



8675-8697

La Mesa Boulevard

FOR LEASE | MART SQUARE SHOPPING CENTER
Retail Opportunity

LEASE RATE: \$1.25/SF - \$1.50/SF NNN (NNN=\$0.34)



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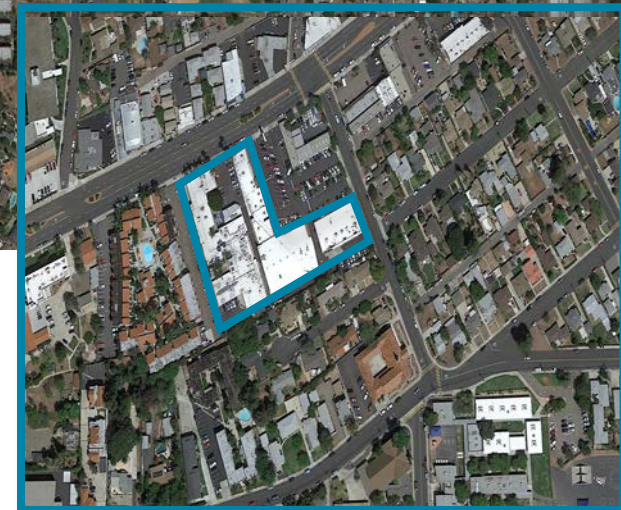
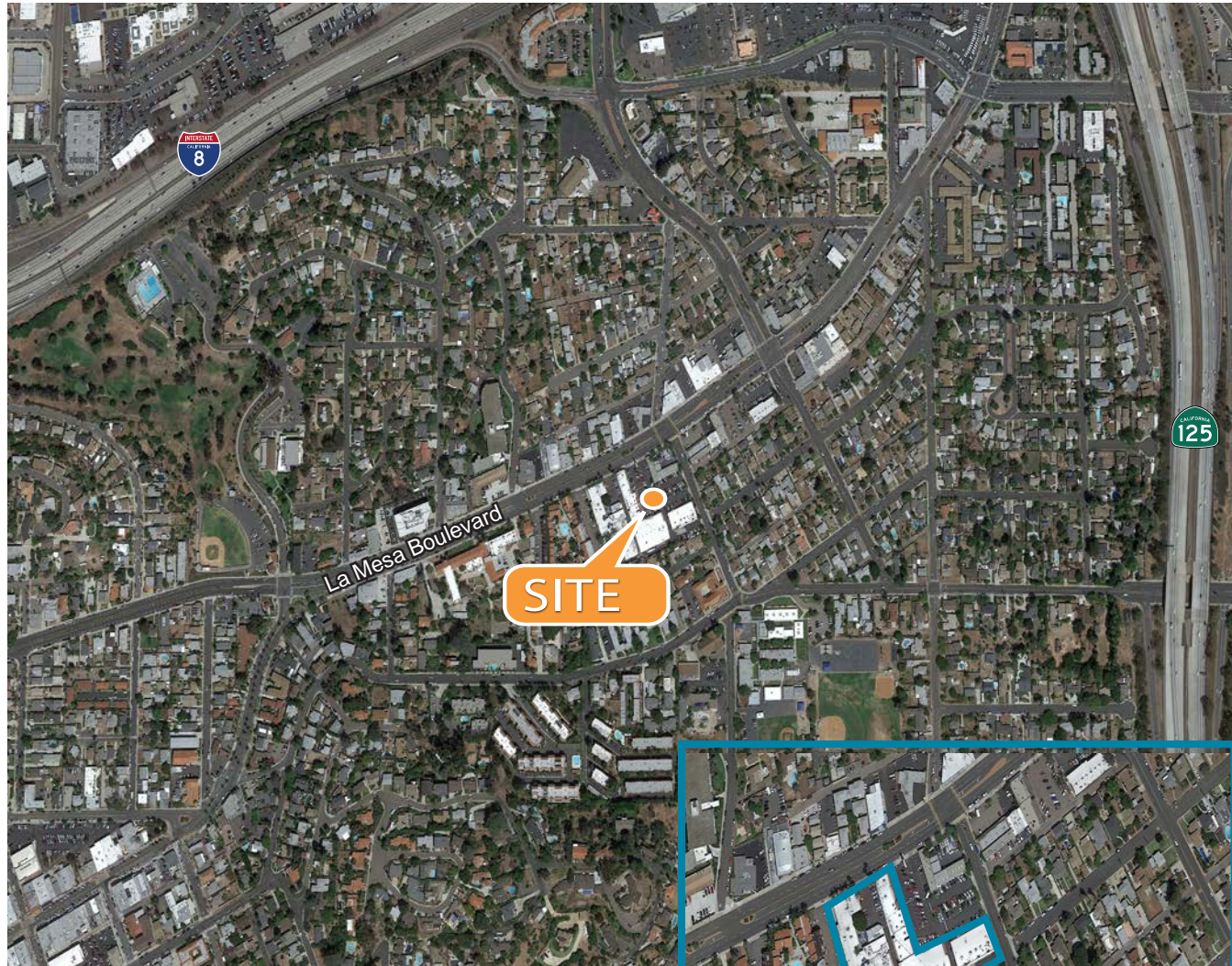
Voit
REAL ESTATE SERVICES

