

For Lease · Office Space Available

SUITE 300 ±4,094 · SUITE 301 ±1,575 SF

5464 GROSSMONT CENTER DR, LA MESA, CA 91941



FEATURES

- Available 3rd floor office space
- Immediate access to Interstate 8
- Property at main entrance to successful Grossmont Center
 - Across the street from Sharp Grossmont Hospital
 - High exposure and visibility
 - Strong access to service the East County



RETAIL INSITE

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

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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

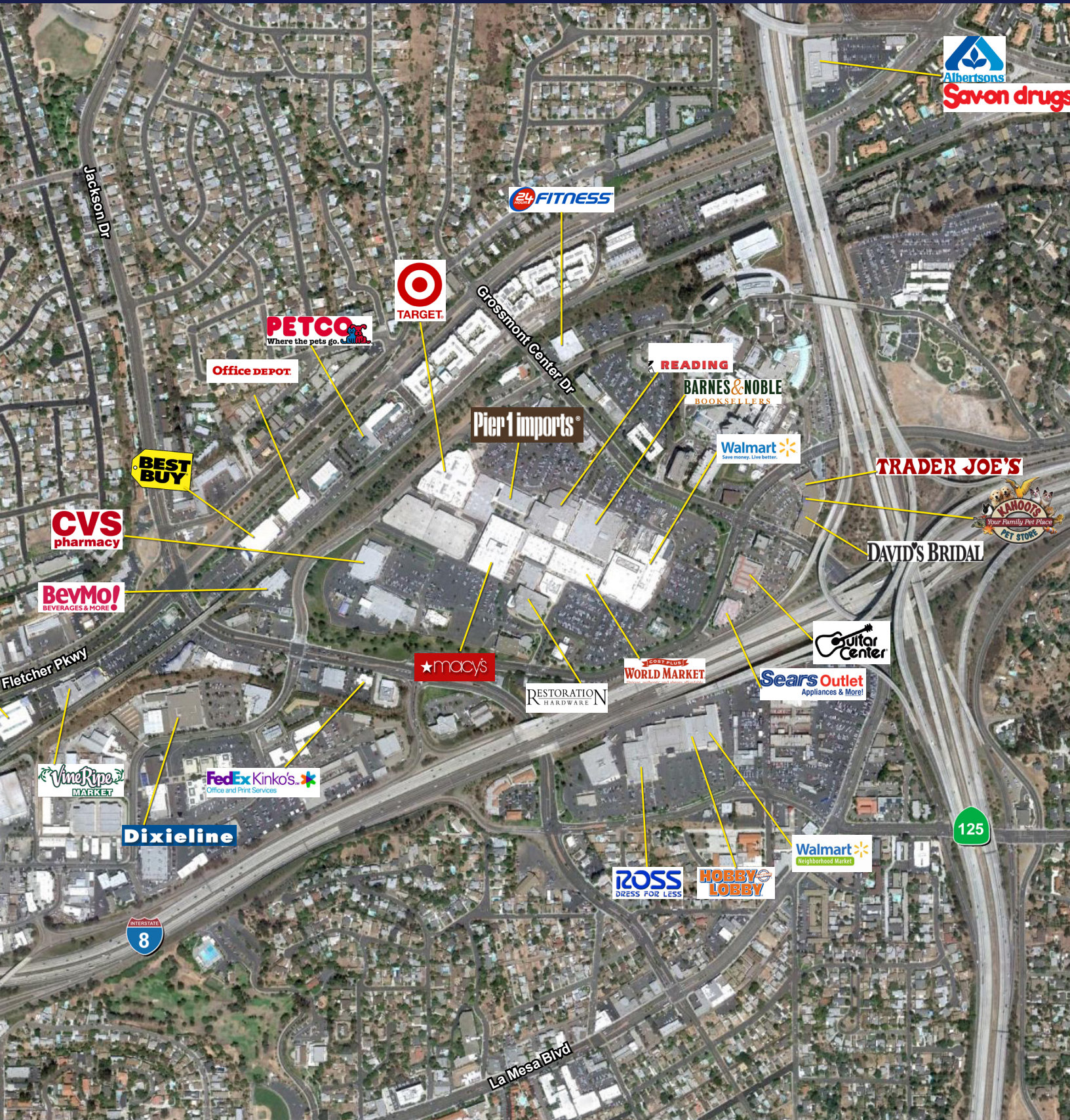
TRAFFIC COUNTS

I-8: 266,800 ADT
