

For Lease

# Retail Space in Strip Center



13334 Hwy 8 Business, Ste. D, Lakeside, CA 92040



## Available

Size: ±1,075 SF  
Rent: \$1.89 PSF/Mo., NNN

## Features

- ▶ Retail strip center anchored by a busy 7-Eleven
- ▶ Located at the intersection of Los Coches Road and Highway 8 Business
- ▶ Less than 1 mile to I-8
- ▶ Strong traffic counts off Highway 8 Business with ±10,894 CPD and ±81,070 on I-8

Prospective tenants are hereby advised that all uses are subject to City approval

## Trade Area



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## Area Demographics

	0.5 Mile	1 Mile	2 Mile
<b>Population</b>			
2025 Estimated Population	2,508	10,788	39,800
2030 Projected Population	2,416	10,357	38,441
2020 Census Population	2,521	11,123	40,751
2010 Census Population	2,343	10,141	38,295
Projected Annual Growth 2025 to 2030	-0.7%	-0.8%	-0.7%
Historical Annual Growth 2010 to 2025	0.5%	0.4%	0.3%
2025 Median Age	41.5	41.1	40.6
<b>Households</b>			
2025 Estimated Households	869	3,726	13,988
2030 Projected Households	845	3,626	13,706
2020 Census Households	856	3,807	14,143
2010 Census Households	801	3,505	13,566
Projected Annual Growth 2025 to 2030	-0.6%	-0.5%	-0.4%
Historical Annual Growth 2010 to 2025	0.6%	0.4%	0.2%
<b>Race &amp; Ethnicity</b>			
2025 Estimated White	62.8%	63.9%	65.8%
2025 Estimated Black or African American	3.2%	3.3%	3.1%
2025 Estimated Asian or Pacific Islander	6.8%	6.6%	6.3%
2025 Estimated American Indian or Native Alaskan	0.8%	0.8%	1.0%
2025 Estimated Other Races	26.5%	25.3%	23.7%
2025 Estimated Hispanic	30.6%	29.4%	28.0%
<b>Income</b>			
2025 Estimated Average Household Income	\$140,615	\$147,836	\$142,540
2025 Estimated Median Household Income	\$111,960	\$120,532	\$113,716
2025 Estimated Per Capita Income	\$48,811	\$51,103	\$50,173
<b>Education</b>			
2025 Estimated High School Graduate	19.4%	20.7%	23.9%
2025 Estimated Some College	28.4%	25.2%	26.2%
2025 Estimated Associates Degree Only	11.6%	11.3%	11.1%
2025 Estimated Bachelors Degree Only	21.9%	23.5%	20.4%
2025 Estimated Graduate Degree	7.9%	9.5%	8.6%
<b>Business</b>			
2025 Estimated Total Businesses	48	251	961
2025 Estimated Total Employees	175	1,080	5,291
2025 Estimated Employee Population per Business	3.7	4.3	5.5
2025 Estimated Residential Population per Business	52.8	43.0	41.4