



FOR LEASE

Leasing Opportunities:

967 SF FULLY BUILT OUT SALON & 755 SF - 2,847 SF AVAILABLE

Property Highlights

- Approximately 98,854 SF center
- SWC Bonita Road & Otay Lakes Road
- Premier retail center in trade center
- Strong co-tenancy with Vons and Rite Aid
- Master remodel recently completed



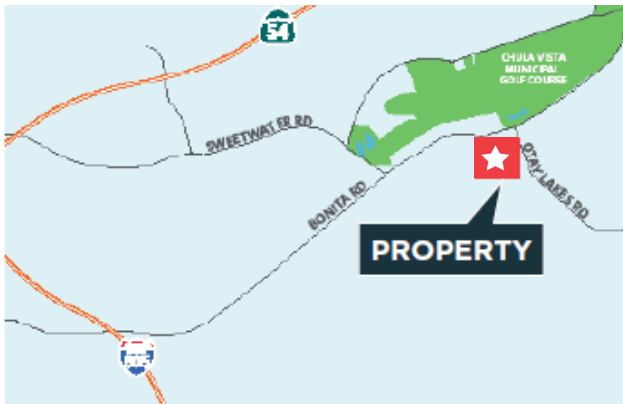
Traffic Counts

- Bonita Road: 31,500 ADT
- Otay Lakes Road: 37,800 ADT

Demographics

	1 MILE	3 MILES	5 MILES
Pop (2020)	8,112	154,275	502,115
AHH Income	\$120,076	\$99,903	\$87,828
Daytime Pop.	3,140	25,049	107,777

Current Tenants



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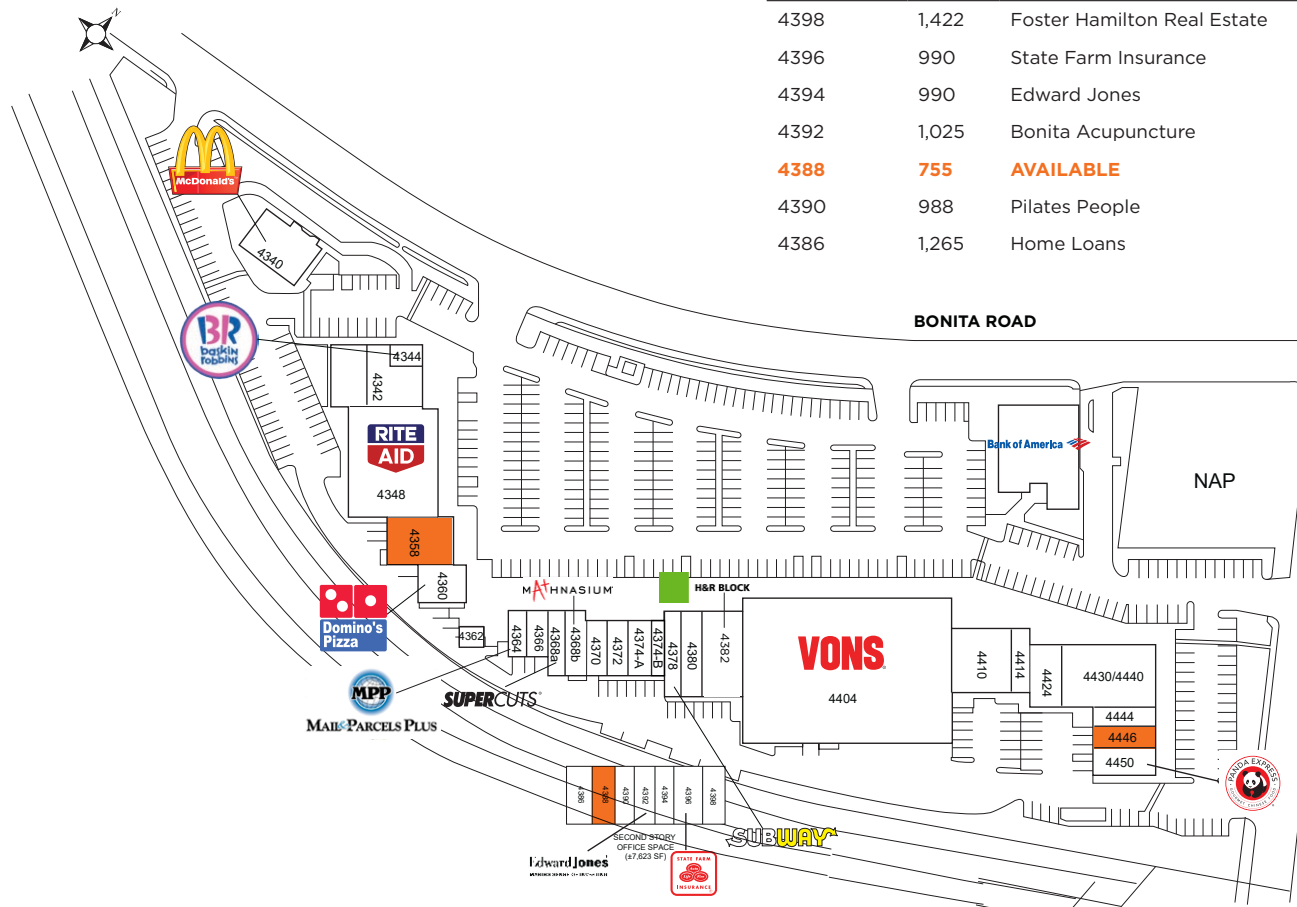
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Availabilities & Site Plan

