

# FOR LEASE - LA MESA VILLAGE STATION

**±1,600 - 2,000 RSF OFFICE** ■ 5901 - 5999 SEVERIN DRIVE, LA MESA 91942



- Located within Prominent Retail Center Anchored by Mt. Helix Academy
- Abundant On-Site Parking
- Visible Signage Opportunities
- Easy Access to I-8 and I-125
- Close Proximity to Grossmont Hospital and Grossmont Center Completed
- Introductory Lease Rates: \$1.65/SF NNN



858.360.3000 | [caacre.com](http://caacre.com)

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**COMMERCIAL  
ASSET  
ADVISORS**

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## RETAILERS LEGEND

- |   |                           |
|---|---------------------------|
| ① | Sharp Grossmont Hospital  |
| ② | Trader Joe's              |
| ③ | Guitar Center             |
| ④ | Walmart                   |
| ⑤ | Grossmont Center Mall     |
| ⑥ | Target                    |
| ⑦ | CVS                       |
| ⑧ | Olive Garden              |
| ⑨ | Chuze Fitness             |
| ⑩ | Well's Fargo Bank         |
| ⑪ | Toys' R Us                |
| ⑫ | Ross Dress for Less       |
| ⑬ | Hobby Lobby               |
| ⑭ | Navy Federal Credit Union |
| ⑮ | Penske Ford               |



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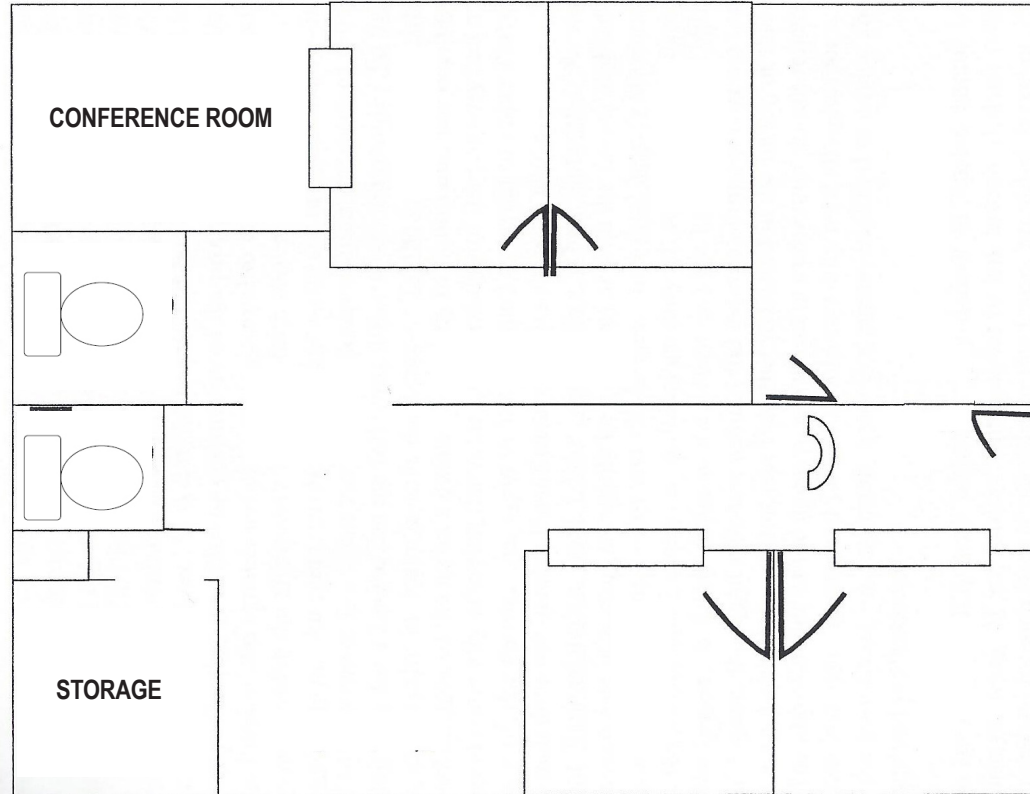
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## 5923 SEVERIN DRIVE

- Available - Approximately 1,600 RSF Office Suite
- Built-Out Real Estate Office
- In Suite Restroom
- Five Offices + Conference Room
- PLEASE DO NOT DISTURB TENANT



