

FOR LEASE • BALTIMORE WEST PLAZA

1,500-3,000 SF RETAIL / OFFICE SPACE AVAILABLE

5260 - 5316 BALTIMORE DRIVE • LA MESA CA 91942

GREAT LOCATION NEAR BUSY FLETCHER PARKWAY



858.360.3000 | **caacre.com**

ROC BEAS
Senior Vice President
Roc@caacre.com
DRE Lic # 01985515

MIKE CONGER
Principal
Mike@caacre.com
DRE Lic # 01381193

BRIAN JENKINS
Principal
Brian@caacre.com
DRE Lic # 01814828

FOR LEASE • BALTIMORE WEST PLAZA

1,500-3,000 SF RETAIL / OFFICE SPACE AVAILABLE

5260 - 5316 BALTIMORE DRIVE • LA MESA CA 91942

AVAILABLE NOW

- 1,500-3,000 SF Retail / Office Space Available
- Great Location, Near Busy Fletcher Parkway & Baltimore Drive
- Easy Access To/From Interstate 8 and Highway 125
- Near National Tenants - Costco, McDonald's, Chipotle & Pick Up Stix
- 22,700 Cars Per Day (SANDAG)

858. 360. 3000 | caacre.com

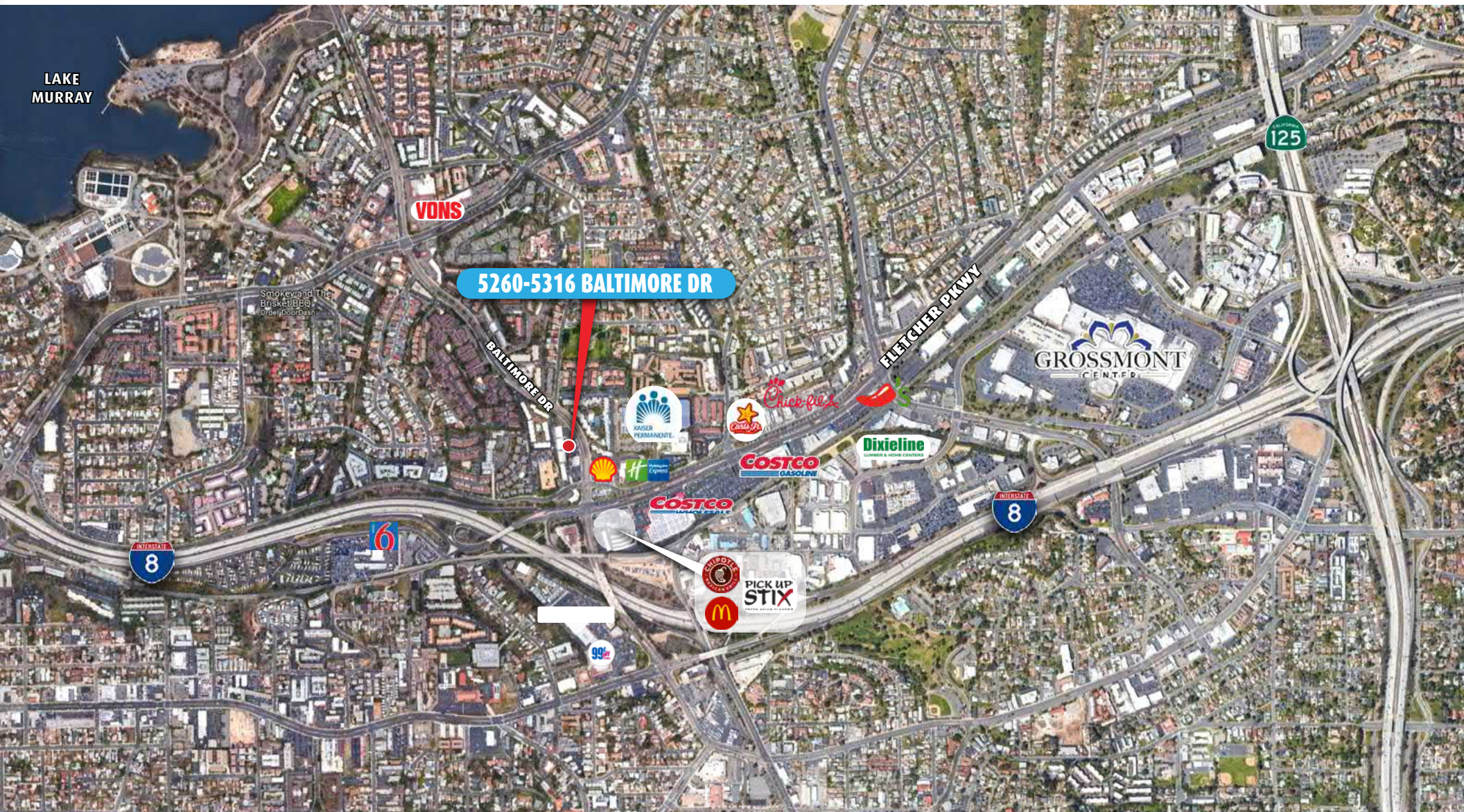
