	9.31%	61,883	13.87%
Population of Two or More Races	1,324	6.33%	10,266	6.54%	30,213	6.77%
Hispanic Population	4,482	21.43%	39,132	24.94%	140,291	31.45%
Non-Hispanic Population	16,431	78.57%	117,749	75.06%	305,822	68.55%



EDUCATION

Bachelor's Degree	3,760	24.39%	25,303	23.02%	55,764	18.73%
Graduate/Professional Degree	2,003	12.99%	15,264	13.89%	31,872	10.71%



AGE

Median Age	38.6	38.3	35.7
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