

# FOR LEASE • BALTIMORE WEST PLAZA

## 1,500-1,800 SF RETAIL / OFFICE SPACE AVAILABLE

5260 - 5316 BALTIMORE DRIVE • LA MESA CA 91942

**GREAT LOCATION NEAR BUSY FLETCHER PARKWAY**

AVAILABLE

AVAILABLE



858.360.3000 | caacre.com

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FLETCHER PKWY

BALTIMORE DR

### AVAILABLE NOW

- 1,500-1,800 SF Retail / Office Space Available
- Great Location, Near Busy Fletcher Parkway & Baltimore Drive
- Easy Access To/From Interstate 8 and Highway 125
- Near National Tenants - Costco, McDonald's, Chipotle & Pick Up Stix
- 22,700 Cars Per Day (SANDAG)

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COMMERCIAL  
ASSET  
ADVISORS

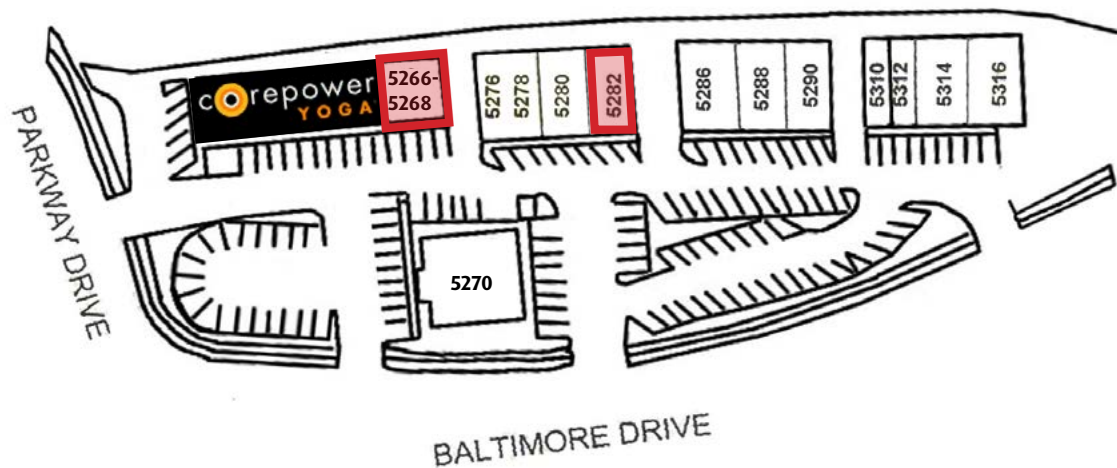
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AVAILABLE			
SUITE	SF	DESCRIPTION	Rate \$/SF
5266 - 5268	1,800	<ul style="list-style-type: none"> <li>• Open floor plan (See images on next page)</li> <li>• 2 offices</li> <li>• 1 restroom</li> <li>• In-suite plumbing ready</li> </ul>	Negotiable
5282	1,500	<ul style="list-style-type: none"> <li>• Corner unit with outstanding visibility</li> <li>• Open Floor Plan</li> <li>• 1 in suite restroom</li> <li>• Available with 30 days' notice</li> </ul>	Negotiable



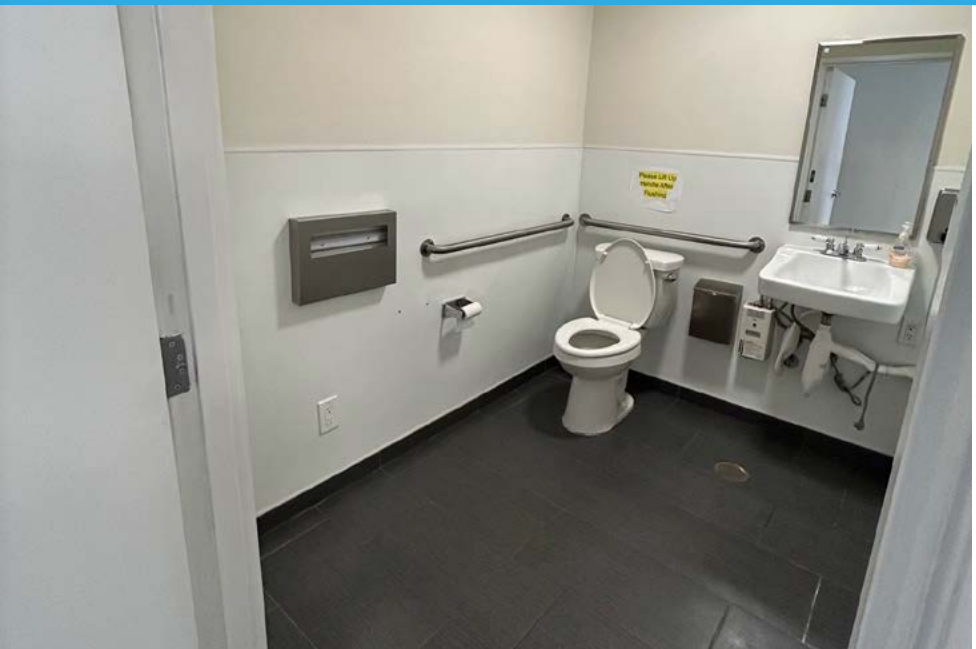
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### 5266 - 5268 BALTIMORE DRIVE



