

# For Lease • ±33,520 SF Available

5601 GROSSMONT CENTER DRIVE, LA MESA, CA 91941



## FEATURES

- High exposure and visibility
- Located at East San Diego County's most regional destination point on the I-8 and I-125 connection
- Adjacent to San Diego Trolley for direct connection to San Diego State University and transit to major employment hubs
- Sharp Grossmont Hospital is located adjacent to the property and is East County's primary medical care facility
- Directly across from Grossmont Shopping Center, a 900,000 SF mall with Target, Walmart, Macy's, and a variety of restaurants, banks, and other retailers

## TRAFFIC COUNTS

I-8: 185,000 ADT

Grossmont Center Dr: 23,100 ADT

I-125: 98,000 AADT



RETAIL INSITE

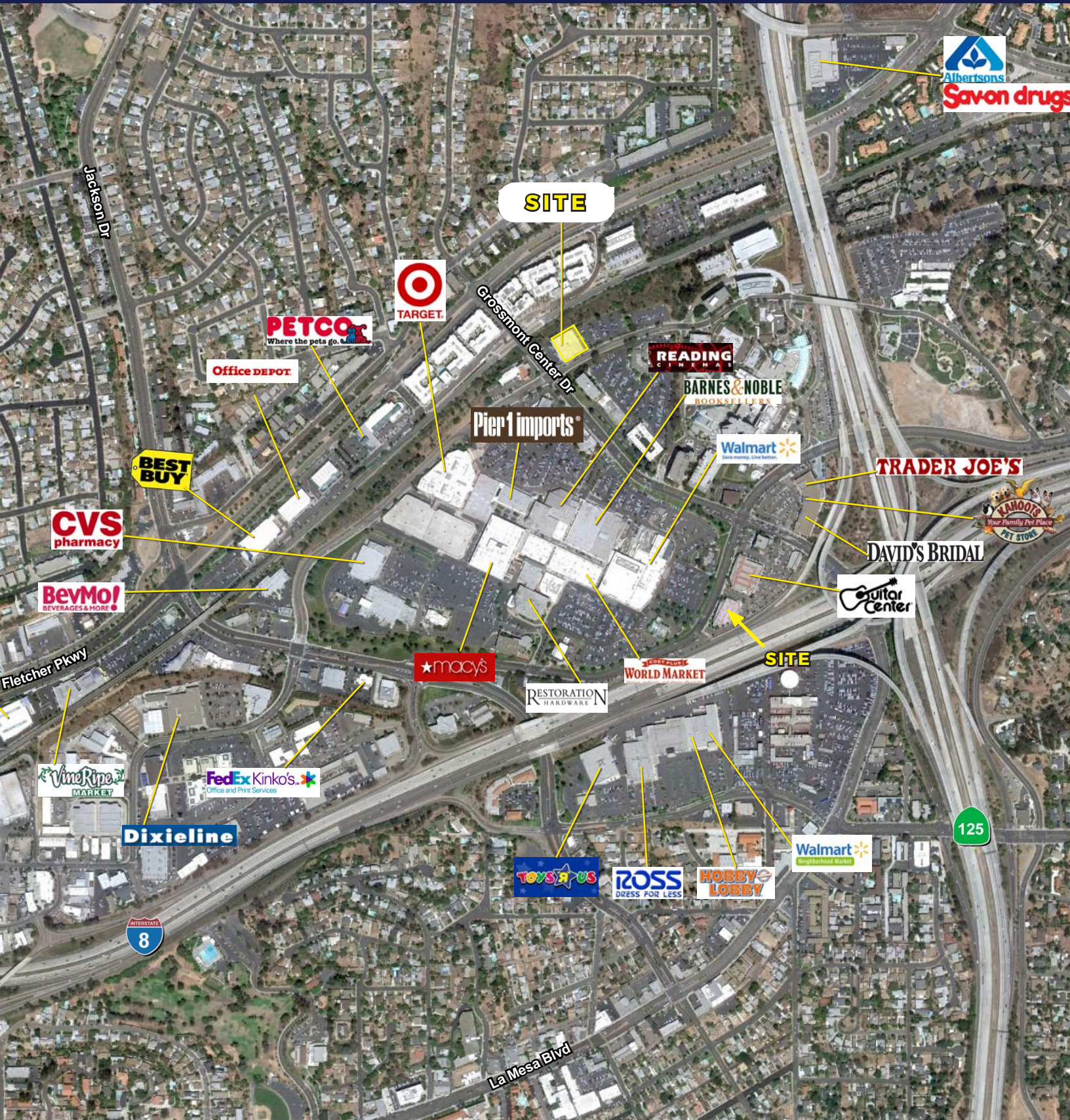
A MEMBER OF  
CHAINLINKS  
RETAIL ADVISORS

