

FOR LEASE

RETAIL SUITE AVAILABLE | EXCELLENT STREET VISIBILITY!

8745-8759 LA MESA BLVD. • LA MESA, CA 91942



858. 360. 3000 | caacre.com

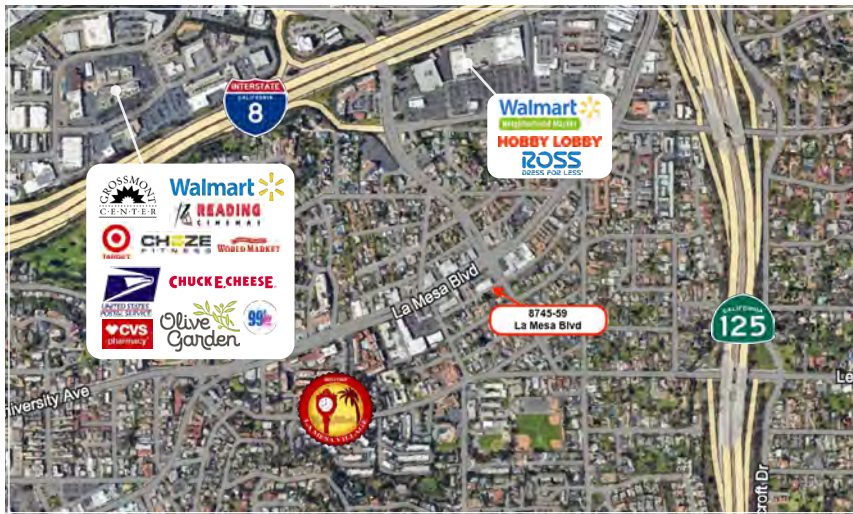
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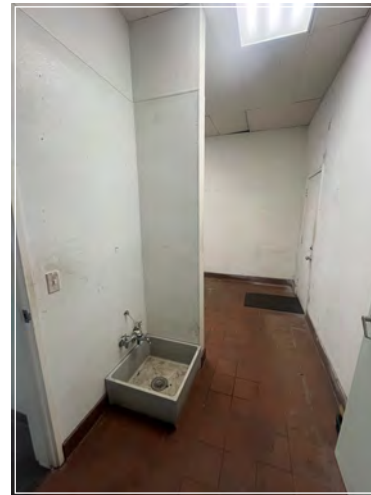
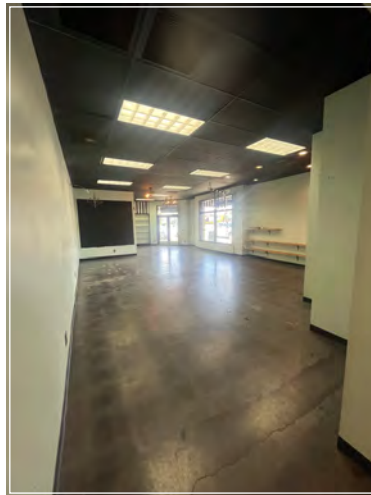
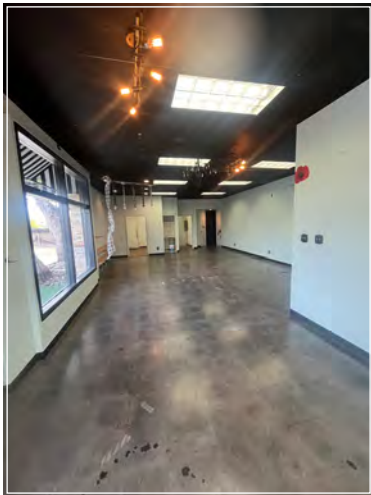
HIGHLIGHTS

- Ample On-Site Parking
- High Visibility and Exposure on La Mesa Blvd
- Monument Signage Available
- Co-Tenant with 7-Eleven
- Excellent Freeway Access
- Pricing Negotiable

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AVAILABLE

SUITE: 8759

- 1,060 SF
- Available Now
- Former Floral Shop with Plumbing In-Place
- Partial Restaurant Build Out with Grease Trap
- Rate: Negotiable

