

FOR LEASE

**8801-8807 LA MESA BOULEVARD
LA MESA, CA 91942**



800 SF HIGH VISIBILITY RETAIL - GREAT FREEWAY ACCESS

- High visibility corner 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
Sales Associate
James@caacre.com
Lic # 02195104

MIKE CONGER
Principal
Mike@caacre.com
Lic # 01381193

858. 360. 3000 | caacre.com

FOR LEASE

**8801-8807 LA MESA BOULEVARD
LA MESA, CA 91942**



AVAILABLE	
SUITE	SF
8803	800
• Available Now!	



**COMMERCIAL
ASSET
ADVISORS**

JAMES BURNS
Sales Associate
James@caacre.com
Lic # 02195104

MIKE CONGER
Principal
Mike@caacre.com
Lic # 01381193

858. 360. 3000 | caacre.com

This information above was obtained from sources deemed reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through Commercial Asset Advisors.

FOR LEASE

**8801-8807 LA MESA BOULEVARD
LA MESA, CA 91942**



**COMMERCIAL
ASSET
ADVISORS**

JAMES BURNS
Sales Associate
James@caacre.com
Lic # 02195104

MIKE CONGER
Principal
Mike@caacre.com
Lic # 01381193

858. 360. 3000 | caacre.com

This information above was obtained from sources deemed reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through Commercial Asset Advisors.

FOR LEASE

**8801-8807 LA MESA BOULEVARD
LA MESA, CA 91942**

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	



JAMES BURNS
Sales Associate
James@caacre.com
Lic # 02195104

MIKE CONGER
Principal
Mike@caacre.com
Lic # 01381193

858. 360. 3000 | caacre.com

This information above was obtained from sources deemed reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through Commercial Asset Advisors.