

FOR LEASE

RANCHO SAN DIEGO VILLAGE

3681 Avocado Blvd, La Mesa, CA 91941



**FLOCKE &
AVOYER**

Commercial Real Estate

Community center in the heart of the La Mesa retail corridor



RANCHO SAN DIEGO VILLAGE

AVAILABILITIES

Suite 3649	1,580 SF
Suite 3657	800 SF
Suite 3733	1,291 SF
Suite 3735	1,520 SF
Suite 3737	1,500 SF
Suite 3743	1,550 SF

PROPERTY HIGHLIGHTS

- This ±230,000 SF community shopping center is strategically located at the NEQ of Hwy 94 and Avocado Boulevard at the gateway to the affluent Rancho San Diego trade area.
- Anchored by Smart & Final, CVS, Dixieline and 24 Hour Fitness, this project offers phenomenal exposure and excellent access to the 94 Freeway.
- Excellent opportunity for financial, restaurant and retail/service tenants.

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S I T E P L A N

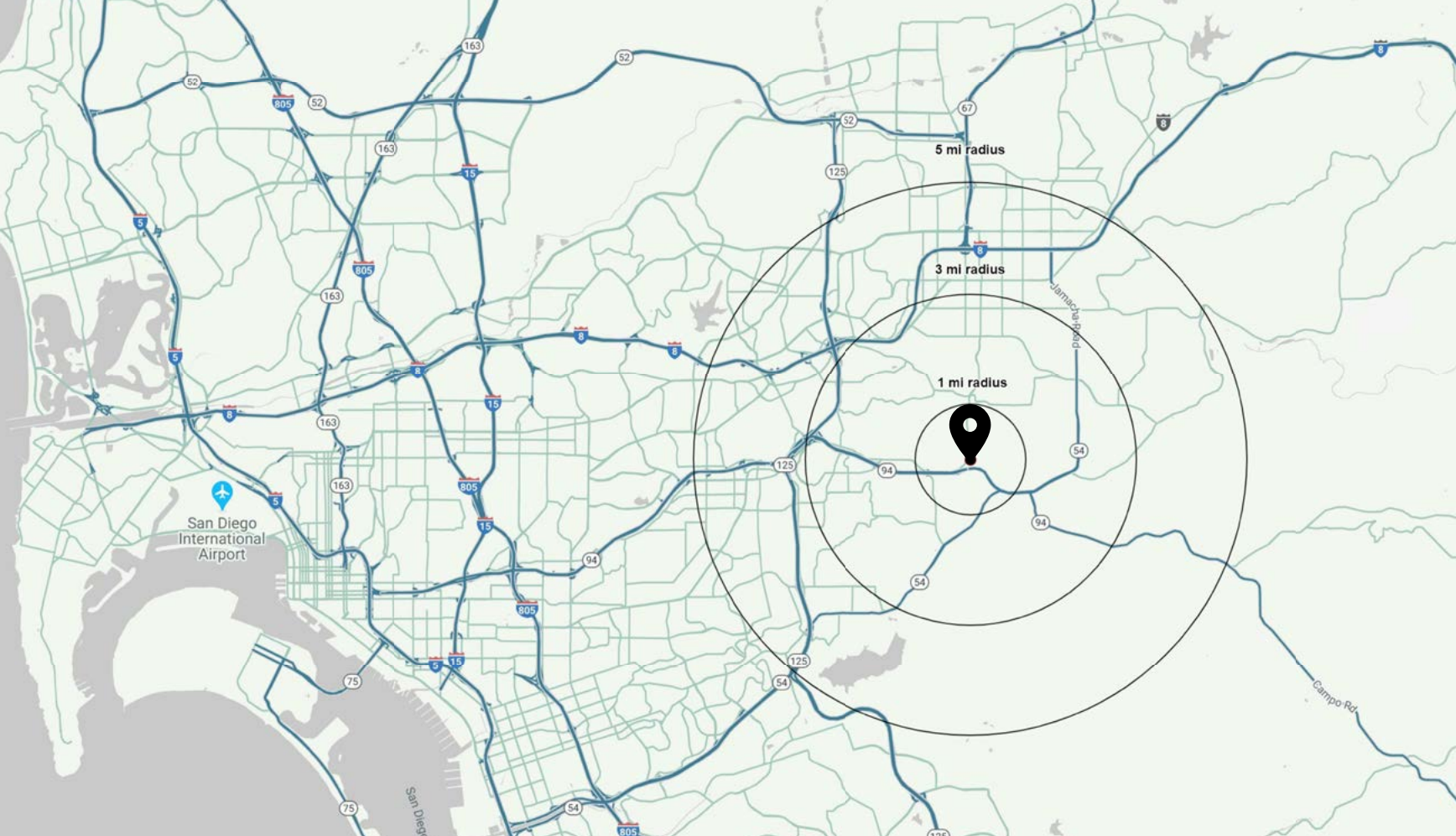


STE	TENANT	SF
3605	Little Sprouts Academy	7,556
3607	Dixieline Lumber	NAP
3633	24 Hour Fitness	25,000
3637	IHOP	4,680
3641	Wei Wei Asian Express	1,020
3647	Rancho Village Veterinary	3,033
3649	AVAILABLE	1,580
3651	Skin MD	1,280
3653	Aon Group	857
3655	BRIK Home Loans	1,100
3657	AVAILABLE	800
3667	Real Net	788
3659	Modern Barber Shop	600
3661	State Farm Insurance	600
3663	Del Rancho Jewelers	630
3681	Smart & Final	39,777
3705	Phra Ram 9	1,390
3707	Domino's Pizza	1,297
3709	Tappi Sushi & Grill	1,900
3715	Goodwill	7,973
3719	Avocado Nails	1,020
3721	Great Clips	1,390
3723	Natural Delights	678

STE	TENANT	SF
3727	Massage Envy	3,492
3729	IB Pet Supply	2,653
3731	H&R Block	1,622
3733	AVAILABLE	1,291
3735	AVAILABLE	1,520
3737	AVAILABLE	1,500
3739	Subway	1,520
3741	Frank's Pizza	1,600
3743	AVAILABLE	1,550
3745	Spine & Sport	2,335
3749	CVS	NAP
3753	Nutrimart	1,080
3755	The UPS Store	1,200
3757	Machos Tacos	1,200
3759	Wingstop	1,488
3761	Rancho Nutrition	1,100
3767	Rancho San Diego Dentists	3,600
3769	Vintage Furniture	2,428
3773	Keg N Bottle	2,306
3777	Starbucks	3,245
3781	McDonalds	3,872
3787	California Bank & Trust	4,946
3788	Cingular Wireless Tower	

*This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.





TRAFFIC COUNTS

Route 94: ±46,498 ADT
 Avocado Blvd: ±15,198 ADT
 Jamacha Blvd: ±18,408 ADT

AVERAGE HHI

1 Mile: \$109,406
 3 Miles: \$101,318
 5 Miles: \$88,279

POPULATION

1 Mile: 10,067
 3 Miles: 105,292
 5 Miles: 311,249

DAYTIME POPULATION

1 Mile: 4,948
 3 Miles: 51,934
 5 Miles: 185,147

*Demographics produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.





FOR LEASING INFORMATION

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