**MIKE MOSER** • Lic.# 00977876 • 858.523.2089 • mikemoser@retailinsite.net  
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220 S SIERRA AVE, STE 110, SOLANA BEACH, CA 92130 • LIC # 01206760 T: 858 523 2090 • RETAILINSITE.NET

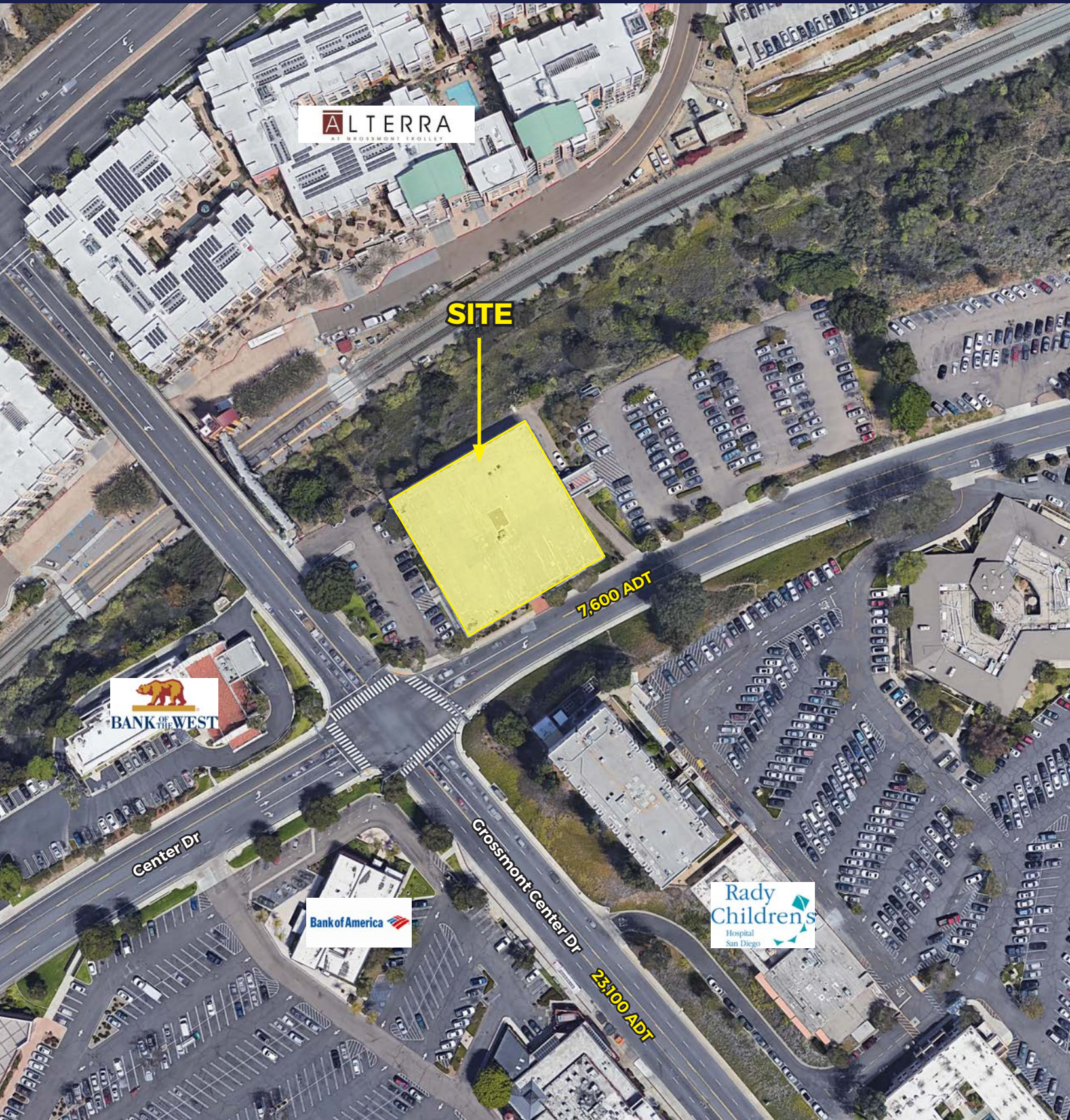
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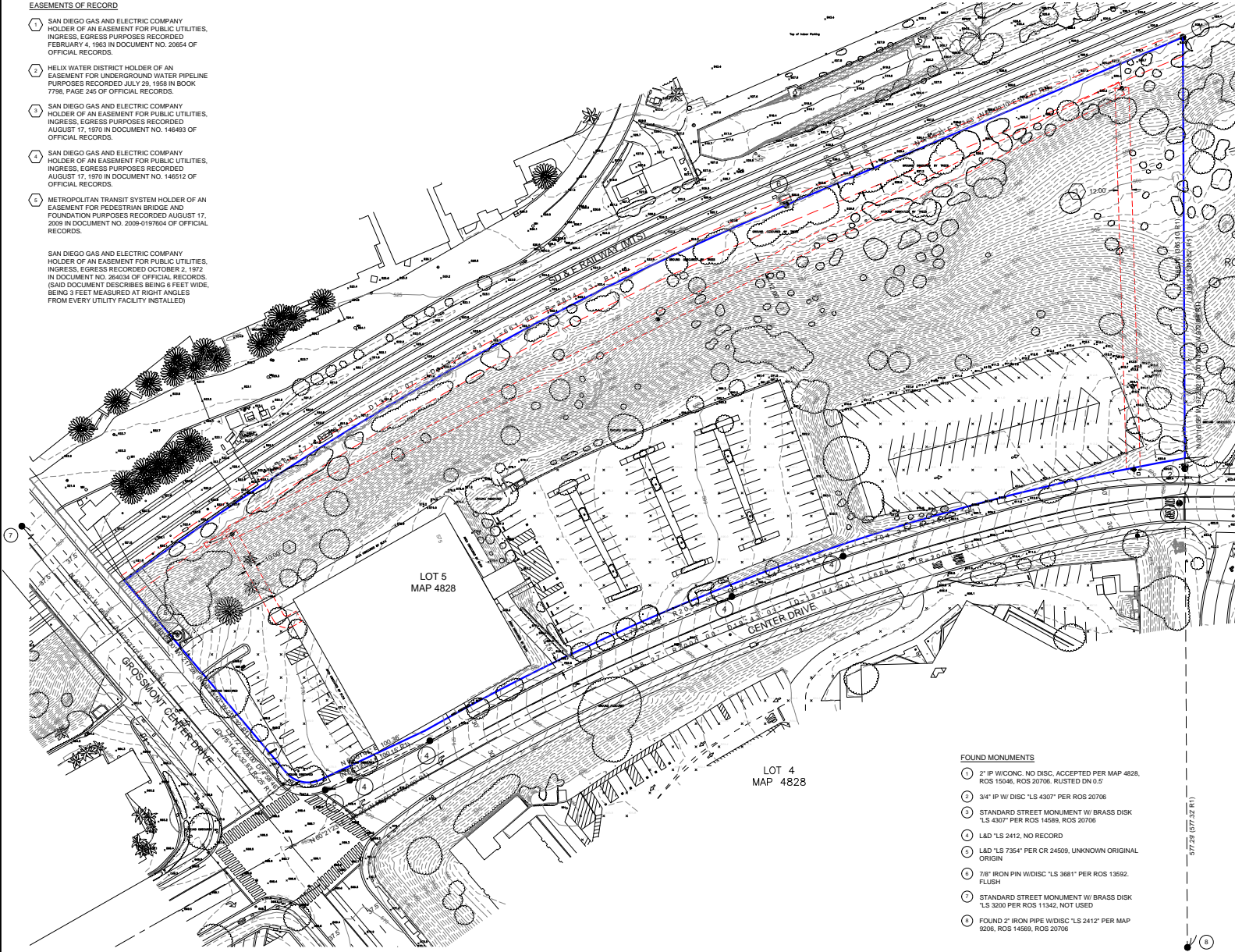


