

FOR  
LEASE



ADT: ±157,500



ADT: ±197,500

POPPY BANK  
Proposed

YOUR  
NAME HERE

KANOOT'S  
Proposed

MEN'S  
WEARHOUSE

Grossmont Center Dr  
ADT: ±34,100

Murray Dr ADT: ±13,200

# Grossmont Plaza II

5475 Grossmont Center Drive La Mesa, California 91942

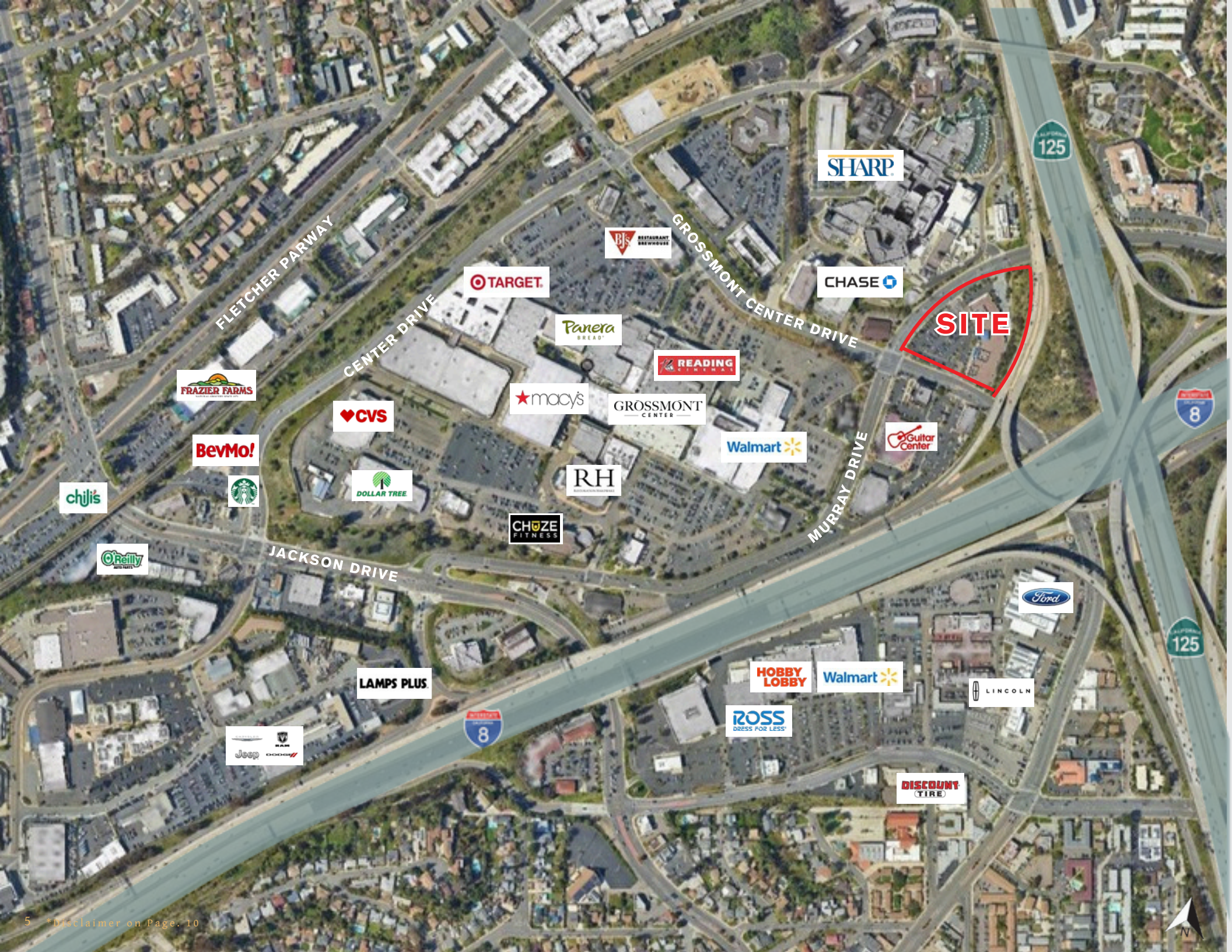
**FLOCKE &  
AVOYER**  
Commercial Real Estate



# Property Highlights

- Anchored by Trader Joes, Kahoots and Men's Warehouse.
- Positioned within the high-traffic Grossmont Center Shopping Area, which attracts over 10.7 million visits annually.
- Benefits from strong visibility at the intersection of Grossmont Center Drive (34,100 ADT) and Murray Drive (13,200 ADT).
- Anchored by the iconic Trader Joe's and other strong tenants
- Highly desired La Mesa trade area
- Directly across from the busiest entrance to Grossmont Shopping Center
- Easy access and visibility to the I-8 and SR 125
- Strong daytime demographics
- Impressive household incomes





FLETCHER PARKWAY

CENTER DRIVE

GROSSMONT CENTER DRIVE

MURRAY DRIVE

JACKSON DRIVE

125

8

125

**SITE**

SHARP

CHASE

TARGET

BIS RESTAURANT BREADHOUSE

Panera BREAD

READING CINEMAS

macy's

GROSSMONT CENTER

Walmart

Guitar Center

FRAZIER FARMS

CVS

BevMo!

chili's

Starbucks

DOLLAR TREE

RH

CHUZE FITNESS

O'Reilly

LAMPS PLUS

HOBBY LOBBY

Walmart

Ford

LINCOLN

ROSS DRESS FOR LESS

DISCOUNT TIRE

Jeep RAM CHRYSLER







# Site Plan

PROPOSED KAHOOT'S  
ENTRANCE

**SPACE  
AVAILABLE  
±5,000 SF**

LEASE AREA  
±5,000 S.F.

(N) DEMISING WALL CENTERED  
ON (E) STRUCTURAL POST

102  
SALES ARE #2  
671 S.F.

103  
BREAK ROOM  
108 S.F.

FIRE ALARM  
CONTROL PANEL

ELECTRICAL  
METERS

EXTERIOR WALKWAY 96'-6"

65'-11 1/4"

**KAHOOTS**

**Proposed**

KAHOOTS & VERIZON TO SHARE  
SIGN TOWER



**YOUR NAME  
HERE**

**KAHOOTS**  
**Proposed**

# Demographics



## Population

<b>1 Mile</b>	16,674
<b>3 Miles</b>	161,716
<b>5 Miles</b>	449,291



## Average Daily Traffic

<b>Murray Dr.</b>	13,200
<b>Grossmont Center Dr.</b>	34,100
<b>Interstate 8</b>	228,000



## Daytime Population

<b>1 Mile</b>	17,560
<b>3 Miles</b>	92,806
<b>5 Miles</b>	248,682



## Average HH Income

<b>1 Mile</b>	\$111,728
<b>3 Miles</b>	\$122,136
<b>5 Miles</b>	\$160,421

## Disclaimer

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