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**COMMERCIAL
ASSET
ADVISORS**

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MONUMENT SIGNAGE OPPORTUNITY



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DEMOGRAPHIC SUMMARY

Radius	2 Mile	3 Mile	5 Mile
Population			
2029 Projection	71,385	162,871	435,245
2024 Estimate	71,929	164,307	440,068
2020 Census	72,652	166,976	452,298
Growth 2024 - 2029	-0.76%	-0.87%	-1.10%
Growth 2020 - 2024	-1.00%	-1.60%	-2.70%
2024 Population by Hispanic Origin			
2024 Population	71,929	164,307	440,068
White	41,135 57.19%	86,668 52.75%	210,730 47.89%
Black	4,891 6.80%	12,280 7.47%	38,195 8.68%
Am. Indian & Alaskan	606 0.84%	1,444 0.88%	4,186 0.95%
Asian	4,388 6.10%	10,929 6.65%	37,063 8.42%
Hawaiian & Pacific Island	444 0.62%	1,047 0.64%	2,892 0.66%
Other	20,465 28.45%	51,938 31.61%	147,002 33.40%
U.S. Armed Forces	847	1,745	4,887
Households			
2029 Projection	28,238	60,412	150,120
2024 Estimate	28,493	61,030	152,036
2020 Census	28,924	62,338	157,257
Growth 2024 - 2029	-0.89%	-1.01%	-1.26%
Growth 2020 - 2024	-1.49%	-2.10%	-3.32%
Owner Occupied	13,657 47.93%	31,096 50.95%	77,669 51.09%
Renter Occupied	14,837 52.07%	29,934 49.05%	74,367 48.91%
2024 Households by HH Income			
Income: <\$25,000	4,209 14.77%	9,568 15.68%	25,921 17.05%
Income: \$25,000 - \$50,000	4,498 15.79%	9,387 15.38%	23,516 15.47%
Income: \$50,000 - \$75,000	4,516 15.85%	9,419 15.43%	25,529 16.79%
Income: \$75,000 - \$100,000	3,718 13.05%	7,631 12.50%	19,224 12.64%
Income: \$100,000 - \$125,000	3,468 12.17%	7,134 11.69%	16,221 10.67%
Income: \$125,000 - \$150,000	2,024 7.10%	4,751 7.78%	11,679 7.68%
Income: \$150,000 - \$200,000	2,738 9.61%	5,940 9.73%	14,438 9.50%
Income: \$200,000+	3,322 11.66%	7,201 11.80%	15,509 10.20%
2024 Avg Household Income	\$105,759	\$106,051	\$100,586
2024 Med Household Income	\$81,882	\$82,016	\$76,369



TRAFFIC COUNT

La Mesa Village
8745-8759 La Mesa Blvd, La Mesa, CA 91942

Building Type: **General Retail**
Secondary: -
GLA: **7,245 SF**
Year Built: **1978**
Total Available: **0 SF**
% Leased: **100%**
Rent/SF/Mo: -

Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Alley	Jackson Dr	0.00 E	2018	5,545	MPSI	.02
2 Alley	Jackson Dr	0.00 E	2022	5,547	MPSI	.02
3 Jackson Dr	Alley	0.01 SE	2016	4,400	MPSI	.07
4 Jackson Dr	Alley	0.01 SE	2018	4,728	MPSI	.07
5 Jackson Dr	Alley	0.00 SE	2022	7,477	MPSI	.07
6 Jackson Dr	Alley	0.00 SE	2018	7,378	MPSI	.08
7 La Mesa Blvd	Hayes St	0.03 NE	2022	8,728	MPSI	.14
8 La Mesa Blvd	Hayes St	0.03 NE	2018	8,565	MPSI	.14
9 Jackson Dr	Alley	0.01 SE	2022	4,580	MPSI	.14
10 La Mesa Blvd	Rosehedge Dr	0.06 SW	2022	11,004	MPSI	.17

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