SECOND FLOOR UNIT	SF	TENANT
4398	1,422	Foster Hamilton Real Estate
4396	990	State Farm Insurance
4394	990	Edward Jones
4392	1,025	Bonita Acupuncture
4388	755	AVAILABLE
4390	988	Pilates People
4386	1,265	Home Loans

FIRST FLOOR UNIT	SF	TENANT
4340	5,078	McDonalds
4342	4,095	Romesco Baja Mediterranean Bistro
4344	1,000	Baskin Robbins
4348	8,872	Rite Aid
4358	2,847	AVAILABLE
4360	1,656	Dominos Pizza
4362	N/A	Flower Kiosk
4364	1,215	Mail & Parcels Plus
4366	832	Tapioca Express
4368-A	956	Supercuts
4368-B	979	Mathnasium
4370	936	Clean Dogs
4372	874	Bonita Nails
4374-A	1,153	T-Mobile
4374-B	801	Everbowl
4378	1,231	Subway
4380	1,661	Foster Hamilton Real Estate
4382	3,144	H&R Block
4404	30,802	Vons
4410	2,203	TJ Oyster Bar
4414	1,103	Donut Shop
4424	2,912	Bonita Dental
4430-4440	5,436	Pet Supply
4444	1,113	Taco Shop
4446	967	AVAILABLE
4450	1,858	Panda Express (Coming Soon)
4420	7,178	Bank of America



DISCLAIMER: This drawing is for general information purposes only. Any and all features, matters and other information depicted hereon or contained herein are for illustrative marketing purposes only, are subject to modification without notice, are not intended to be relied upon by any party and are not intended to constitute representations and warranties as to the size and nature of improvements to be constructed (or that any improvements will be constructed) or as to the identity or nature of any occupants thereof.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. K:\Retail Packages\Bonita Centre \Flyers\bonita_centre-cw.indd

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Suite #4446 - Fully Built Out Salon



