

TOYS R US

C

CROSSMONT



# H

PROPERTY

## Highlights

### AVAILABILITY

- 37,992 SF anchor space available (former Toys R Us)
- 1,500 - 2,880 SF available for build to suit (adjacent to Ross)

### HIGHLIGHTS

- Freeway-visible regional center anchored by Ross, Hobby Lobby, and Walmart Grocery
- Located near Grossmont Center, an 800,000 SF regional mall
- Direct ingress/egress to Interstate 8 ±191,200

### L A M E S A

- La Mesa is a top-tier east San Diego County retail hub
- Centrally located trade area near major freeways (125, 94, 8)
- Across the freeway, Grossmont will be undergoing major revelopment
- Grossmont Hospital is expanding, adding square footage, jobs, etc.
- Strong residential density and daytime population

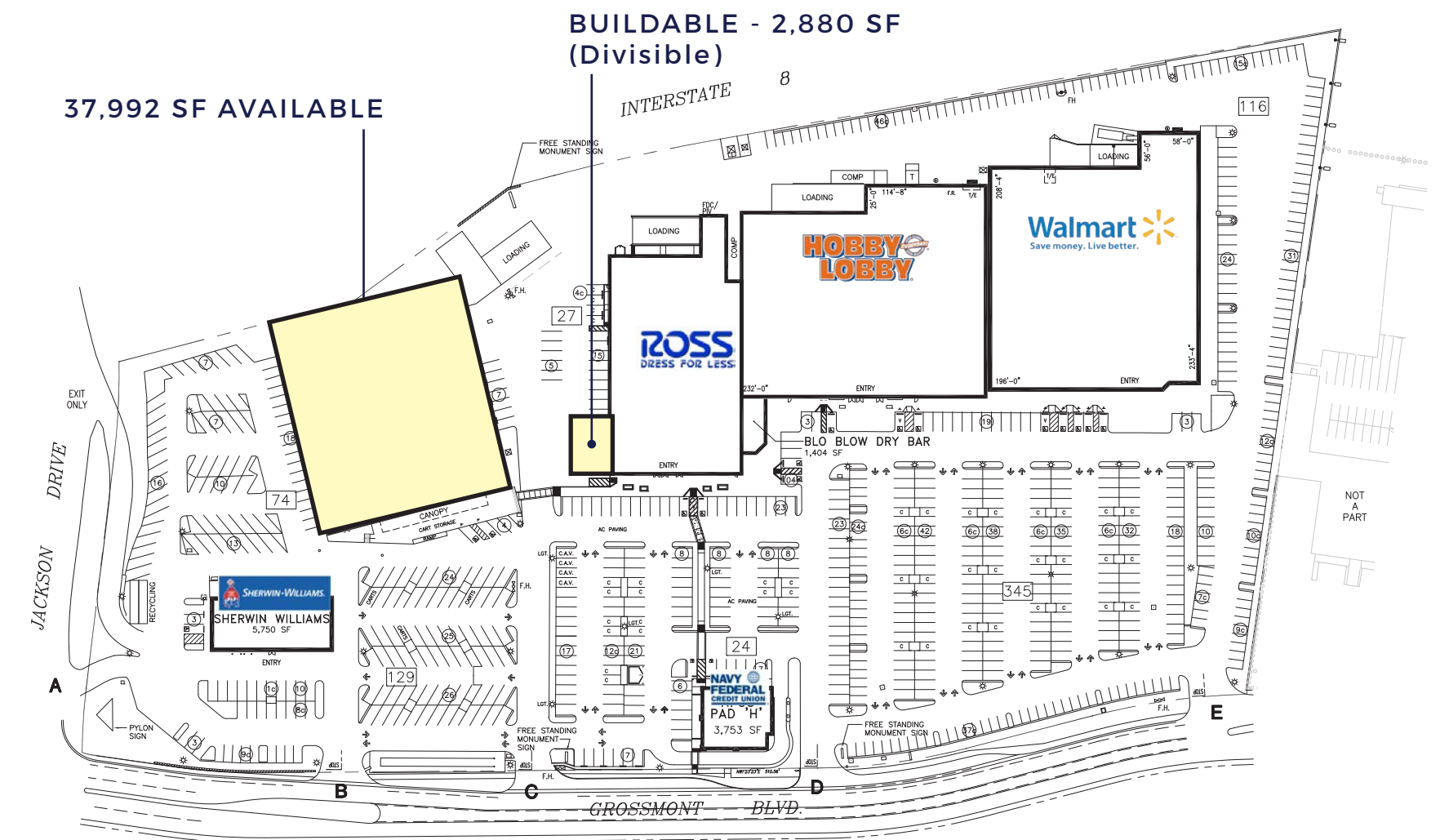


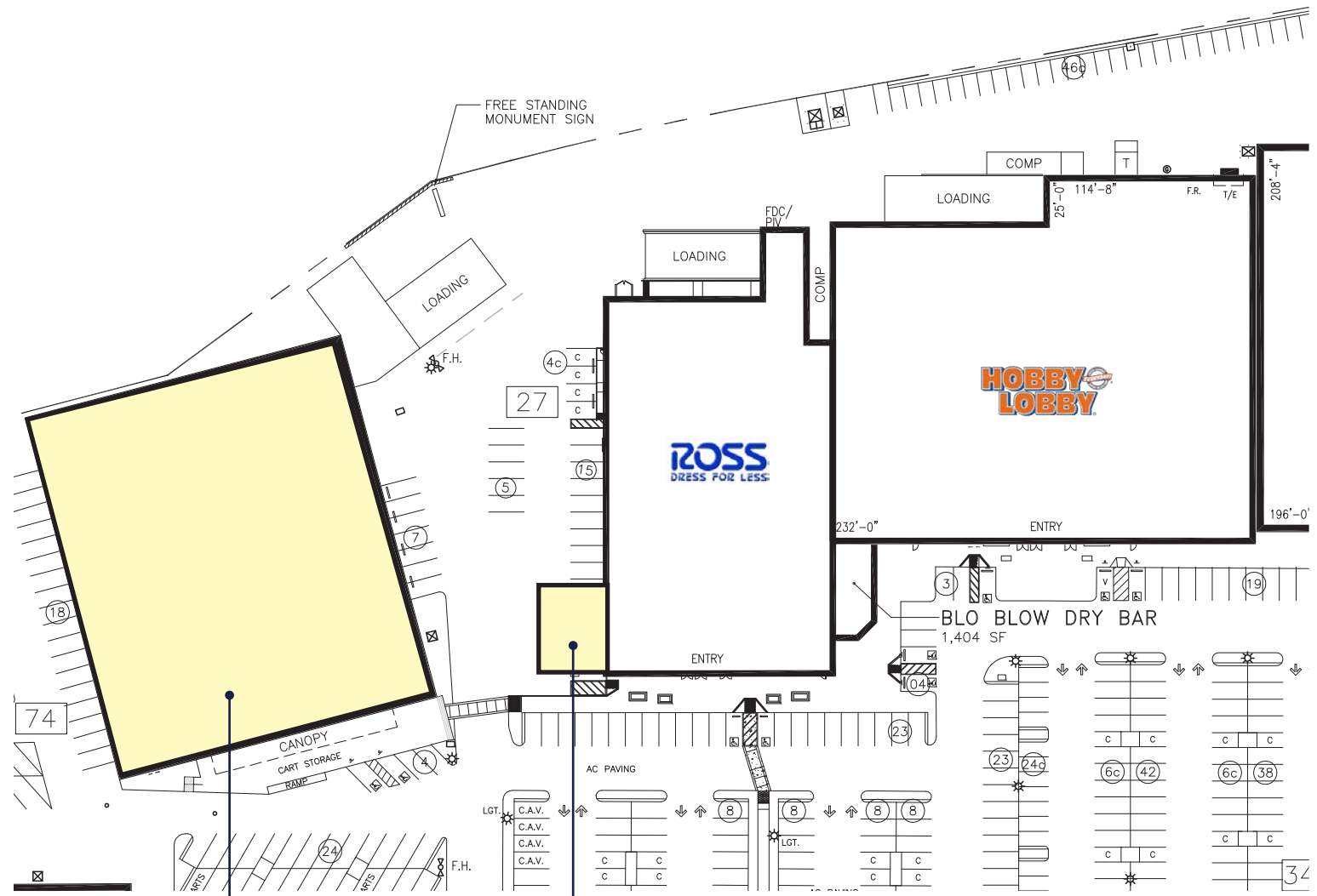
DEMOGRAPHICS

- Population: 165,295
- Average HH Income: \$86,618
- Daytime Population: 47,309



TENANT	SUITE	GLA	TENANT	SUITE	GLA
Blo Blow Dry Bar	8806	1,404	Sherwin Williams	8784	5,750
Hobby Lobby	8810	43,234	AVAILABLE	8790	37,992
Navy Federal Credit Union	8796	3,753	Walmart Neighborhood Market	8820	39,194
Ross	8800	25,000			



