

# For Lease · Grossmont Plaza · ±2,500 SF Available

8805 MURRAY DRIVE, LA MESA, CA 91941



## FEATURES

- Highly desired La Mesa Trade area
- Sears Outlet coming soon
- Project at main entrance to successful Grossmont Center
- High exposure and visibility
- Strong access to service the East County

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	15,345	155,941	437,371
Average HH Income	\$94,097	\$93,780	\$88,304
Daytime Demos	22,407	133,560	368,490

## TRAFFIC COUNTS

I-8: 266,800 ADT

Grossmont Center Dr: 23,100 ADT

I-125: 156,000 AADT



RETAIL INSITE

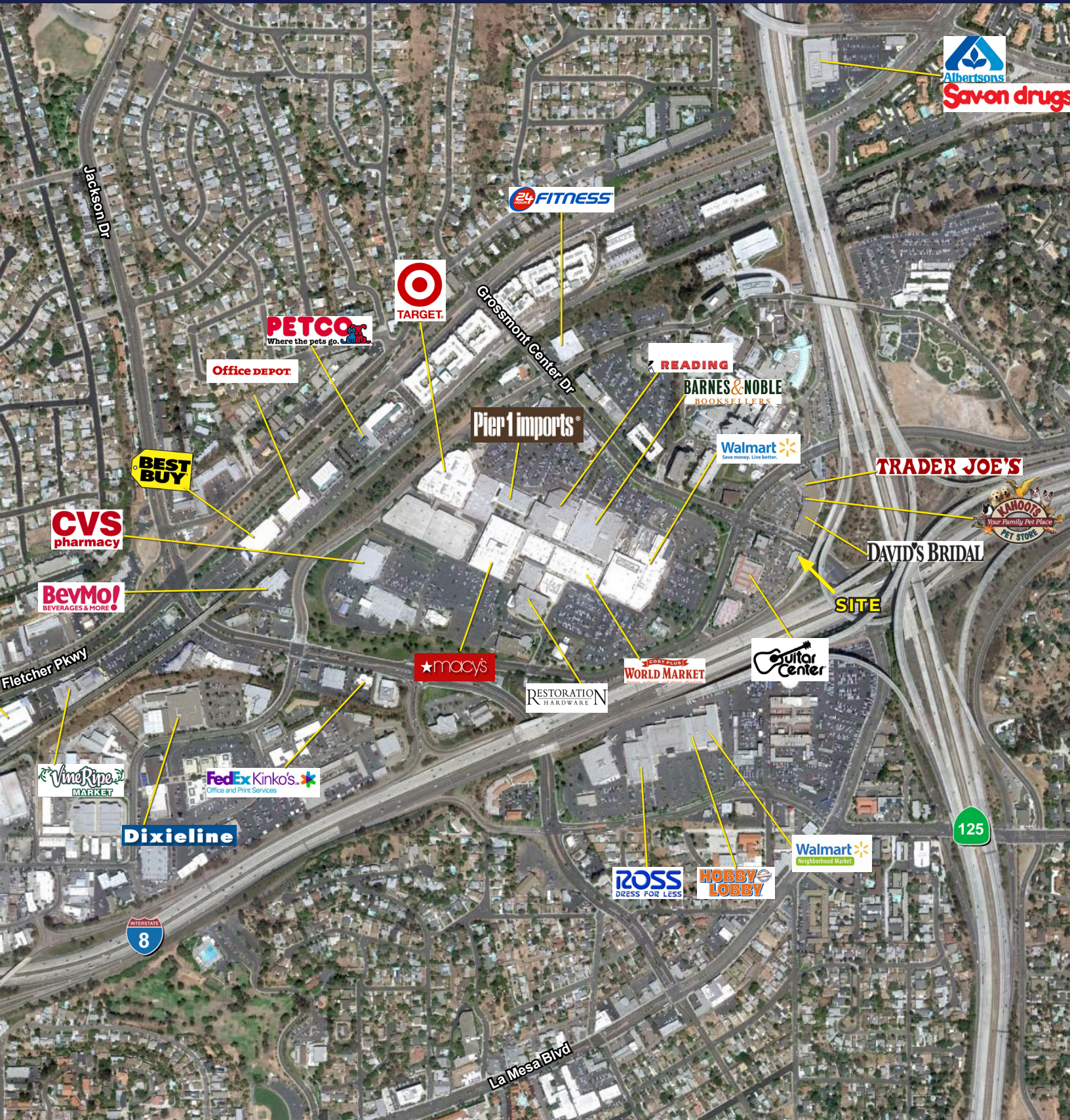
A MEMBER OF  
CHAIN LINKS  
RETAIL ADVISORS

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# Expanded Demographic Profile

ESTIMATED 2019 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

8805 Murray Dr, La Mesa, California, 91942

## POPULATION

	1 mile	3 miles	5 miles
Total Population	15,345	155,941	437,371
Projected Population (2022)	16,031	160,245	449,212

## HOUSING

	1 mile	3 miles	5 miles
Total Households	6,386	61,219	157,761
Projected Total Households (2022)	6,650	62,744	161,599

## INCOME

Median Household Income	\$72,933	\$69,433	\$65,793
Average Household Income	\$94,097	\$93,780	\$88,304
Per Capita Income	\$39,073	\$36,820	\$31,893
Median Disposable Income	\$57,404	\$56,471	\$54,114
Average Disposable Income	\$71,396	\$71,014	\$67,541

## DAYTIME DEMOS

Total Daytime Population	22,407	133,560	368,490
Daytime Population Workers	14,921	54,341	141,199
Daytime Population Residents	7,486	79,219	227,291

## RACE & ETHNICITY

White	11,372 <b>74.11%</b>	106,536 <b>68.32%</b>	272,975 <b>62.41%</b>
Black or African American	879 <b>5.73%</b>	11,828 <b>7.58%</b>	37,606 <b>8.60%</b>
American Indian & Alaska Native Population	90 <b>0.59%</b>	1,097 <b>0.70%</b>	3,145 <b>0.72%</b>
Asian Population	815 <b>5.31%</b>	9,089 <b>5.83%</b>	32,282 <b>7.38%</b>
Pacific Islander Population	60 <b>0.39%</b>	957 <b>0.61%</b>	2,677 <b>0.61%</b>
Other Race Population	1,154 <b>7.52%</b>	15,816 <b>10.14%</b>	58,163 <b>13.30%</b>
Population of Two or More Races	974 <b>6.35%</b>	10,619 <b>6.81%</b>	30,522 <b>6.98%</b>
Hispanic Population	3,541 <b>23.08%</b>	41,026 <b>26.31%</b>	134,547 <b>30.76%</b>
Non-Hispanic Population	11,804 <b>76.92%</b>	114,915 <b>73.69%</b>	302,823 <b>69.24%</b>

## EDUCATION

Bachelor's Degree	2,671 <b>24.22%</b>	24,578 <b>22.27%</b>	57,374 <b>19.45%</b>
Graduate/Professional Degree	1,630 <b>14.78%</b>	14,932 <b>13.53%</b>	32,742 <b>11.10%</b>

## AGE

Median Age	37.0	38.6	36.2
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