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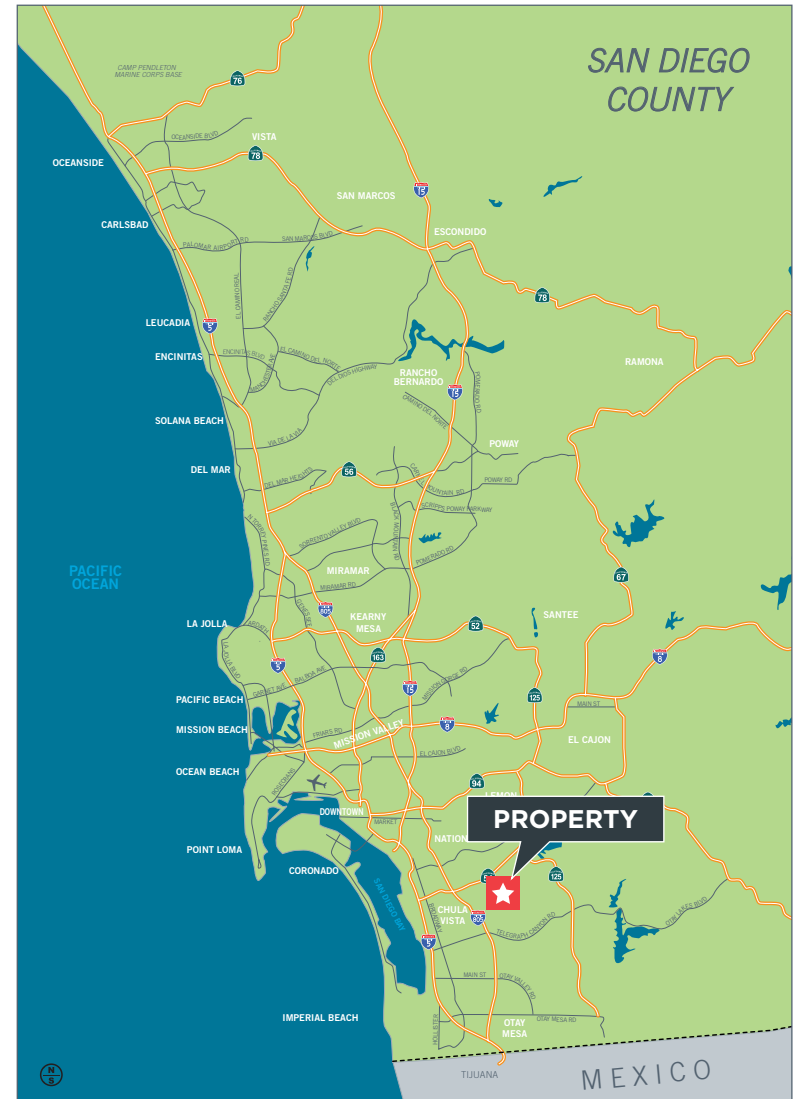
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FOR LEASE

BONITA CENTRE

4340-4450 BONITA RD, BONITA, CA 91902



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Aerial



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Demographics

4340 Bonita Rd, Bonita, California, 91902 Ring: 1 mile radius				Prepared by Esri Latitude: 32.66143 Longitude: -117.03419			
Summary	Census 2010	2020	2025				
Population	7,962	8,112	8,177				
Households	2,794	2,841	2,856				
Families	2,099	2,135	2,151				
Average Household Size	2.84	2.85	2.86				
Owner Occupied Housing Units	1,970	1,992	2,022				
Renter Occupied Housing Units	824	849	834				
Median Age	41.3	42.5	42.7				
Trends: 2020-2025 Annual Rate	Area	State	National				
Population	0.16%	0.55%	0.72%				
Households	0.11%	0.50%	0.72%				
Families	0.15%	0.50%	0.64%				
Owner HHs	0.30%	0.65%	0.72%				
Median Household Income	2.05%	1.81%	1.60%				
Households by Income	2020		2025				
	Number	Percent	Number	Percent			
<\$15,000	132	4.6%	110	3.9%			
\$15,000 - \$24,999	114	4.0%	93	3.3%			
\$25,000 - \$34,999	177	6.2%	155	5.4%			
\$35,000 - \$49,999	344	12.1%	300	10.5%			
\$50,000 - \$74,999	431	15.2%	403	14.1%			
\$75,000 - \$99,999	420	14.8%	425	14.9%			
\$100,000 - \$149,999	462	16.3%	490	17.2%			
\$150,000 - \$199,999	327	11.5%	369	12.9%			
\$200,000+	435	15.3%	511	17.9%			
Median Household Income	\$86,456		\$95,681				
Average Household Income	\$120,076		\$135,142				
Per Capita Income	\$42,020		\$47,137				
Population by Age	Census 2010		2020		2025		
	Number	Percent	Number	Percent	Number	Percent	
0 - 4	416	5.2%	394	4.9%	400	4.9%	
5 - 9	454	5.7%	426	5.3%	422	5.2%	
10 - 14	509	6.4%	461	5.7%	455	5.6%	
15 - 19	565	7.1%	457	5.6%	422	5.2%	
20 - 24	522	6.6%	417	5.1%	375	4.6%	
25 - 34	928	11.7%	1,133	14.0%	1,022	12.5%	
35 - 44	956	12.0%	983	12.1%	1,263	15.4%	
45 - 54	1,201	15.1%	989	12.2%	945	11.6%	
55 - 64	1,107	13.9%	1,161	14.3%	1,046	12.8%	
65 - 74	669	8.4%	946	11.7%	981	12.0%	
75 - 84	425	5.3%	507	6.2%	604	7.4%	
85+	209	2.6%	238	2.9%	242	3.0%	
Race and Ethnicity	Census 2010		2020		2025		
	Number	Percent	Number	Percent	Number	Percent	
White Alone	4,657	58.5%	4,519	55.7%	4,459	54.5%	
Black Alone	563	7.1%	555	6.8%	540	6.6%	
American Indian Alone	69	0.9%	68	0.8%	67	0.8%	
Asian Alone	1,162	14.6%	1,296	16.0%	1,376	16.8%	
Pacific Islander Alone	61	0.8%	61	0.8%	61	0.7%	
Some Other Race Alone	1,026	12.9%	1,141	14.1%	1,184	14.5%	
Two or More Races	424	5.3%	472	5.8%	489	6.0%	
Hispanic Origin (Any Race)	3,322	41.7%	3,651	45.0%	3,836	46.9%	

