

SUBLEASE

**8801 LA MESA BOULEVARD
LA MESA, CA 91942**



HIGH VISIBILITY RETAIL - GREAT FREEWAY ACCESS

800 SF END CAP SUITE RETAIL

- High visibility location on busy corner of La Mesa Blvd. and Jackson Drive
- Easy access to I-8, Highways 125 & 94
- Established co-tenants: Baskin Robbin's & D'Amatos Pizza bring traffic to the center
- Lease Rate: \$2.25/SF NNN



JAMES BURNS
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MIKE CONGER
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858. 360. 3000 | caacre.com

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AVAILABLE

SUITE

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8801

800

- Available Now!

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DEMOGRAPHIC SUMMARY

Radius	1 Mile		3 Mile		5 Mile	
Population						
2027 Projection	14,812		162,515		440,182	
2022 Estimate	14,820		162,519		440,458	
2010 Census	14,200		155,318		422,404	
Growth 2022 - 2027	-0.05%		0.00%		-0.06%	
Growth 2010 - 2022	4.37%		4.64%		4.27%	
2022 Population by Hispanic Origin	3,247		44,194		140,346	
2022 Population	14,820		162,519		440,458	
White	11,938	80.55%	124,137	76.38%	322,190	73.15%
Black	1,008	6.80%	14,213	8.75%	44,483	10.10%
Am. Indian & Alaskan	151	1.02%	1,989	1.22%	5,802	1.32%
Asian	752	5.07%	11,253	6.92%	38,350	8.71%
Hawaiian & Pacific Island	109	0.74%	1,346	0.83%	3,550	0.81%
Other	864	5.83%	9,581	5.90%	26,082	5.92%
U.S. Armed Forces	177		1,280		3,717	
Households						
2027 Projection	6,185		62,852		156,953	
2022 Estimate	6,195		62,877		157,124	
2010 Census	5,991		60,351		151,429	
Growth 2022 - 2027	-0.16%		-0.04%		-0.11%	
Growth 2010 - 2022	3.41%		4.19%		3.76%	
Owner Occupied	2,725	43.99%	32,513	51.71%	82,108	52.26%
Renter Occupied	3,470	56.01%	30,364	48.29%	75,016	47.74%
2022 Households by HH Income	6,193		62,876		157,123	
Income: <\$25,000	952	15.37%	9,576	15.23%	26,499	16.87%
Income: \$25,000 - \$50,000	1,129	18.23%	11,390	18.12%	29,370	18.69%
Income: \$50,000 - \$75,000	1,042	16.83%	10,566	16.80%	27,088	17.24%
Income: \$75,000 - \$100,000	815	13.16%	9,203	14.64%	21,886	13.93%
Income: \$100,000 - \$125,000	528	8.53%	6,366	10.12%	15,984	10.17%
Income: \$125,000 - \$150,000	588	9.49%	4,768	7.58%	11,350	7.22%
Income: \$150,000 - \$200,000	434	7.01%	5,452	8.67%	12,244	7.79%
Income: \$200,000+	705	11.38%	5,555	8.83%	12,702	8.08%
2022 Avg Household Income	\$100,830		\$96,536		\$92,442	
2022 Med Household Income	\$74,194		\$74,750		\$70,705	



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