

FOR LEASE • BALTIMORE WEST PLAZA

1,800 - 4,000 SF RETAIL / OFFICE SPACE AVAILABLE

5260 - 5316 BALTIMORE DRIVE • LA MESA CA 91942

GREAT LOCATION NEAR BUSY FLETCHER PARKWAY

AVAILABLE

AVAILABLE
2,000 - 4,000 SF

 858.360.3000 | caacre.com

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FLETCHER PKWY

BALTIMORE DR

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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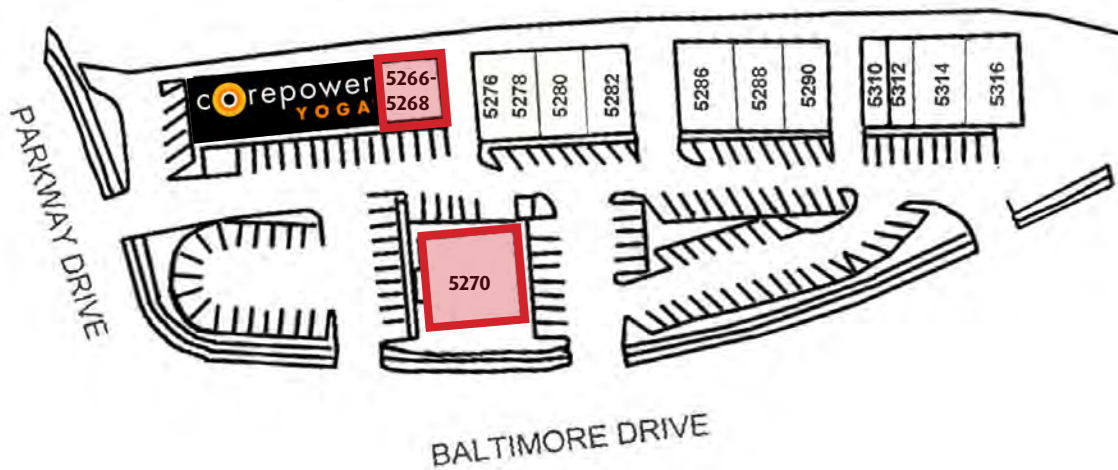
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AVAILABLE			
SUITE	SF	DESCRIPTION	Rate \$/SF
5266 - 5268	1,800	<ul style="list-style-type: none"> • Open floor plan (See images on next page) • 2 offices • 1 restroom • Sink with cabinetry / kitchenette 	Negotiable
5270	2,000-4,000	<ul style="list-style-type: none"> • Retail/Office Space • Previously breakfast restaurant • Can be divisible to 2,000 SF • Open floor plan retail space • ± 670 SF patio, potentially expandable 	Negotiable

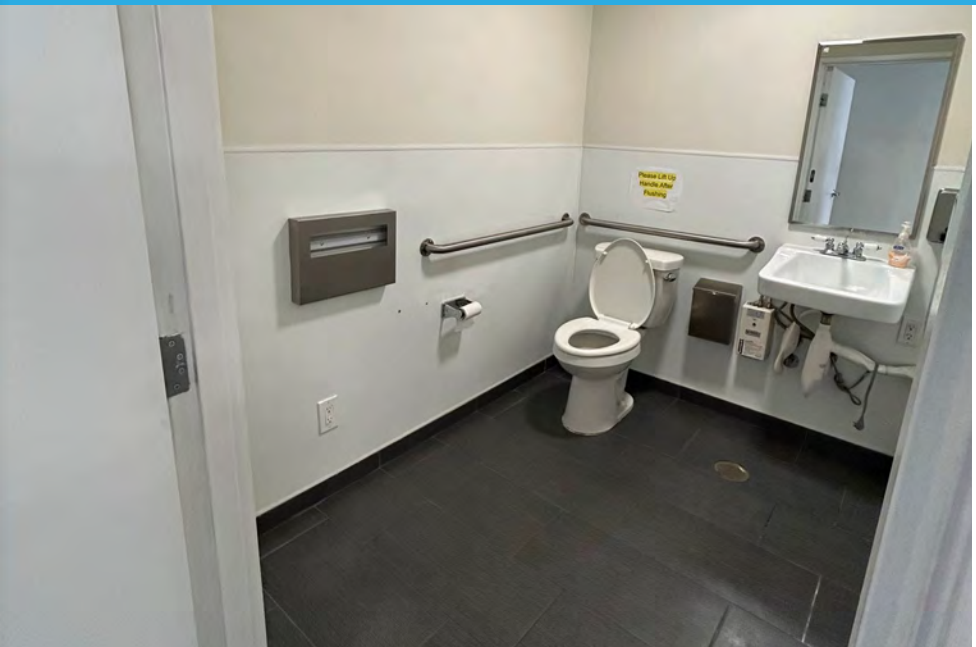
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5266 - 5268 BALTIMORE DRIVE



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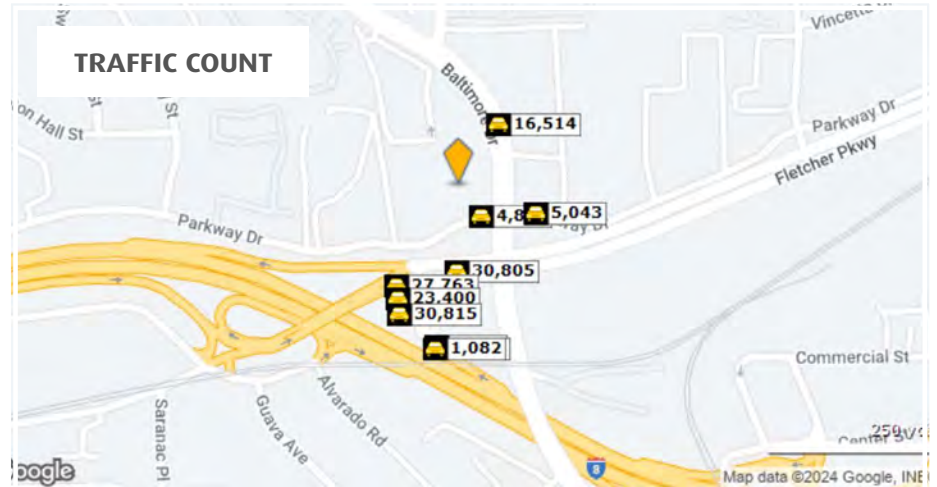
Baltimore West Shopping Center

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			
2021 Population	5,275	39,625	155,198
2021 Population			
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%	3,403 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			
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%	10,482 16.49%	28,526 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%	5,545 8.72%	12,770 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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