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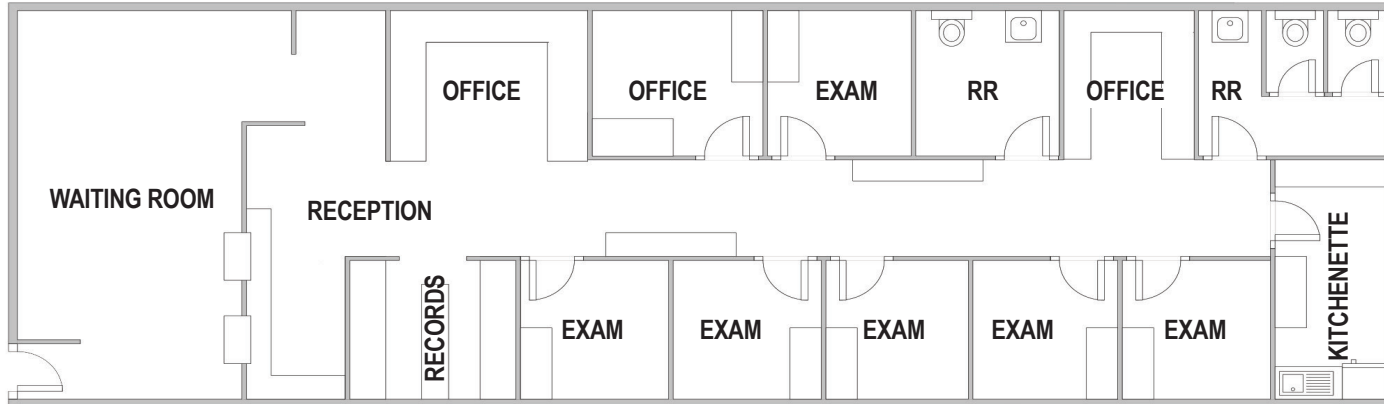
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## 5965 SEVERIN DRIVE

- Available - Approximately 2,000 RSF Medical Office Suite
- Reception and Waiting Area
- Six (6) Exam Rooms with Sinks!
- Two-Three (2-3) Offices, Plus Records Room (may be converted to exam rooms)
- Two (2) Restrooms
- Kitchenette



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## JOIN THESE CO-TENANTS:

- Fresenius Medical Care - La Mesa Dialysis
- E&L Physical Therapy
- Round Table Pizza
- The Lamplighters Community Theatre
- Mt Helix Academy (K-9th Grade)
- Laurel Preparatory Academy
- Club Pilates
- Picasso Nails & Spa
- Village Station Barber Shop
- Sweat Fitness
- Element Dance Center and MORE!

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## DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2022 Projection	16,823	164,864	437,605
2017 Estimate	15,943	156,995	416,140
2010 Census	14,535	147,338	387,370
Growth 2017 - 2022	5.52%	5.01%	5.16%
Growth 2010 - 2017	9.69%	6.55%	7.43%
<b>2017 Population by Hispanic Origin</b>			
2017 Population	3,237	38,979	110,381
<b>2017 Population</b>			
White	13,175 82.64%	125,353 79.85%	327,098 78.60%
Black	892 5.59%	11,877 7.57%	32,727 7.86%
Am. Indian & Alaskan	127 0.80%	1,793 1.14%	5,083 1.22%
Asian	875 5.49%	8,378 5.34%	25,867 6.22%
Hawaiian & Pacific Island	89 0.56%	1,087 0.69%	3,023 0.73%
Other	785 4.92%	8,508 5.42%	22,343 5.37%
U.S. Armed Forces	167	1,508	3,284
<b>Households</b>			
2022 Projection	6,664	63,482	160,108
2017 Estimate	6,321	60,484	152,309
2010 Census	5,795	57,033	142,306
Growth 2017 - 2022	5.43%	4.96%	5.12%
Growth 2010 - 2017	9.08%	6.05%	7.03%
Owner Occupied	3,383 53.52%	29,059 48.04%	82,420 54.11%
Renter Occupied	2,938 46.48%	31,426 51.96%	69,890 45.89%
<b>2017 Households by HH Income</b>			
Income: <\$25,000	836 13.23%	12,439 20.57%	29,350 19.27%
Income: \$25,000 - \$50,000	1,360 21.52%	13,268 21.94%	32,272 21.19%
Income: \$50,000 - \$75,000	1,220 19.30%	11,445 18.92%	28,248 18.55%
Income: \$75,000 - \$100,000	923 14.60%	7,508 12.41%	21,317 14.00%
Income: \$100,000 - \$125,000	664 10.51%	5,448 9.01%	15,123 9.93%
Income: \$125,000 - \$150,000	577 9.13%	3,734 6.17%	9,772 6.42%
Income: \$150,000 - \$200,000	414 6.55%	3,498 5.78%	9,065 5.95%
Income: \$200,000+	326 5.16%	3,145 5.20%	7,164 4.70%
2017 Avg Household Income	\$86,733	\$78,591	\$79,439
2017 Med Household Income	\$69,498	\$58,584	\$61,868



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