4340 Bonita Rd, Bonita, California, 91902 Ring: 3 mile radius				Prepared by Esri Latitude: 32.66143 Longitude: -117.03419			
Summary	Census 2010	2020	2025				
Population	150,021	154,275	155,980				
Households	46,010	47,058	47,418				
Families	36,936	37,760	38,109				
Average Household Size	3.23	3.25	3.26				
Owner Occupied Housing Units	29,647	30,146	30,651				
Renter Occupied Housing Units	16,363	16,912	16,766				
Median Age	36.1	37.5	38.7				
Trends: 2020-2025 Annual Rate	Area	State	National				
Population	0.22%	0.55%	0.72%				
Households	0.15%	0.50%	0.72%				
Families	0.18%	0.50%	0.64%				
Owner HHs	0.33%	0.65%	0.72%				
Median Household Income	1.82%	1.81%	1.60%				
Households by Income	2020		2025				
	Number	Percent	Number	Percent			
<\$15,000	2,819	6.0%	2,502	5.3%			
\$15,000 - \$24,999	2,530	5.4%	2,198	4.6%			
\$25,000 - \$34,999	3,019	6.4%	2,653	5.6%			
\$35,000 - \$49,999	4,950	10.5%	4,455	9.4%			
\$50,000 - \$74,999	7,729	16.4%	7,233	15.3%			
\$75,000 - \$99,999	7,366	15.7%	7,195	15.2%			
\$100,000 - \$149,999	9,892	21.0%	10,414	22.0%			
\$150,000 - \$199,999	5,307	11.3%	6,405	13.5%			
\$200,000+	3,447	7.3%	4,363	9.2%			
Median Household Income	\$81,790		\$89,505				
Average Household Income	\$99,903		\$112,891				
Per Capita Income	\$30,322		\$34,143				
Population by Age	Census 2010		2020		2025		
	Number	Percent	Number	Percent	Number	Percent	
0 - 4	9,476	6.3%	9,101	5.9%	9,233	5.9%	
5 - 9	9,695	6.5%	9,309	6.0%	9,035	5.8%	
10 - 14	11,019	7.3%	9,901	6.4%	9,770	6.3%	
15 - 19	11,956	8.0%	9,677	6.3%	9,310	6.0%	
20 - 24	11,210	7.5%	10,117	6.6%	8,957	5.7%	
25 - 34	19,519	13.0%	23,756	15.4%	22,311	14.3%	
35 - 44	19,180	12.8%	19,650	12.7%	23,501	15.1%	
45 - 54	21,717	14.5%	18,598	12.1%	18,014	11.5%	
55 - 64	17,566	11.7%	19,437	12.6%	17,926	11.5%	
65 - 74	9,661	6.4%	14,306	9.3%	15,780	10.1%	
75 - 84	6,353	4.2%	7,158	4.6%	8,743	5.6%	
85+	2,671	1.8%	3,266	2.1%	3,403	2.2%	
Race and Ethnicity	Census 2010		2020		2025		
	Number	Percent	Number	Percent	Number	Percent	
White Alone	67,489	45.0%	66,292	43.0%	65,764	42.2%	
Black Alone	12,263	8.2%	11,863	7.7%	11,439	7.3%	
American Indian Alone	981	0.7%	956	0.6%	949	0.6%	
Asian Alone	34,896	23.3%	37,706	24.4%	39,330	25.2%	
Pacific Islander Alone	1,329	0.9%	1,276	0.8%	1,251	0.8%	
Some Other Race Alone	24,218	16.1%	26,517	17.2%	27,300	17.5%	
Two or More Races	8,846	5.9%	9,664	6.3%	9,947	6.4%	
Hispanic Origin (Any Race)	66,107	44.1%	71,569	46.4%	74,407	47.7%	