# TOPOGRAPHIC SURVEY MAP -- 5601 GROSSMONT CENTER DRIVE

**EASEMENTS OF RECORD**

- 1 SAN DIEGO GAS AND ELECTRIC COMPANY  
HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES,  
INGRESS, EGRESS PURPOSES RECORDED  
FEBRUARY 4, 1963 IN DOCUMENT NO. 20854 OF  
OFFICIAL RECORDS.
- 2 HELIX WATER DISTRICT HOLDER OF AN  
EASEMENT FOR UNDERGROUND WATER PIPELINE  
PURPOSES RECORDED JULY 29, 1958 IN BOOK  
7786, PAGE 242 OF OFFICIAL RECORDS.
- 3 SAN DIEGO GAS AND ELECTRIC COMPANY  
HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES,  
INGRESS, EGRESS PURPOSES RECORDED  
AUGUST 17, 1970 IN DOCUMENT NO. 146693 OF  
OFFICIAL RECORDS.
- 4 SAN DIEGO GAS AND ELECTRIC COMPANY  
HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES,  
INGRESS, EGRESS PURPOSES RECORDED  
AUGUST 17, 1970 IN DOCUMENT NO. 146512 OF  
OFFICIAL RECORDS.
- 5 METROPOLITAN TRANSIT SYSTEM HOLDER OF AN  
EASEMENT FOR PEDESTRIAN BRIDGE AND  
FOUNDATION PURPOSES RECORDED AUGUST 17,  
2009 IN DOCUMENT NO. 2009-0197604 OF OFFICIAL  
RECORDS.

SAN DIEGO GAS AND ELECTRIC COMPANY  
HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES,  
INGRESS, EGRESS RECORDED OCTOBER 2, 1972  
IN DOCUMENT NO. 264034 OF OFFICIAL RECORDS.  
(SAID DOCUMENT DESCRIBES BEING 6 FEET WIDE,  
BEING 3 FEET MEASURED AT RIGHT ANGLES  
FROM EVERY UTILITY FACILITY INSTALLED)



**SURVEYOR'S STATEMENT**

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT ON JUNE 03, 2018.

**PRELIMINARY**

PAUL E. GOEBEL, PLS 8486

DATE



**REFERENCES**

R1 - MAP 4828

**PROJECT INFORMATION**

CLIENT: RAINBOW INVESTMENT CO  
ADDRESS: 5601 GROSSMONT CENTER DRIVE, LA MESA  
APN: 490-260-11

**ABBREVIATED LEGAL DESCRIPTION**

LOT 5 OF GROSSMONT CENTER, IN THE CITY OF LA MESA, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 4828 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 15, 1961, EXCEPTING FROM SAID LOT 5 THAT PORTION LYING WITHIN "CENTER DRIVE" AS SAID INTEREST IS DESCRIBED IN DEED TO CITY OF LA MESA RECORDED NOVEMBER 7, 1966 AS INSTRUMENT NO. 176961, OF OFFICIAL RECORDS.

**SURVEY NOTES**

- THE BOUNDARIES AND DIMENSIONS OF THE SURVEYED PARCEL(S) SHOWN HEREON ARE BASED ON A FIELD SURVEY. RECORD DIMENSIONS MAY VARY. THE BOUNDARIES OF ADJOINING PARCELS WERE COMPILED FROM RECORDED OR FILED DATA, AND ARE TO BE USED FOR PLANNING PURPOSES ONLY.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, ZONE NAD 83 (EPOCH 2011.5) AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS GLOBAL POSITIONING SYSTEMS (GPS) STATIONS AND/OR CONTINUOUS OPERATING REFERENCE STATIONS (CORS) STA. JAS1 AND STA. P473 BEING S 18°41'37" E. AS DERIVED FROM GEODETIC VALUES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSC).
- ELEVATIONS SHOWN HEREON ARE BASED ON 3.5" DISC IN CURB INLET ON CENTER, SHOWN ON LA MESA VERT CONTROL SHEET 222 1781 B, EL. 495.917.
- THE LOCATIONS OF UNDERGROUND UTILITY LINES AND/OR STRUCTURES AS SHOWN HEREON ARE BASED ON OBSERVED ABOVE GROUND EVIDENCE AND RECORD INFORMATION PROVIDED TO THE SURVEYOR. NO EXCAVATIONS WERE MADE DURING THE COURSE OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.
- TITLE COMMITMENT PROVIDED BY CHICAGO TITLE COMPANY, ORDER NO. 00000293-999-S20-CFU WITH AN EFFECTIVE DATE OF JUNE 12, 2018.
- AERIAL MAPPING FLOWN JUNE 27, 2018, PROVIDED BY SAN DIEGO AERIAL SURVEYS.