**COMMERCIAL
ASSET
ADVISORS**

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 • BALTIMORE WEST PLAZA

1,500-3,000 SF RETAIL / OFFICE SPACE AVAILABLE

5260 - 5316 BALTIMORE DRIVE • LA MESA CA 91942



858. 360. 3000 | caacre.com

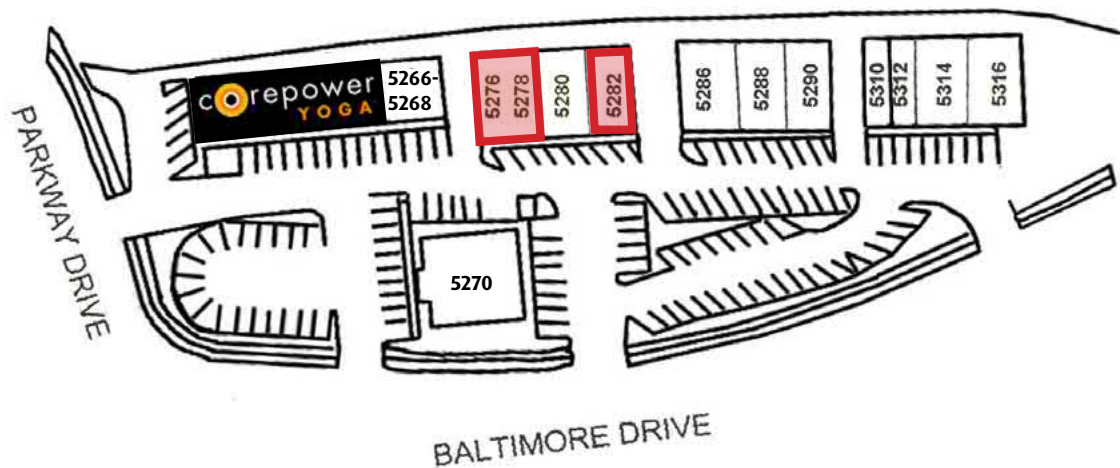
**COMMERCIAL
ASSET
ADVISORS**

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 • BALTIMORE WEST PLAZA

1,500-3,000 SF RETAIL / OFFICE SPACE AVAILABLE

5260 - 5316 BALTIMORE DRIVE • LA MESA CA 91942



AVAILABLE			
SUITE	SF	DESCRIPTION	Rate \$/SF
5276 - 5278	3,000	• 10 interior treatment rooms • 2 restrooms with showers • Washer/dryer hookups • Reception • Storage • Bonus outdoor area • Available with 30 days' notice	Negotiable
5282	1,500	• Corner unit with outstanding visibility • Open Floor Plan • 1 in suite restroom • Available with 30 days' notice	Negotiable

