FOR LEASE • BALTIMORE WEST PLAZA 1,800 - 4,000 SF RETAIL / OFFICE SPACE AVAILABLE

5260 - 5316 BALTIMORE DRIVE • LA MESA CA 91942



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8



AVAILABLE NOW

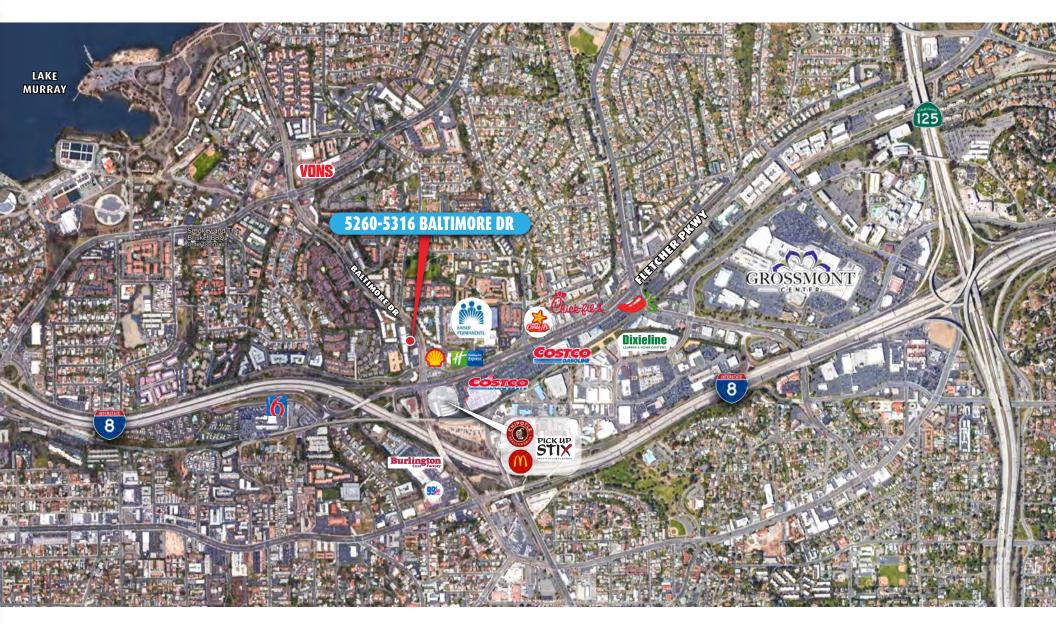
- 1,800 4,000 SF Retail / Office Space Available
- Great Location, Near Busy Fletcher Parkway & Baltimore Drive
- Easy Access To/From Interstate 8 and Highway 125
- Near National Tenants Costco, McDonald's, Chipotle & Pick Up Stix
- 22,700 Cars Per Day (SANDAG)

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	AVAILABLE				
	SUITE	SF	DESCRIPTION	Rate \$/SF	
	5266 - 5268	1,800	 Open floor plan (See images on next page) 2 offices 1 restroom Sink with cabinetry / kitchenette 	Negotiable	
	5270	2,000- 4,000	 Retail/Office Space Previously breakfast restaurant Can be divisible to 2,000 SF Open floor plan retail space 	Negotiable	
BALTIMORE DRIVE			• ± 670 SF patio, potentially expandable		

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5266 - 5268 BALTIMORE DRIVE



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Baltimore West Shopping Center 5310-5316 Baltimore Dr, La Mesa, CA 91942									
DEMOGRAPHICS									
Radius	1 Mile		3 Mile		5 Mile				
Population									
2026 Projection	24,628		163,976		465,644				
2021 Estimate	24,436		162,578		461,275				
2010 Census	23,217		153,793		434,143				
Growth 2021 - 2026	0.79%		0.86%		0.95%				
Growth 2010 - 2021	5.25%		5.71%		6.25%				
2021 Population by Hispanic Origin	5,275		39,625		155,198				
2021 Population	24,436		162,578		461,275				
White	18,857	77.17%	124,724	76.72%	333,973	72.40%			
Black	2,209	9.04%	13,644	8.39%	48,426	10.50%			
Am. Indian & Alaskan	240	0.98%	1,841	1.13%	6,026	1.31%			
Asian	1,686	6.90%	12,639	7.77%	45,015	9.76%			
Hawaiian & Pacific Island	154	0.63%	1,098	0.68%		0.74%			
Other	1,290	5.28%	8,632	5.31%	24,431	5.30%			
U.S. Armed Forces	314		1,285		4,018				
Households									
2026 Projection	11,510		64,048		168,041				
2021 Estimate	11,439		63,570		166,430				
2010 Census	10,978		60,597		156,631				
Growth 2021 - 2026	0.62%		0.75%		0.97%				
Growth 2010 - 2021	4.20%		4.91%		6.26%				
Owner Occupied	4,228	36.96%	33,877	53.29%	82,575	49.62%			
Renter Occupied	7,211	63.04%	29,693	46.71%	83,854	50.38%			
2021 Households by HH Income	11,438		63,570		166,430				
Income: <\$25,000	2,151	18.81%	9,705	15.27%	28,584	17.17%			
Income: \$25,000 - \$50,000	2,335	20.41%	10,884	17.12%	31,514	18.94%			
Income: \$50,000 - \$75,000	1,958	17.12%		16.49%		17.14%			
Income: \$75,000 - \$100,000	1,665	14.56%	9,226	14.51%	23,174	13.92%			
Income: \$100,000 - \$125,000	1,201	10.50%	6,951	10.93%	17,030	10.23%			
Income: \$125,000 - \$150,000	871	7.61%	4,639	7.30%	11,521	6.92%			
Income: \$150,000 - \$200,000	624	5.46%		8.72%		7.67%			
Income: \$200,000+	633	5.53%	6,138	9.66%	13,311	8.00%			
2021 Avg Household Income	\$82,442		\$99,045		\$91,615				
2021 Med Household Income	\$63,331		\$76,935		\$69,954				









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BRIAN JENKINS

Principal Brian@caacre.com DRE Lic # 01814828

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