

# 5255-5269

BALTIMORE DRIVE, LA MESA, CA 91942

± 978 SF Retail Space  
Available For Lease

YOUR NAME HERE



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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 including zoning, financials, leases, square footage, permits and use should be verified during due diligence and prior to completing a purchase or lease.



## PROPERTY DETAILS



### ADDRESS

5255-5269 Baltimore Drive, La Mesa, CA 91942



### PROPERTY OVERVIEW

- ± 7,248 SF Neighborhood Retail Strip Center
- Situated on 8,631 SF Lot



### AVAILABILITY

- 5269 Baltimore Drive: ± 978 SF



### PRICING

- Lease Rate: \$1.25/SF + NNN\*
- \*For the 1st 6 Months On All New Deals with a Minimum of a 3 Year Lease Term (See Agent for Details)

## HIGHLIGHTS



- Anchored by 7 Eleven and Next to Shell Gas Station
- Across the Street from Costco
- 1 Block from Kaiser Permanente
- Located Near an Abundance of Retail Amenities
- High Traffic Area with Signage Exposure
- Rear Building Alley Access
- Easy Freeway Access to I-8 with Close Proximity to Hwy 125 & 94
- Zoned: CD (Downtown Commercial)



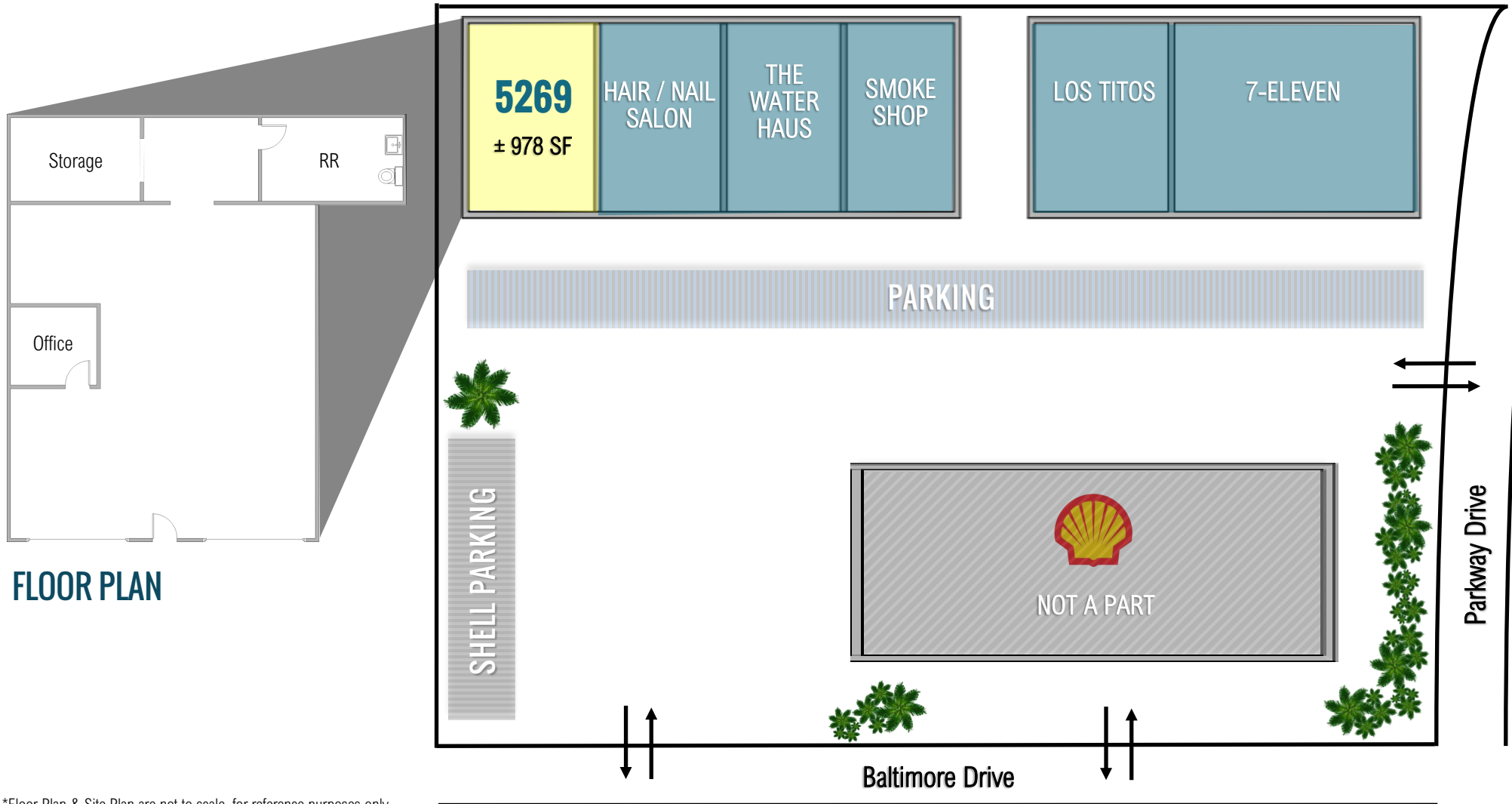


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SITE PLAN



\*Floor Plan & Site Plan are not to scale, for reference purposes only.