FOR LEASE • BALTIMORE WEST PLAZA

1,500-3,000 SF RETAIL / OFFICE SPACE AVAILABLE

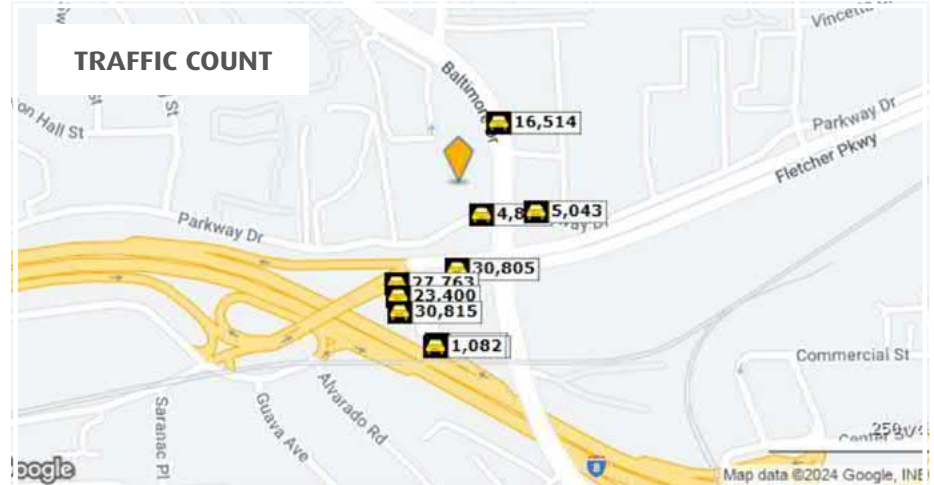
5260 - 5316 BALTIMORE DRIVE • LA MESA CA 91942

Baltimore West Shopping Center

5260-5268 Baltimore Dr, La Mesa, CA 91942

DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	25,881	167,471	452,564
2024 Estimate	25,917	168,760	456,740
2020 Census	25,348	170,538	465,128
Growth 2024 - 2029	-0.14%	-0.76%	-0.91%
Growth 2020 - 2024	2.24%	-1.04%	-1.80%
2024 Population by Hispanic Origin	6,850	48,034	160,736
2024 Population	25,917	168,760	456,740
White	14,989 57.83%	92,181 54.62%	204,739 44.83%
Black	1,773 6.84%	12,506 7.41%	41,925 9.18%
Am. Indian & Alaskan	246 0.95%	1,347 0.80%	4,559 1.00%
Asian	1,733 6.69%	12,861 7.62%	44,560 9.76%
Hawaiian & Pacific Island	174 0.67%	1,005 0.60%	2,895 0.63%
Other	7,002 27.02%	48,859 28.95%	158,062 34.61%
U.S. Armed Forces	165	1,749	5,635
Households			
2029 Projection	11,369	61,825	159,047
2024 Estimate	11,402	62,385	160,708
2020 Census	11,208	63,348	164,349
Growth 2024 - 2029	-0.29%	-0.90%	-1.03%
Growth 2020 - 2024	1.73%	-1.52%	-2.22%
Owner Occupied	4,248 37.26%	32,135 51.51%	78,407 48.79%
Renter Occupied	7,154 62.74%	30,250 48.49%	82,301 51.21%
2024 Households by HH Income	11,404	62,384	160,707
Income: <\$25,000	2,302 20.19%	10,219 16.38%	27,487 17.10%
Income: \$25,000 - \$50,000	1,968 17.26%	9,077 14.55%	25,019 15.57%
Income: \$50,000 - \$75,000	1,735 15.21%	9,635 15.44%	27,336 17.01%
Income: \$75,000 - \$100,000	1,472 12.91%	7,530 12.07%	19,794 12.32%
Income: \$100,000 - \$125,000	1,504 13.19%	7,167 11.49%	16,871 10.50%
Income: \$125,000 - \$150,000	809 7.09%	4,754 7.62%	12,662 7.88%
Income: \$150,000 - \$200,000	757 6.64%	6,210 9.95%	15,393 9.58%
Income: \$200,000+	857 7.51%	7,792 12.49%	16,145 10.05%
2024 Avg Household Income	\$89,455	\$107,496	\$100,212
2024 Med Household Income	\$70,270	\$82,506	\$75,646



FOR LEASE • BALTIMORE WEST PLAZA

1,500-3,000 SF RETAIL / OFFICE SPACE AVAILABLE

5260 - 5316 BALTIMORE DRIVE • LA MESA CA 91942



858.360.3000 | caacre.com

ROC BEAS

Senior Vice President
Roc@caacre.com
DRE Lic # 01985515

MIKE CONGER

Principal
Mike@caacre.com
DRE Lic # 01381193

BRIAN JENKINS

Principal
Brian@caacre.com
DRE Lic # 01814828