

# Freestanding Pad Available for Lease • ±3,200 SF

8400 CENTER DRIVE | LA MESA, CA



## PROPERTY FEATURES

- Available for Lease 3,200 SF
- Adjacent to Grossmont Shopping Center Regional Mall
- Highly desired trade area
- Monument signage available

**RI** RETAIL INSITE

A MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS

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**MAYA GRIM** • 858.523.2094 • [mgrim@retailinsite.net](mailto:mgrim@retailinsite.net)

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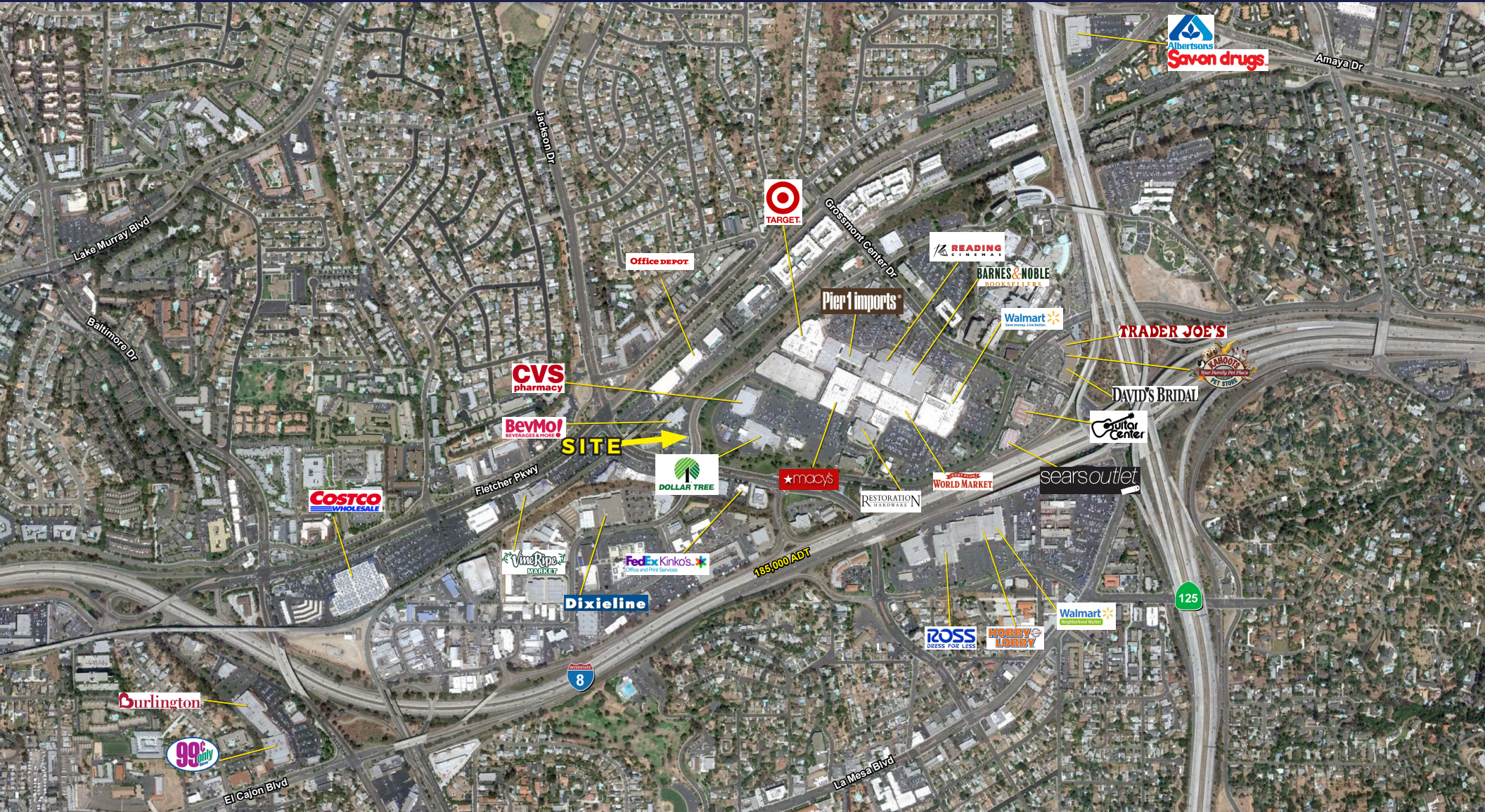
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# Expanded Demographic Profile

ESTIMATED 2018 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

8400 Center Dr, La Mesa, California, 91942

## POPULATION

	1 mile	3 miles	5 miles
Total Population	20,912	156,882	446,113
Projected Population (2022)	22,207	163,185	462,736

## HOUSING

	1 mile	3 miles	5 miles
Total Households	9,655	62,151	160,234
Projected Total Households (2022)	10,217	64,465	165,804

## INCOME

	1 mile	3 miles	5 miles
Median Household Income	\$56,223	\$63,637	\$58,774
Average Household Income	\$74,328	\$87,006	\$81,067
Per Capita Income	\$34,273	\$34,884	\$29,691
Median Disposable Income	\$47,624	\$52,756	\$49,990
Average Disposable Income	\$59,194	\$66,906	\$62,943

## DAYTIME DEMOS

	1 mile	3 miles	5 miles
Total Daytime Population	31,181	131,816	385,196
Daytime Population Workers	20,417	50,551	143,510
Daytime Population Residents	10,764	81,265	241,686

## RACE & ETHNICITY

	1 mile	3 miles	5 miles
White	15,336 <b>73.34%</b>	108,110 <b>68.91%</b>	270,904 <b>60.73%</b>
Black or African American	1,310 <b>6.26%</b>	11,776 <b>7.51%</b>	40,836 <b>9.15%</b>
American Indian & Alaska Native Population	109 <b>0.52%</b>	1,070 <b>0.68%</b>	3,181 <b>0.71%</b>
Asian Population	1,270 <b>6.07%</b>	10,155 <b>6.47%</b>	36,369 <b>8.15%</b>
Pacific Islander Population	97 <b>0.46%</b>	892 <b>0.57%</b>	2,726 <b>0.61%</b>
Other Race Population	1,466 <b>7.01%</b>	14,613 <b>9.31%</b>	61,883 <b>13.87%</b>
Population of Two or More Races	1,324 <b>6.33%</b>	10,266 <b>6.54%</b>	30,213 <b>6.77%</b>
Hispanic Population	4,482 <b>21.43%</b>	39,132 <b>24.94%</b>	140,291 <b>31.45%</b>
Non-Hispanic Population	16,431 <b>78.57%</b>	117,749 <b>75.06%</b>	305,822 <b>68.55%</b>

## EDUCATION

	1 mile	3 miles	5 miles
Bachelor's Degree	3,760 <b>24.39%</b>	25,303 <b>23.02%</b>	55,764 <b>18.73%</b>
Graduate/Professional Degree	2,003 <b>12.99%</b>	15,264 <b>13.89%</b>	31,872 <b>10.71%</b>

## AGE

	1 mile	3 miles	5 miles
Median Age	38.6	38.3	35.7