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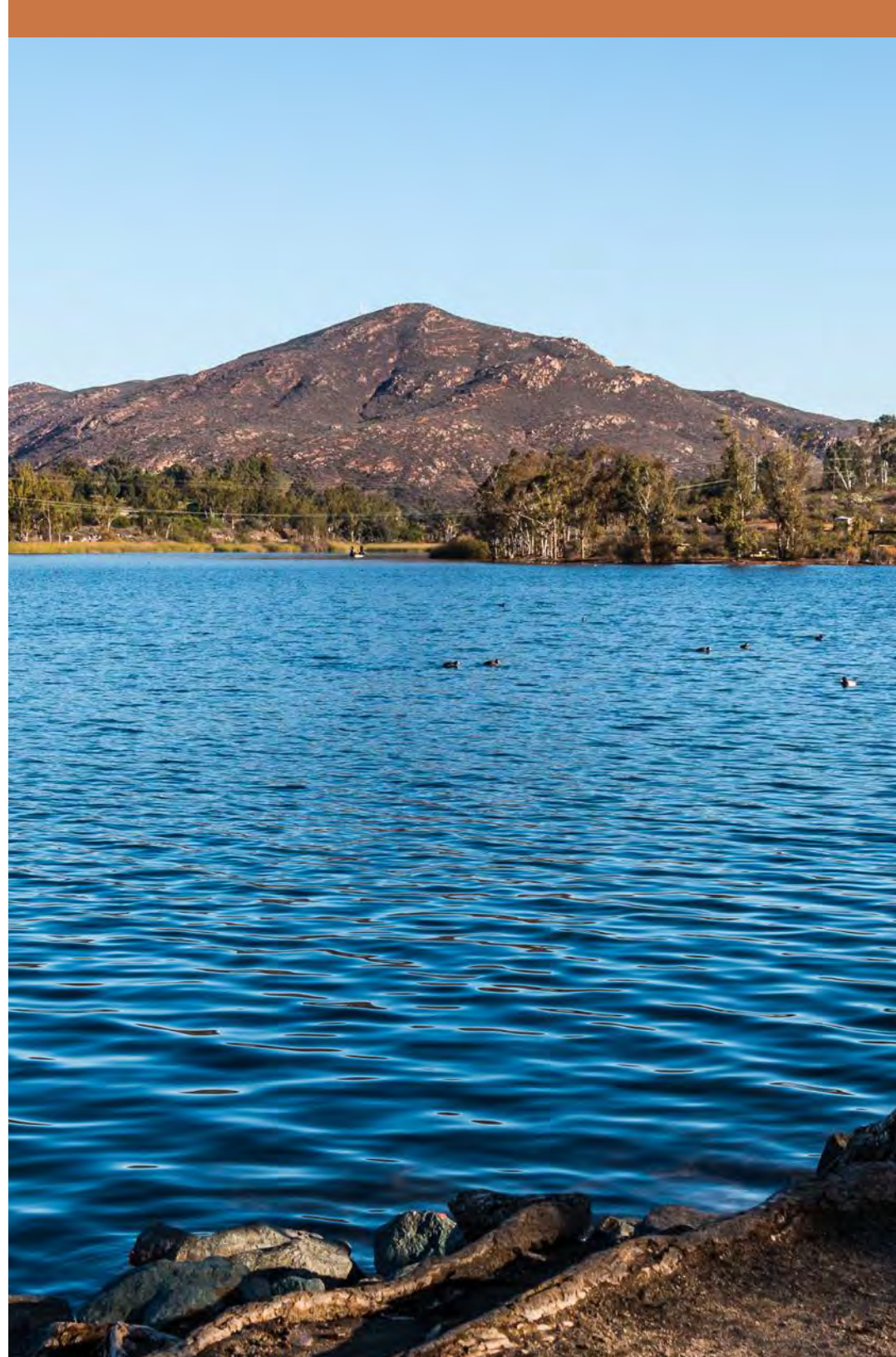
# LAKE MURRAY VILLAGE