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Demographics

4340 Bonita Rd, Bonita, California, 91902 Ring: 5 mile radius		Prepared by Esri Latitude: 32.66143 Longitude: -117.03419			
Summary	Census 2010	2020	2025		
Population	468,883	502,115	511,830		
Households	137,917	146,175	148,433		
Families	109,314	116,060	118,068		
Average Household Size	3.33	3.37	3.38		
Owner Occupied Housing Units	77,221	81,911	83,841		
Renter Occupied Housing Units	60,696	64,264	64,592		
Median Age	33.1	34.3	35.6		
Trends: 2020-2025 Annual Rate	Area	State	National		
Population	0.38%	0.55%	0.72%		
Households	0.31%	0.50%	0.72%		
Families	0.34%	0.50%	0.64%		
Owner HHs	0.47%	0.65%	0.72%		
Median Household Income	2.00%	1.81%	1.60%		
Households by Income	2020		2025		
	Number	Percent	Number	Percent	
<\$15,000	11,969	8.2%	10,924	7.4%	
\$15,000 - \$24,999	11,067	7.6%	9,978	6.7%	
\$25,000 - \$34,999	11,482	7.9%	10,398	7.0%	
\$35,000 - \$49,999	17,443	11.9%	16,349	11.0%	
\$50,000 - \$74,999	25,086	17.2%	24,402	16.4%	
\$75,000 - \$99,999	20,722	14.2%	20,918	14.1%	
\$100,000 - \$149,999	27,339	18.7%	29,325	19.8%	
\$150,000 - \$199,999	13,105	9.0%	15,758	10.6%	
\$200,000+	7,962	5.4%	10,381	7.0%	
Median Household Income	\$69,724		\$76,964		
Average Household Income	\$87,828		\$99,069		
Per Capita Income	\$25,974		\$29,166		
Population by Age	Census 2010		2020		2025
	Number	Percent	Number	Percent	Number
0 - 4	33,211	7.1%	33,700	6.7%	34,635
5 - 9	33,937	7.2%	34,353	6.8%	33,600
10 - 14	36,705	7.8%	34,866	6.9%	34,745
15 - 19	39,864	8.5%	34,096	6.8%	32,872
20 - 24	37,806	8.1%	37,810	7.5%	33,925
25 - 34	64,407	13.7%	81,753	16.3%	80,805
35 - 44	63,784	13.6%	65,309	13.0%	76,475
45 - 54	63,617	13.6%	60,125	12.0%	57,616
55 - 64	46,099	9.8%	55,507	11.1%	53,445
65 - 74	25,762	5.5%	37,641	7.5%	42,430
75 - 84	16,901	3.6%	18,854	3.8%	22,752
85+	6,789	1.4%	8,102	1.6%	8,532
Race and Ethnicity	Census 2010		2020		2025
	Number	Percent	Number	Percent	Number
White Alone	210,972	45.0%	216,710	43.2%	218,223
Black Alone	44,091	9.4%	43,919	8.7%	42,669
American Indian Alone	3,681	0.8%	3,622	0.7%	3,576
Asian Alone	75,605	16.1%	87,455	17.4%	92,104
Pacific Islander Alone	3,905	0.8%	3,846	0.8%	3,792
Some Other Race Alone	103,831	22.1%	116,092	23.1%	119,909
Two or More Races	26,799	5.7%	30,471	6.1%	31,558
Hispanic Origin (Any Race)	253,969	54.2%	282,415	56.2%	294,463

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