Property Features

- ±2,200 square feet available
- ±32,692 square foot retail center located at the SWC of La Mesa Boulevard and Glen Street in La Mesa, CA
- Nearby retailers include Target, Ross, Walmart, Costco, Sprouts, Trader Joe's and Farmers Market
- Established Trade Area with Excellent Demographics
- Parking Ratio: 3.4/1,000

Lease Rate:

\$1.25 - \$1.50 /SF/MO NNN
 (NNN=\$0.34/SF/MO)



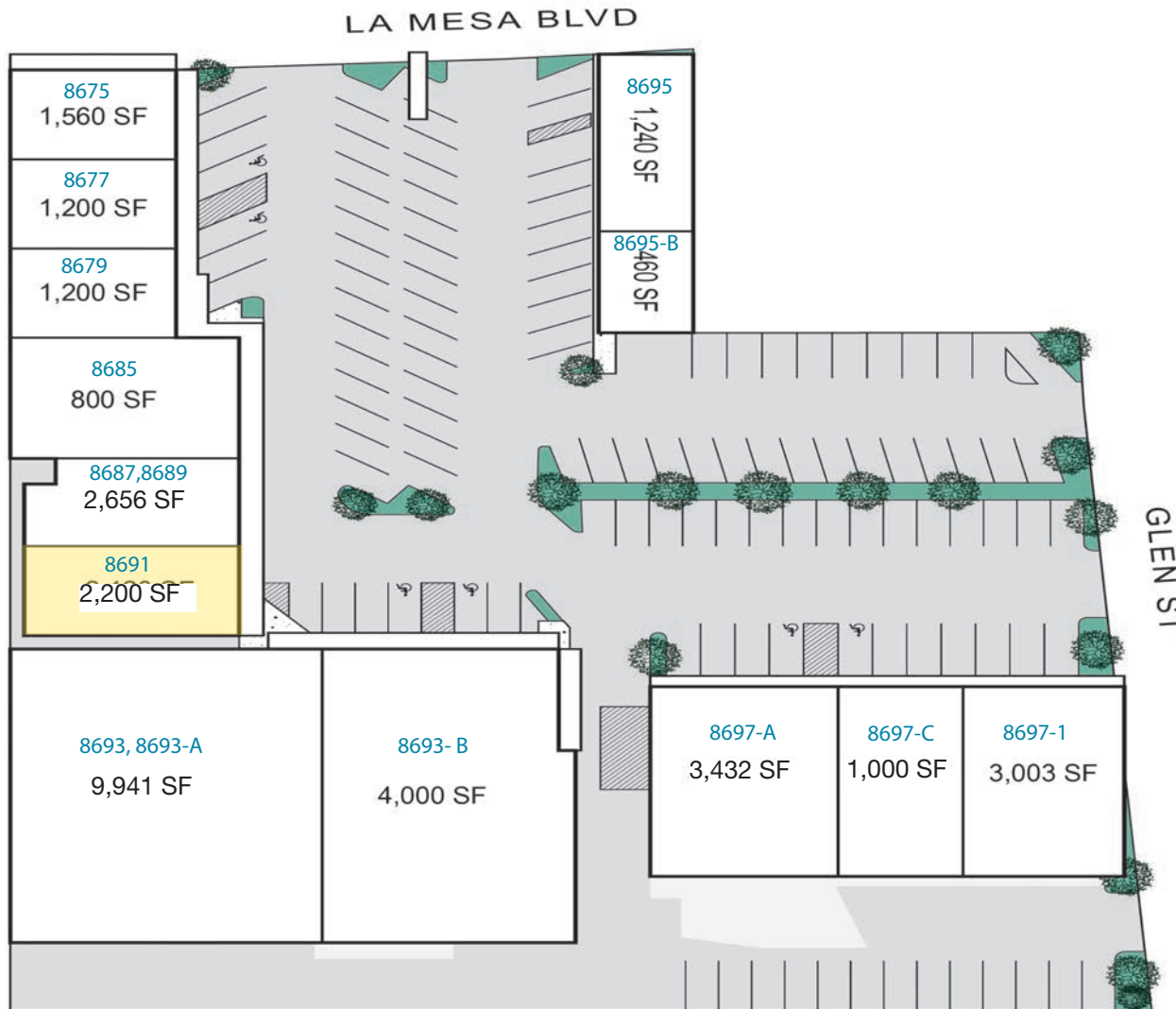
	2017	1 MILE	3 MILES	5 MILES
EST. POPULATION		15,986	163,660	452,059
EST. AVG HH INCOME		\$57,890	\$56,810	\$53,658