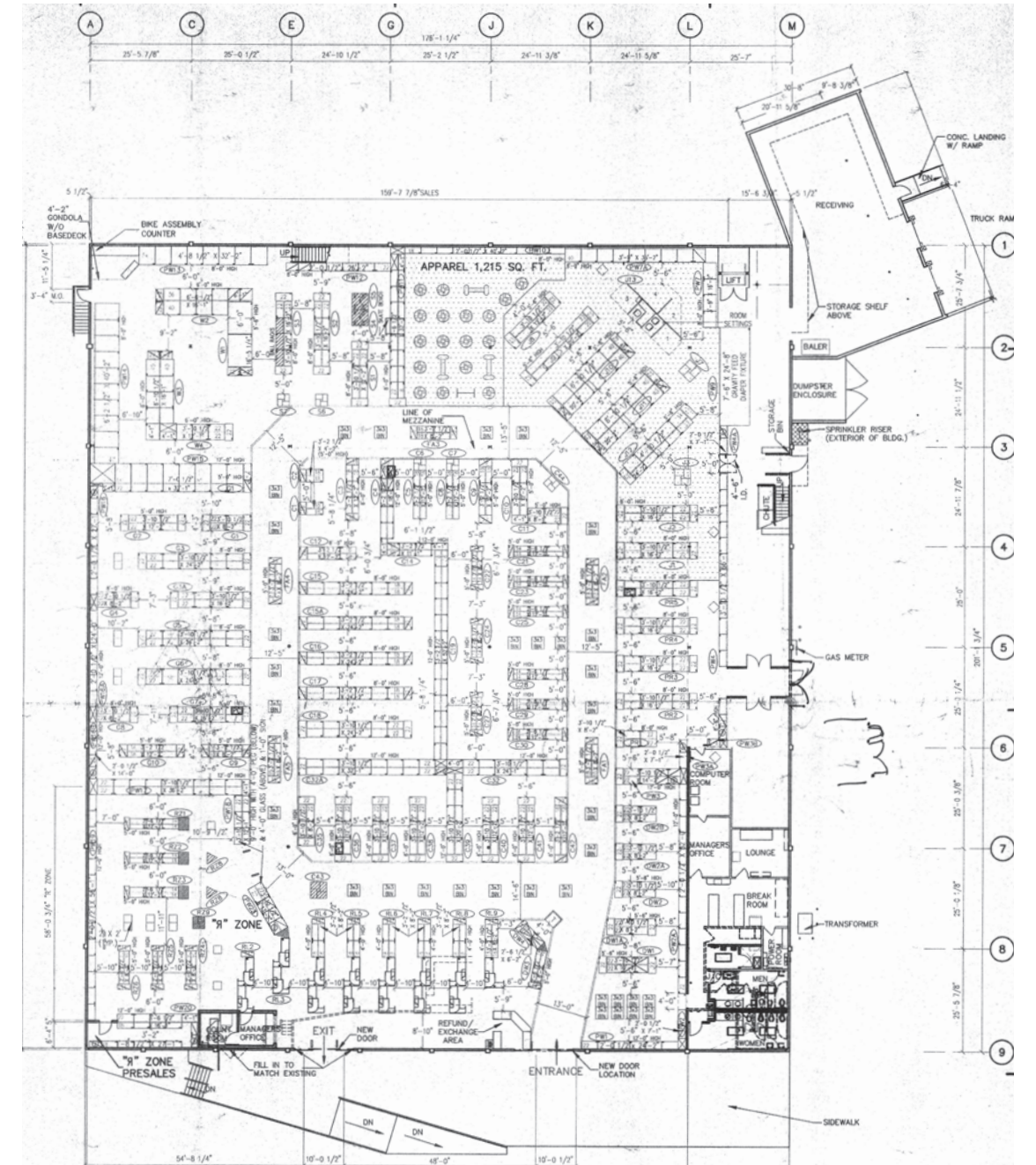


SUITE 8790  
37,992 SF AVAILABLE

**BUILDABLE  
AVAILABLE - 1,500 - 2,880 SF (BUILD TO SUIT)**

# P

SUITE 8790  
**Space Plan**



# G

CROSSMONT

# ROSS

LESS FOR LESS

8800

RI RETAIL INSITE

# SIHI

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# HOBBY LOBBY

CRAYS • HOME ACCENTS •