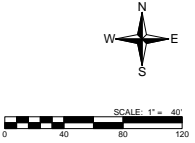
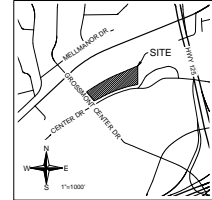
**LEGEND**

- FOUND MONUMENT AS INDICATED
- ( ) RECORD BOUNDARY DATA AS INDICATED
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CENTER LINE
- ADJOINING PROPERTY LINE
- TIE LINE / REFERENCE LINE
- - - EASEMENT LINE
- - - INDEX CONTOUR LINE
- - - INTERMEDIATE CONTOUR LINE
- SPOT ELEVATION
- ◆ LIGHT POLE
- VALVE
- SIGN
- ♣ MANHOLE
- ◆ UTILITY POLE
- ◆ LIGHT POLE
- ◆ FIRE HYDRANT
- ◆ TRAFFIC LIGHT
- VEGETATION
- TREE - PALM
- TREE

**FOUND MONUMENTS**

- 1 2" IP W/CONC. NO DISC. ACCEPTED PER MAP 4828, ROS 15046, ROS 20706, RUSTED DN 0.5'
- 2 3/4" IP W/ DISC "LS 4307" PER ROS 20706
- 3 STANDARD STREET MONUMENT W/ BRASS DISK "LS 4307" PER ROS 14569, ROS 20706
- 4 L&D "LS 2412, NO RECORD
- 5 L&D "LS 7354" PER CR 24508, UNKNOWN ORIGINAL ORIGIN
- 6 7/8" IRON PIN W/DISC "LS 3681" PER ROS 13592, FLUSH
- 7 STANDARD STREET MONUMENT W/ BRASS DISK "LS 3200 PER ROS 11542, NOT USED
- 8 FOUND 2" IRON PIPE W/DISC "LS 2412" PER MAP 5006, ROS 14569, ROS 20706

**VICINITY MAP**



**PASCO LARET SUITER**  
ASSOCIATES  
PH 858.259.8212 | PLSAENGINEERING.COM

# Expanded Demographic Profile

ESTIMATED 2017 · CALCULATED USING PROPORTIONAL BLOCK GROUPS

5601 GROSSMONT CENTER DRIVE | LA MESA, CA 91941



## POPULATION

	1 MILE	3 MILES	5 MILES
Estimated Population	16,553	159,975	442,109
Forecasted Population (2021)	17,702	168,818	466,938



## HOUSEHOLDS

Households	6,867	62,130	158,865
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## AVG HHD INCOME

Estimated Avg Household Income	\$74,821	\$87,315	\$83,532
Avg Family Income	\$78,921	\$89,291	\$82,764



## MEDIAN HH INCOME

Estimated Median Household Income	\$62,518	\$69,747	\$67,239
Median Family Income	\$68,578	\$77,426	\$73,052



## PER CAPITA INCOME

Est. Proj. Per Capita Income	\$31,628	\$34,506	\$30,587
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## OTHER INCOME

Est. Proj. Median Disposable Income	\$51,447	\$56,398	\$54,536
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## DAYTIME DEMOS

Total Number of Businesses	1,213	5,827	12,818
Total Number of Employees	14,227	49,866	118,939



## RACE & ETHNICITY

	1 MILE	3 MILES	5 MILES
White	11,965 77.5%	107,366 71.6%	274,513 66.1%
Black or African American	813 5.3%	10,797 7.2%	34,496 8.3%
American Indian & Alaskan Native	88 0.6%	1,092 0.7%	3,069 0.7%
Asian	719 4.7%	7,628 5.1%	26,560 6.4%
Hawaiian & Pacific Islander	58 0.4%	906 0.6%	2,559 0.6%
Other Race	897 5.8%	12,704 8.5%	45,756 11.0%
Two or More Races	900 5.8%	9,408 6.3%	28,267 6.8%



## AGE DISTRIBUTION

Median Age	36.2 yrs	34.3 yrs	34.0 yrs
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## HOUSING

Total Housing Units	7,058	62,061	158,857
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