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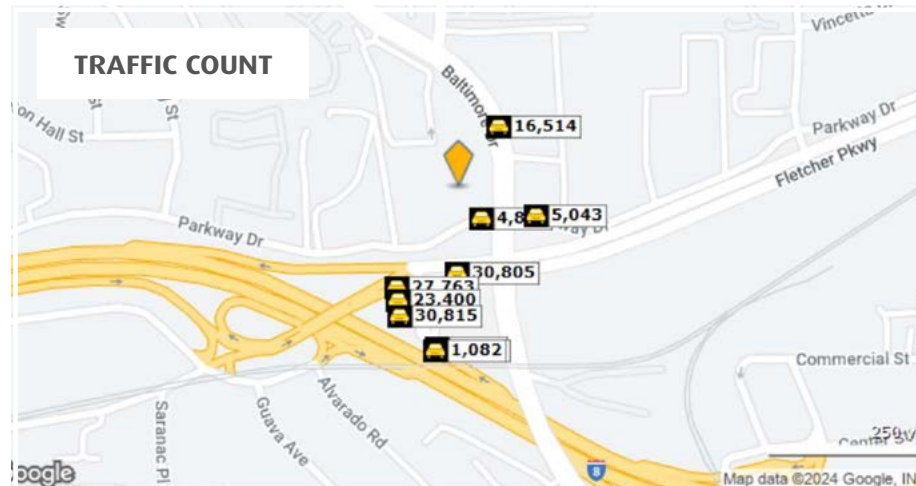
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### Baltimore West Shopping Center

5260-5268 Baltimore Dr, La Mesa, CA 91942

#### DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2029 Projection	25,881	167,471	452,564
2024 Estimate	25,917	168,760	456,740
2020 Census	25,348	170,538	465,128
Growth 2024 - 2029	-0.14%	-0.76%	-0.91%
Growth 2020 - 2024	2.24%	-1.04%	-1.80%
<b>2024 Population by Hispanic Origin</b>	6,850	48,034	160,736
<b>2024 Population</b>	25,917	168,760	456,740
White	14,989 57.83%	92,181 54.62%	204,739 44.83%
Black	1,773 6.84%	12,506 7.41%	41,925 9.18%
Am. Indian & Alaskan	246 0.95%	1,347 0.80%	4,559 1.00%
Asian	1,733 6.69%	12,861 7.62%	44,560 9.76%
Hawaiian & Pacific Island	174 0.67%	1,005 0.60%	2,895 0.63%
Other	7,002 27.02%	48,859 28.95%	158,062 34.61%
U.S. Armed Forces	165	1,749	5,635
<b>Households</b>			
2029 Projection	11,369	61,825	159,047
2024 Estimate	11,402	62,385	160,708
2020 Census	11,208	63,348	164,349
Growth 2024 - 2029	-0.29%	-0.90%	-1.03%
Growth 2020 - 2024	1.73%	-1.52%	-2.22%
Owner Occupied	4,248 37.26%	32,135 51.51%	78,407 48.79%
Renter Occupied	7,154 62.74%	30,250 48.49%	82,301 51.21%
<b>2024 Households by HH Income</b>	11,404	62,384	160,707
Income: <\$25,000	2,302 20.19%	10,219 16.38%	27,487 17.10%
Income: \$25,000 - \$50,000	1,968 17.26%	9,077 14.55%	25,019 15.57%
Income: \$50,000 - \$75,000	1,735 15.21%	9,635 15.44%	27,336 17.01%
Income: \$75,000 - \$100,000	1,472 12.91%	7,530 12.07%	19,794 12.32%
Income: \$100,000 - \$125,000	1,504 13.19%	7,167 11.49%	16,871 10.50%
Income: \$125,000 - \$150,000	809 7.09%	4,754 7.62%	12,662 7.88%
Income: \$150,000 - \$200,000	757 6.64%	6,210 9.95%	15,393 9.58%
Income: \$200,000+	857 7.51%	7,792 12.49%	16,145 10.05%
<b>2024 Avg Household Income</b>	\$89,455	\$107,496	\$100,212
<b>2024 Med Household Income</b>	\$70,270	\$82,506	\$75,646





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