 Grossmont Center Dr: 23,100 ADT
 I-125: 156,000 ADT

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AVAILABLE OFFICE SPACE 3RD FLOOR

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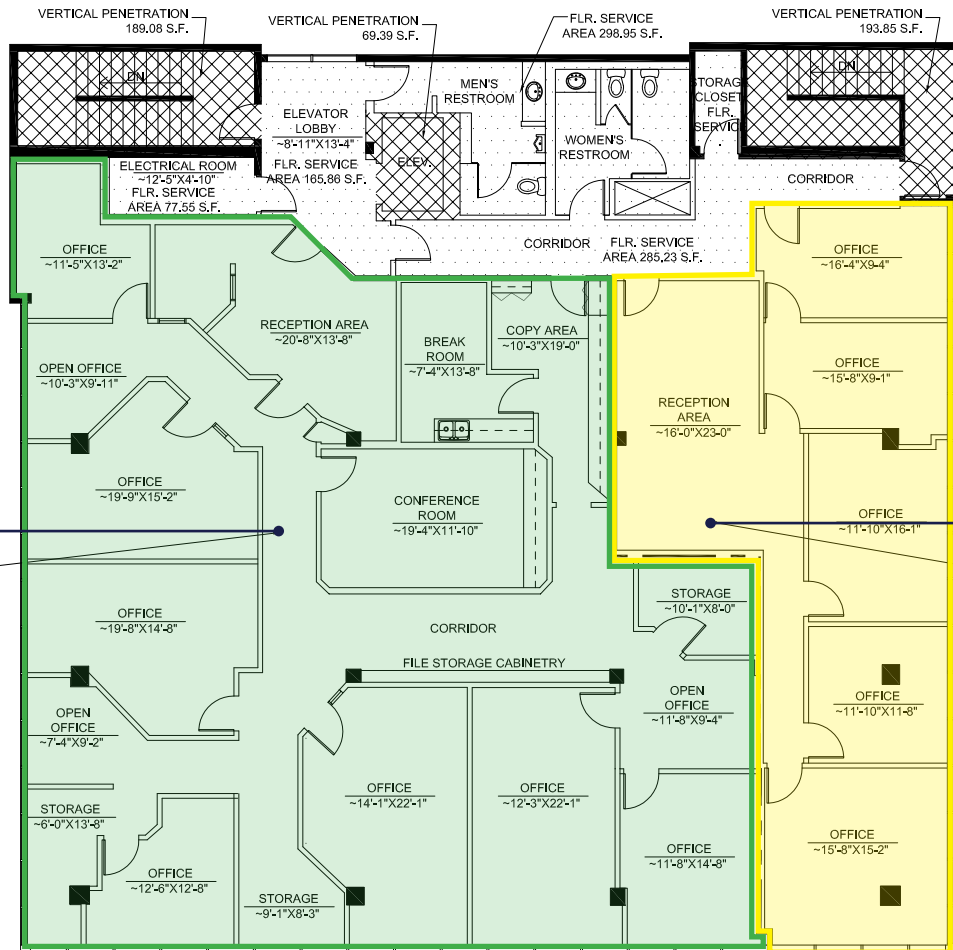


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FLOOR PLAN



SUITE 300
±4,094

SUITE 301
±1,575

Expanded Demographic Profile

ESTIMATED 2019 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

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

EDUCATION

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

AGE

Median Age	37.0	38.6	36.2
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