## AREA OVERVIEW

### DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION (2022)	25,911	162,661	457,338
POPULATION (2027)	25,963	162,798	457,724
AVG. HOUSEHOLD INCOME	\$89,910	\$98,246	\$92,079
AVERAGE AGE	39	37	36
CONSUMER SPENDING	\$360 M+	\$2.3 B+	\$5.6 B+
TOTAL BUSINESSES	2,326	7,878	18,631
TOTAL DAYTIME EMPLOYEES	16,451	58,576	145,237

### TRAFFIC COUNTS



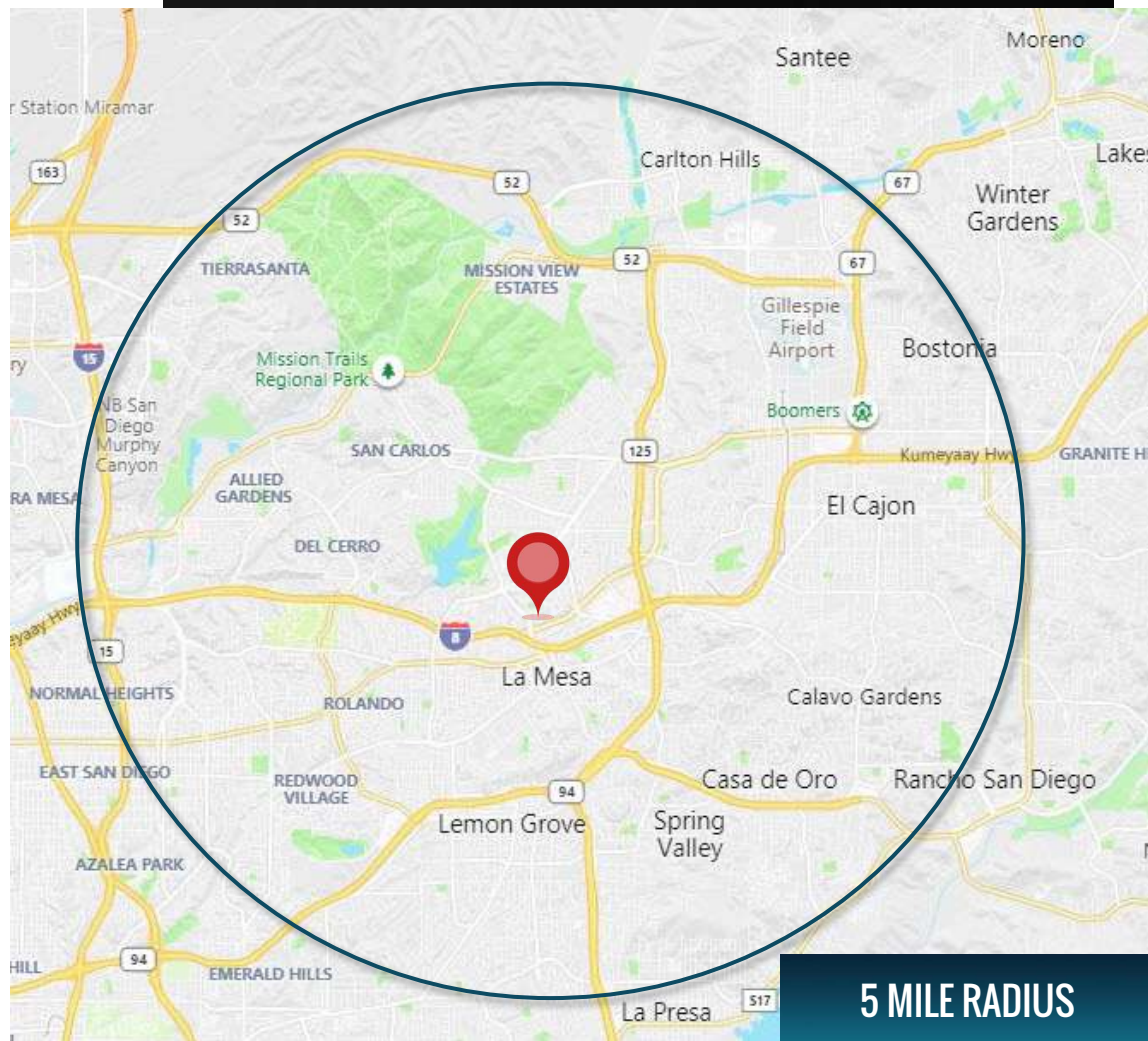
16,514 VPD BALTIMORE DR

26,390 VPD FLETCHER PKWY

### SURROUNDING RETAIL



### area map



5 MILE RADIUS