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La Mesa Boulevard
 La Mesa, CA 91941

SITE PLAN

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La Mesa Boulevard



SUITE	TENANT	SF
8675	JoJo's Hair Salon	1,560
8677	Visionary Productions	1,200 SF
8679	Stamp Delights	1,200 SF
8685	Hart Optical	800 SF
8687,8689	Chopsticks Inn Restaurant	2,656 SF
8691	VACANT	2,200 SF
8693, 8693-A	Thrift Korrall	9,941 SF
8693-B	Thrive Real Estate	4,000 SF
8695	Mart Liquor	1,240 SF
8695-B	Lily's Alterations	460 SF
8697-A	Oakwood Escrow	3,432 SF
8697-C	The Box Shop	1,000 SF
8697-1	La Mesa Bistro & Bakery	3,003 SF

DEMOGRAPHICS

8675-8697

La Mesa Boulevard

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population (2017)	15,986	159,528	437,986
Projected Population (2022)	16,811	166,088	454,987
Families	3,973	38,524	102,702
Average Household Size	2.15	2.55	2.76
Median Age	38.7	37.3	35.0
Average Household Income	\$69,095	\$72,358	\$69,923
Median Household Income	\$53,501	\$54,539	\$52,404
Median Home Value	\$439,676	\$390,454	\$365,809
Bachelor's Degree or higher	52.3%	50.6%	48.2%

TRAFFIC COUNTS ADT

La Mesa Blvd	Rosehedge Dr	±14,922
Lemon Ave	Private Rd	±3,974
La Mesa Blvd	Ramdalette Dr	±9,784
Alley	Jackson Dr	±6,131
Lemon Ave	Jackson Dr	±15,705

QUICK STATS

5 MILE RADIUS (2015)

437,986 RESIDENTS



68.3% are over the age of 25



161,305
Households



69,923
Avg. Household Income



\$365,809
Median Home Value



48.2%
College Educated



LA MESA

Located within the rolling Hills of San Diego County, La Mesa is known as the "Jewell of the Hills." A near perfect climate, tree-lined streets, walkable neighborhoods, plenty of retail and commercial areas, and a calm downtown village makes La Mesa a highly desirable community for living and working.





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