

FOR LEASE

4500 Bonita Road
Bonita, California



NEARBY RETAILERS:

VONS

Bank of America



WELLS
FARGO



FEATURES

- Neighborhood center at Bonita Road and Otay Lakes Road
- 3,878 SF end cap (divisible) available
- Professional/Retail center with historical low vacancy
- Across the street from Vons anchored center



RETAIL INSITE

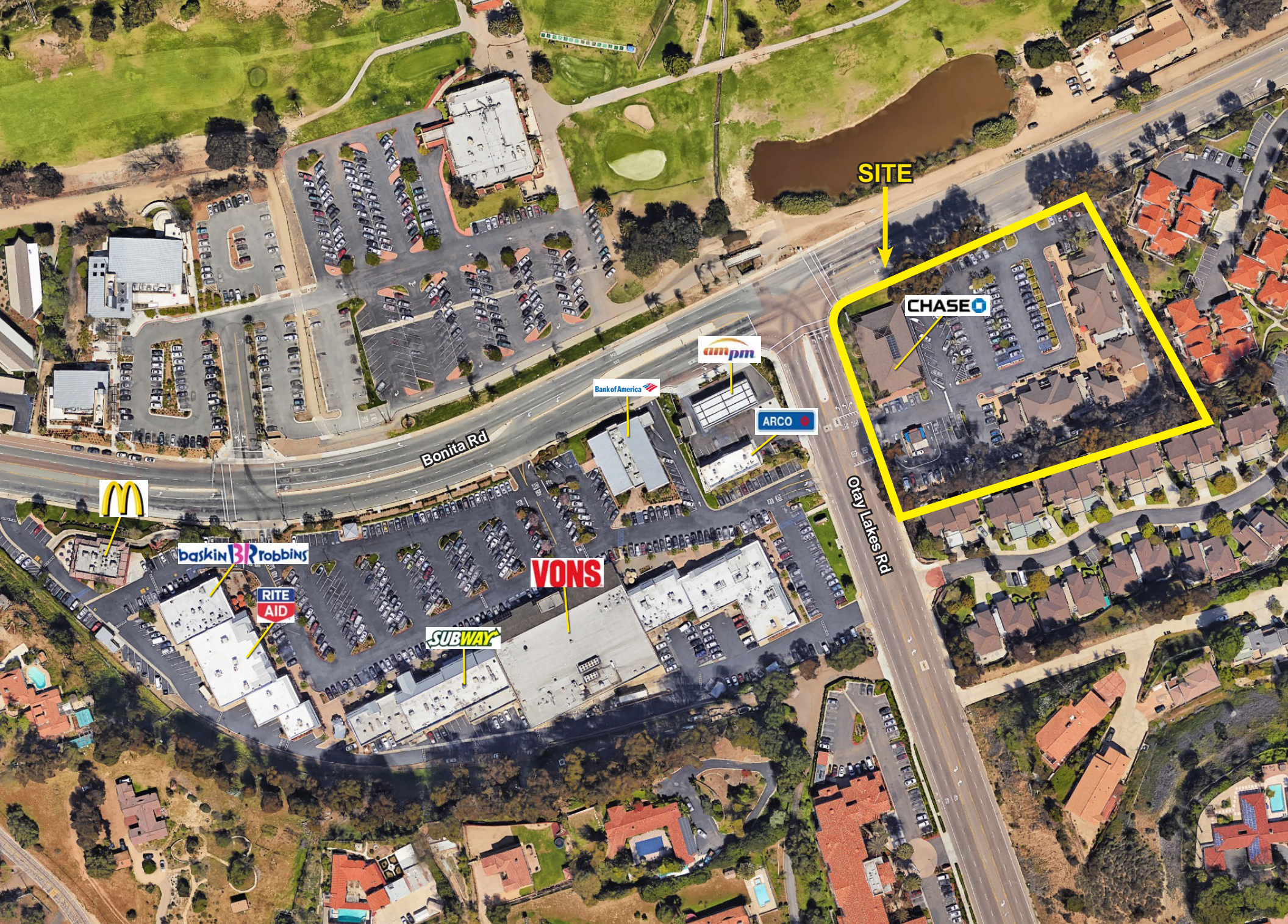
120 S SIERRA AVE, STE 110, SOLANA BEACH, CA 92075 • LIC # 01206760 T: 858 523 2090 • RETAILINSITE.NET

BRIAN G. PYKE

Lic.# 01506790

858.324.6103

bpyke@retailinsite.net





















SITE →





















SITE PLAN



SUITE	TENANT	SF
4500	Chase Bank	5,000
4502	Drs. Ed & Harold Harver	1,875
4506	Braley Dry Cleaner's	1,165
4508	McKenna Insurance	1,005
4510	Art w/ Larisse	1,439
4512	Just Hair	963
4514	Kimberly Hoover	970
4516	Lolita's Taco Shop	1,495
4526	Bonita Vista Escrow	2,397
4530	Mango Mango	1,031
4532	Yavorsky Real Estate	1,439
4538	AVAILABLE	3,878

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

EXPANDED DEMOGRAPHIC PROFILE

Estimated 2016 · Calculated Using Proportional Block Groups

4500 Bonita Road | Bonita, CA

POPULATION

	1 MILE	3 MILES	5 MILES
Estimated Population	7,188	147,455	466,645
Forecasted Population (2021)	7,551	164,100	548,389

HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
Households	2,589	46,251	144,755

AVG HHD INCOME

	1 MILE	3 MILES	5 MILES
Estimated Avg Household Income	\$146,063	\$103,982	\$84,528
Avg Family Income	\$140,263	\$95,533	\$79,009

MEDIAN HH INCOME

	1 MILE	3 MILES	5 MILES
Estimated Median Household Income	\$98,012	\$81,408	\$67,048
Median Family Income	\$99,433	\$80,969	\$68,606

PER CAPITA INCOME

	1 MILE	3 MILES	5 MILES
Est. Proj. Per Capita Income	\$51,129	\$31,303	\$25,808

OTHER INCOME

	1 MILE	3 MILES	5 MILES
Est. Proj. Median Disposable Income	\$76,685	\$64,749	\$54,330

DAYTIME DEMOS

	1 MILE	3 MILES	5 MILES
Total Number of Businesses	243	2,045	8,578
Total Number of Employees	2,115	20,135	85,569

RACE & ETHNICITY

	1 MILE	3 MILES	5 MILES
White	4,682 65.1%	66,631 45.2%	210,906 45.2%
Black or African American	319 4.4%	12,031 8.2%	43,613 9.3%
American Indian & Alaskan Native	59 0.8%	959 0.7%	3,674 0.8%
Asian	877 12.2%	34,466 23.4%	75,160 16.1%
Hawaiian & Pacific Islander	42 0.6%	1,308 0.9%	3,901 0.8%
Other Race	844 11.7%	22,548 15.3%	99,330 21.3%
Two or More Races	365 5.1%	9,513 6.5%	30,061 6.4%

AGE DISTRIBUTION

	1 MILE	3 MILES	5 MILES
Median Age	32.4 yrs	33.3 yrs	33.3 yrs

HOUSING

	1 MILE	3 MILES	5 MILES
Total Housing Units	2,665	46,248	144,305