**FLOCKE &  
AVOYER**

Commercial Real Estate





# Property Overview

5550-5680 Lake Murray Boulevard La Mesa, CA

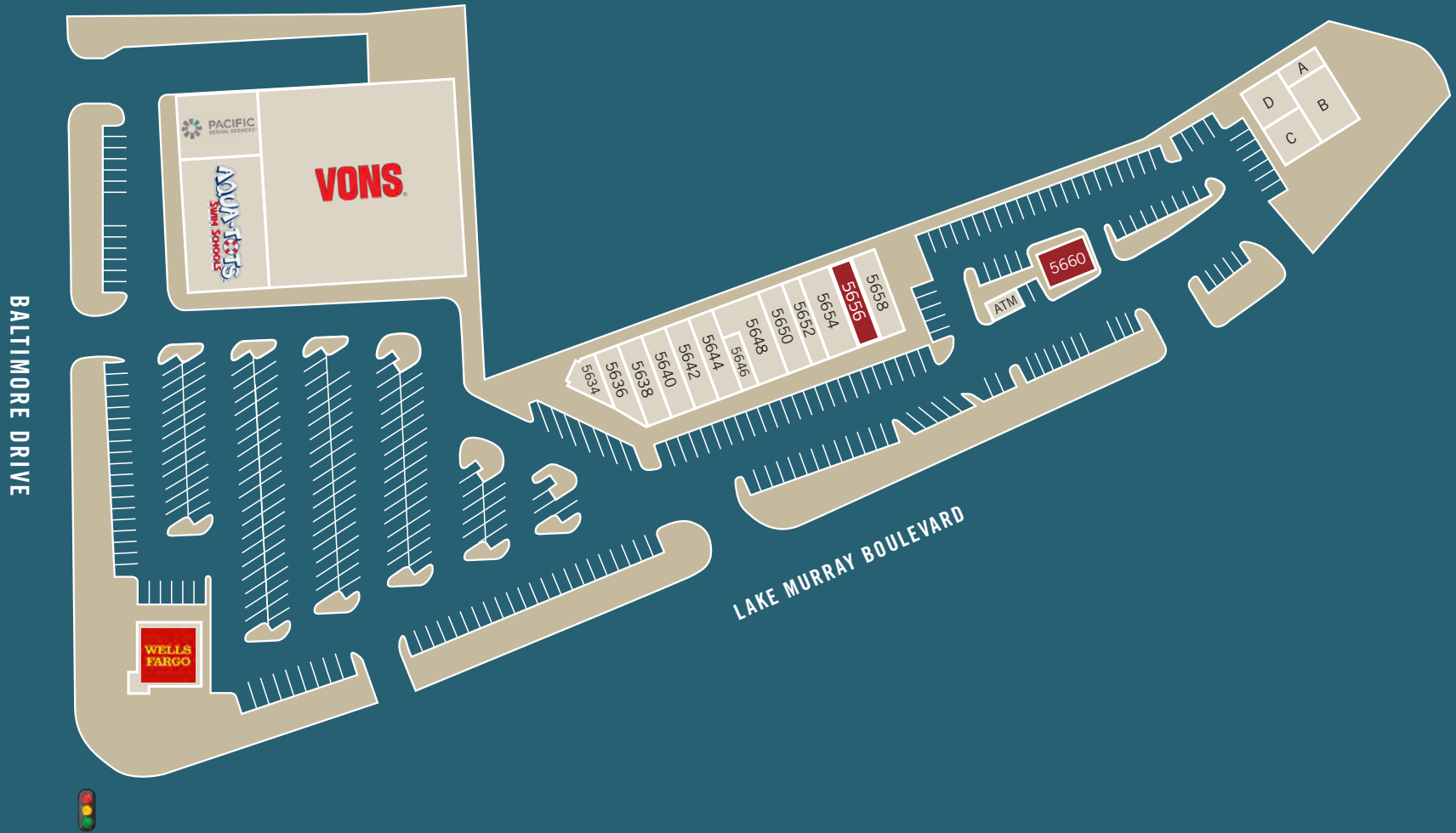
- Highly desirable ±93,000 SF neighborhood retail center in the Lake Murray area of La Mesa
- Located on a prominent corner at the high traffic intersection of Lake Murray Boulevard & Baltimore Drive
- The Shops at Lake Murray Village showcases a newly built redevelopment







