

FOR LEASE: ± 975 - 2,375 SF RETAIL & MEDICAL SPACE



SUITE 103
± 975 SF

SUITE 300
± 2,375 SF

**Promotional
Leasing Rate!
ONLY \$1/SF***

7520 EL CAJON BLVD., LA MESA, CA 91942

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MARKET/ LIQUOR STORE OPPORTUNITY



CONCEPTUAL RENDERING

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PROPERTY HIGHLIGHTS



- Great Street Visibility
- Ample On-Site Parking
- Monument & Building Signage Available
- Great Tenant Mix
- Access to SR-125 & I-8
- Close to Grossmont Center

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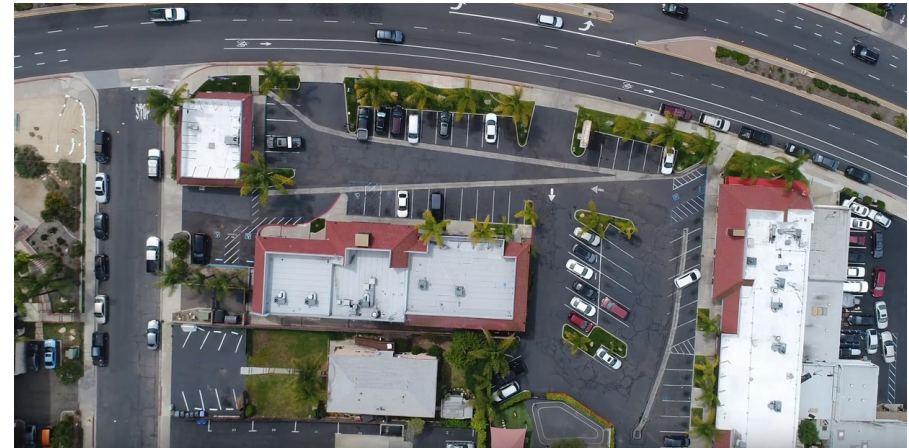
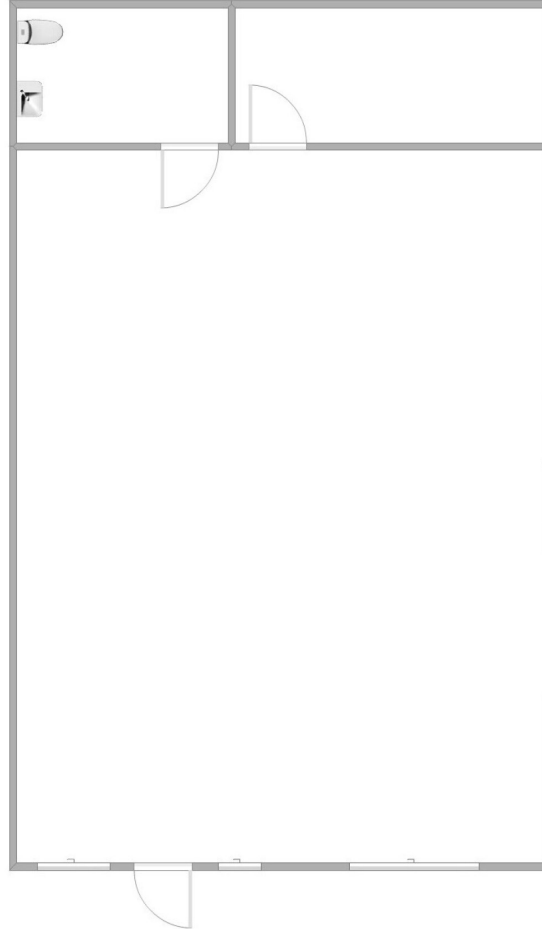
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SUITE DETAILS & FLOOR PLAN

- SUITE 103
- ± 975 SF
- Recently Renovated
- Open Layout
- Private Restroom
- AVAILABLE NOW!
- Lease Rate: \$1.00/SF + NNN*
 - * Promotional Lease Rate Details:
 - 6-month promotional rate on new 3-year leases
 - 12-month promotional rate on new 5-year leases