# SITE



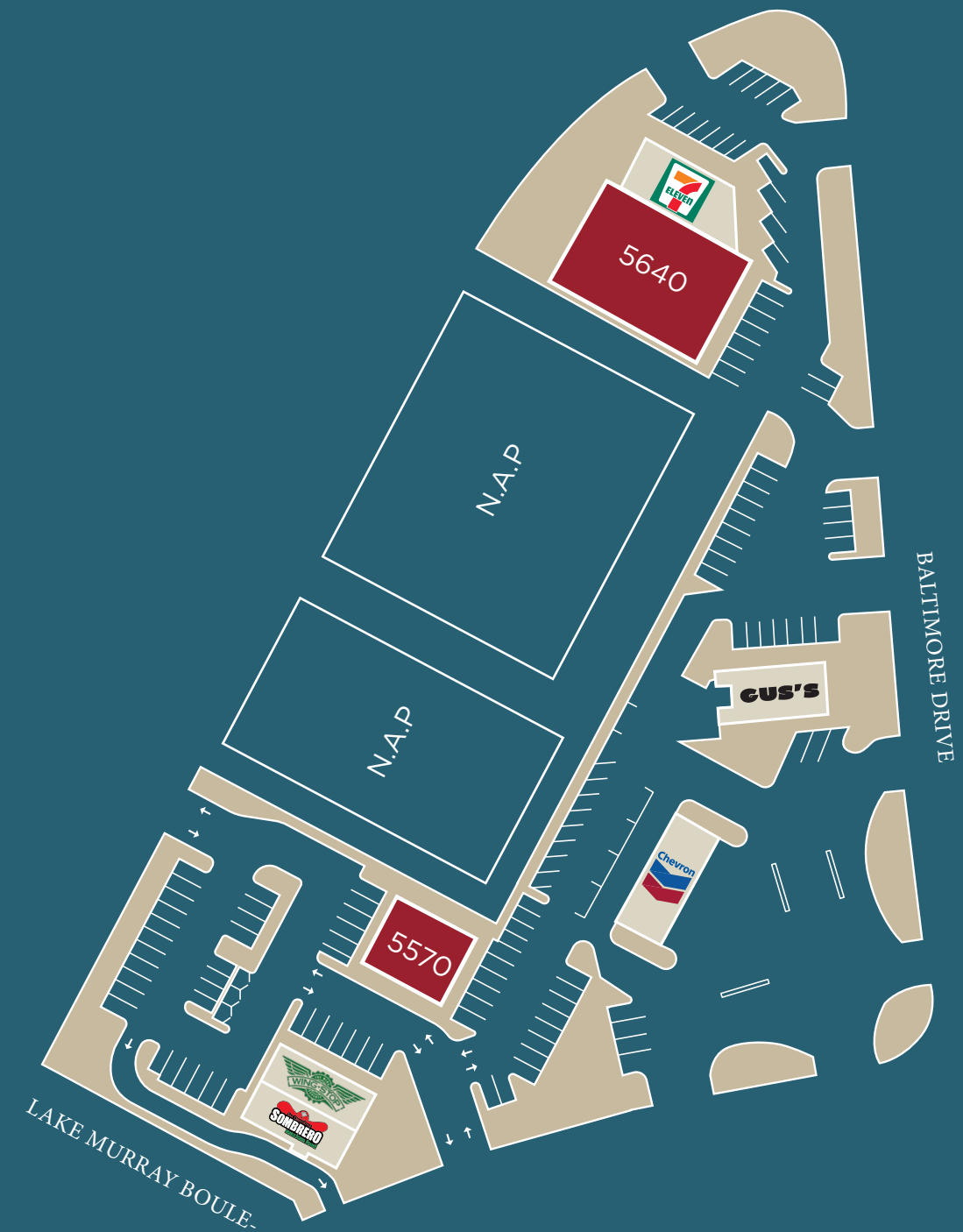
SUITE	TENANT	SF	SUITE	TENANT	SF	SUITE	TENANT	SF
5610	Wells Fargo	5,000	5642	Newman Optometry	1,400	5658	Gold Coast Bagel	1,400
5620 A-B	La Mesa Modern Dental Group	3,540	5644	Lake Murray Village Vet Clinic	1,400	5660	AVAILABLE	1,200
5628	Aqua Tots (Proposed)	6,860	5646	Los Pinos Taco Shop	800	5670	ATM - Bank of America	346
5630	Vons	27,290	5648	La Mesa Physical Therapy	2,000	5680-A	Honey Luxe Salon	600
5634	BeautyMe	855	5650	VIP Cleaners	1,400	5680-B	La Mesa Family Dental Group	2,096
5636	Nail Time	1,200	5652	Paw Country	1,050	5680-C	Allstate Insurance	1,229
5638	Pak Mail	1,400	5654	Antica Tratoria	1,750	5680-D	Honey Luxe Salon	1,133
5640	Golden Spoon	1,400	5656	Available	1,400			



Commercial

SUITE	TENANT	SF
5550A	Sombrero Mexican Food	1,625
5550B	Wing Stop	1,625
5570	First Financial <i>Potentially Available</i>	2,500
5650	7-Eleven	2,240
5640	Available	7,000
5620	Gus's Subs & Pizza	1,800
5600	Chevron	2,232

SITE





# DEMOGRAPHICS



## TRAFFIC COUNTS

Lake Murray Blvd: ±22,000 ADT  
Baltimore Dr: ±17,400 ADT

## AVERAGE HHI\*

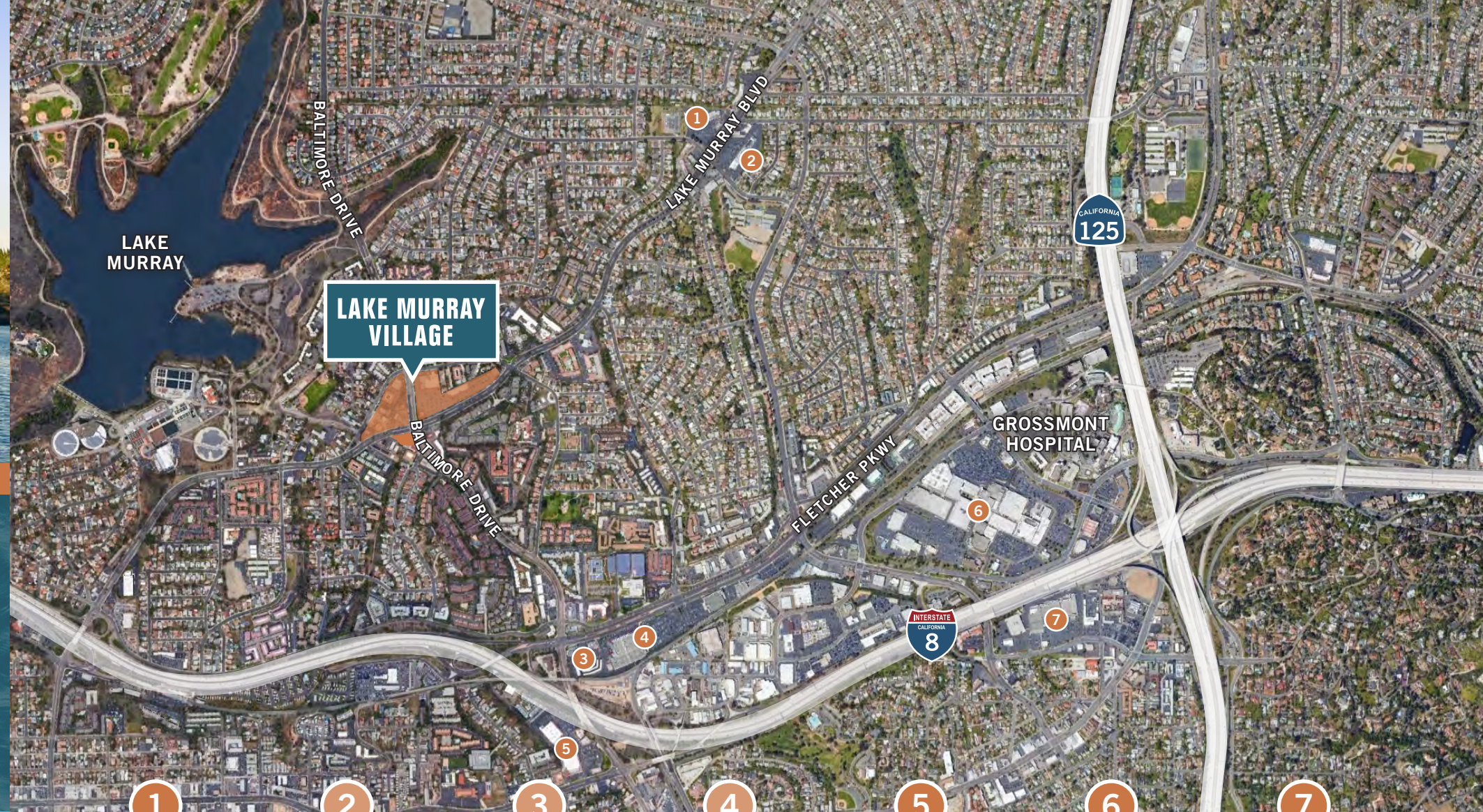
1 Mile: \$122,217  
3 Miles: \$135,044  
5 Miles: \$124,018

## POPULATION

1 Mile: 20,879  
3 Miles: 155,186  
5 Miles: 436,944

## DAYTIME POPULATION

1 Mile: 12,260  
3 Miles: 92,980  
5 Miles: 250,850



1

ROSS  
DRESS FOR LESS

2

BIG  
LOTS!

3

McDonald's

CHIPOTLE  
MEXICAN GRILL

4

COSTCO  
WHOLESALE

BEST  
BUY

Office  
DEPOT

petco

5

Starbucks

SUBWAY

99c  
only  
STORES

Burlington

6

Walmart

★macy's

TARGET

CVS

TRADER JOE'S

7

Walmart

ROSS  
DRESS FOR LESS

HOBBY  
LOBBY



# LAKE MURRAY VILLAGE



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## \*DISCLAIMER

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