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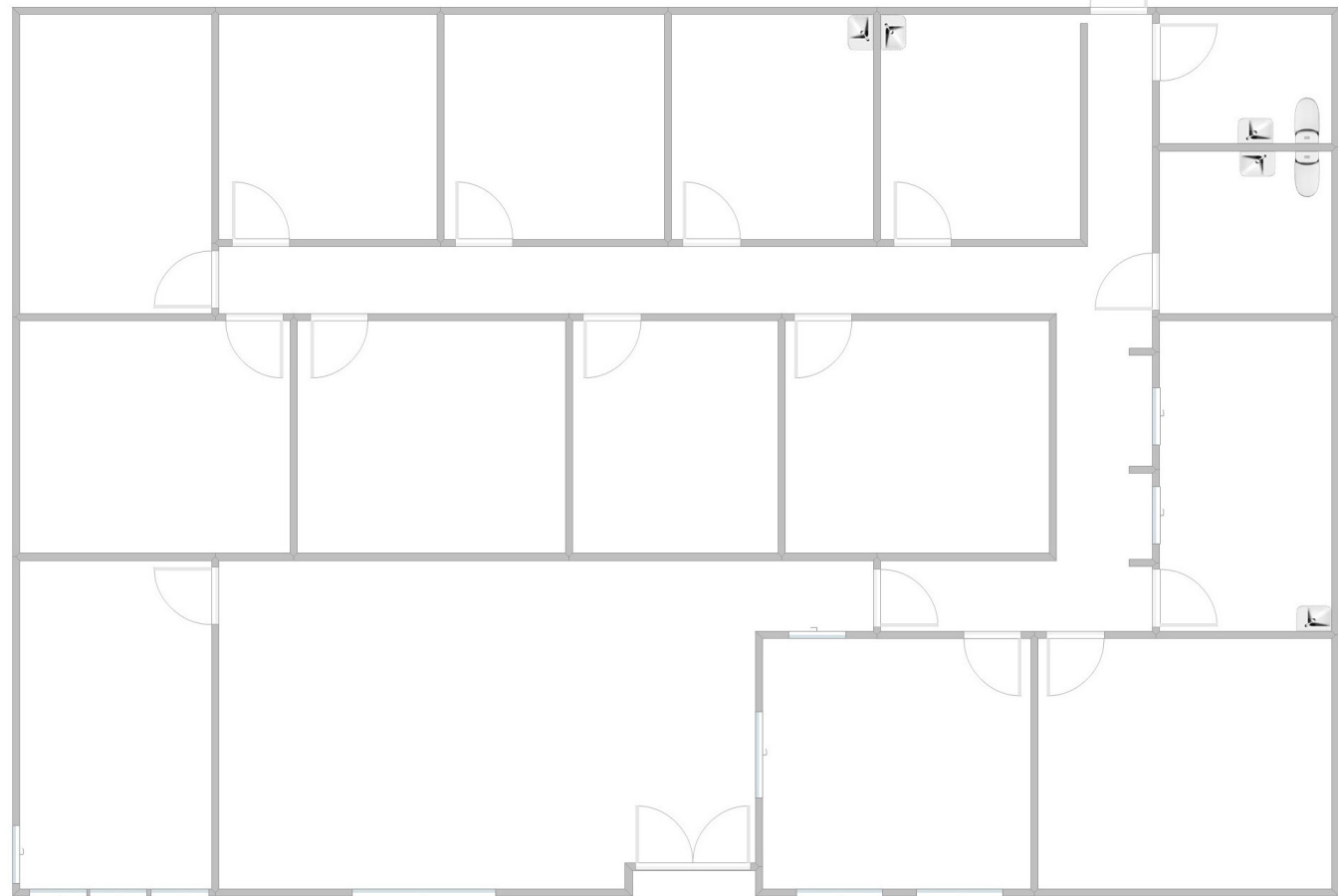
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SUITE DETAILS & FLOOR PLAN

- SUITE 300
- ± 2,375 SF
- Reception Area
- Two Private Restrooms
- Lease Rate: \$1.00/SF + NNN*
 - * Promotional Lease Rate Details:
 - 6-month promotional rate on new 3-year leases
 - 12-month promotional rate on new 5-year leases



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AERIAL & RETAILER MAP



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DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population			
2024 Projection	26,435	192,885	499,885
2019 Estimate	25,662	186,679	486,525
2010 Census	24,290	173,394	467,587
Growth 2019 - 2024	3.01%	3.32%	2.75%
Growth 2010 - 2019	5.65%	7.66%	4.05%
2019 Population by Hispanic Origin	5,884	50,678	172,129
2019 Population	25,662	186,679	486,525
White	19,246 75.00%	137,401 73.60%	342,501 70.40%
Black	2,659 10.36%	18,521 9.92%	55,752 11.46%
Am. Indian & Alaskan	320 1.25%	2,255 1.21%	6,283 1.29%
Asian	1,935 7.54%	17,494 9.37%	53,816 11.06%
Hawaiian & Pacific Island	165 0.64%	1,364 0.73%	3,842 0.79%
Other	1,336 5.21%	9,644 5.17%	24,331 5.00%
U.S. Armed Forces	242	1,621	5,124
Households			
2024 Projection	11,992	73,247	176,350
2019 Estimate	11,650	71,040	171,742
2010 Census	11,058	66,741	165,421
Growth 2019 - 2024	2.94%	3.11%	2.68%
Growth 2010 - 2019	5.35%	6.44%	3.82%
Owner Occupied	4,325 37.12%	34,901 49.13%	83,036 48.35%
Renter Occupied	7,325 62.88%	36,140 50.87%	88,706 51.65%
2019 Households by HH Income			
Income: <\$25,000	2,441 20.95%	13,001 18.30%	33,281 19.38%
Income: \$25,000 - \$50,000	2,763 23.71%	15,276 21.50%	38,296 22.30%
Income: \$50,000 - \$75,000	1,900 16.30%	12,918 18.18%	31,358 18.26%
Income: \$75,000 - \$100,000	1,737 14.91%	10,215 14.38%	23,152 13.48%
Income: \$100,000 - \$125,000	1,257 10.79%	7,185 10.11%	16,719 9.74%
Income: \$125,000 - \$150,000	759 6.51%	4,551 6.41%	10,175 5.92%
Income: \$150,000 - \$200,000	440 3.78%	4,192 5.90%	9,827 5.72%
Income: \$200,000+	356 3.06%	3,703 5.21%	8,932 5.20%
2019 Avg Household Income	\$72,183	\$81,341	\$79,595
2019 Med Household Income	\$57,392	\$63,807	\$60,788



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