

FOR
LEASE

SHARP Grossmont
Hospital

536 Beds

Grossmont Dr. ADT: 22,614

ADT: 173,429



Walmart

RH
OUTLET

macy's

TARGET

READING
CINEMAS

GROSSMONT
CENTER

Murray Dr. ADT: 12,795

Guitar
Center

TRADER
JOE'S

KAHOOTS

MEN'S WEARHOUSE



ADT: 193,561

Grossmont Plaza

8815 Murray Dr., La Mesa, CA 91942

FLOCKE &
AVOYER
Commercial Real Estate

8815 Murray Dr.

LA MESA, CA 91942

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PROPERTY HIGHLIGHTS

An aerial photograph of the Grossmont Plaza shopping center, showing a large parking lot, several commercial buildings, and surrounding residential areas. The image is partially obscured by a white semi-transparent box containing text.

Grossmont Plaza is a ±70,595 SF shopping center located at 8815 Murray Drive in the busy heart of La Mesa. This Grossmont Center Shopping Area enjoys 10.7 million visits per year and benefits from the nearby MTS Grossmont Transit Center and a high car per day intersection of Grossmont Center Dr (26,743 ADT) and Murray Dr (6,414 ADT).

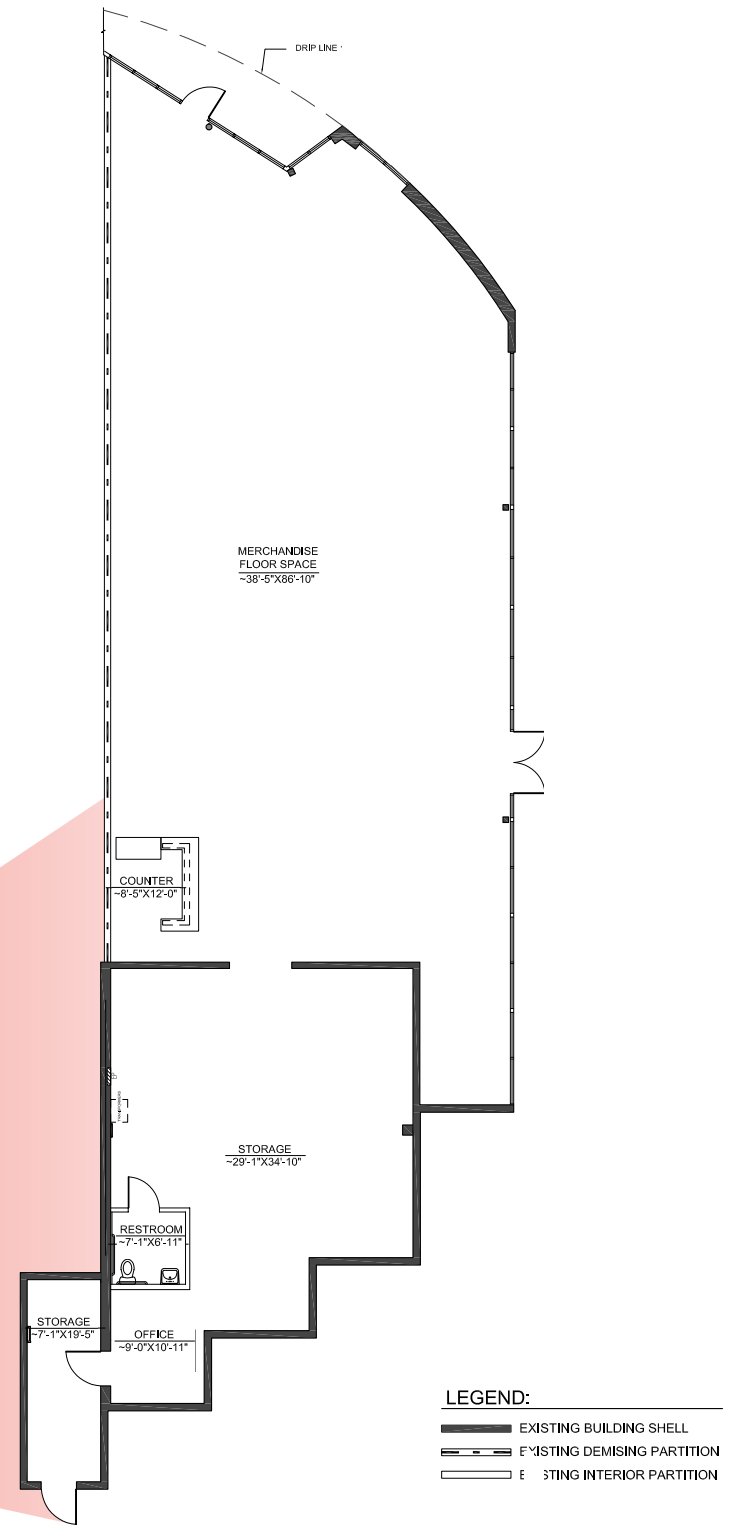
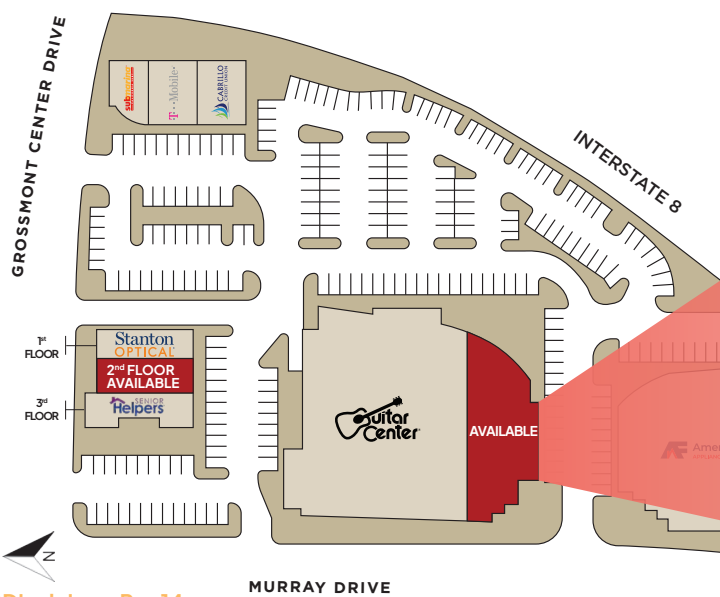
- Benefits from a high car per day intersection of Murray Dr. (12,798 ADT) & Grossmont Center Dr. (22,614 ADT)
- Easy access and visibility to the I-8 and SR-125
- Strong daytime demographics
- Impressive household incomes
- Located across the street from 930,000 SF Grossmont Center
- Zoning: C-G-D

GROSSMONT CENTER OVERVIEW

Bldg	Tenant	SF Avail
5454	Submarina	
5454	TMobile	
5454	Cabrillo Credit Union	
5464	Stanton Optical	
5464	AVAILABLE	±5,078 SF
5464	Senior Helpers	
8815	AVAILABLE	±4,555 SF
8825	Guitar Center	



SITE PLAN First Floor ±4,555 SF Available



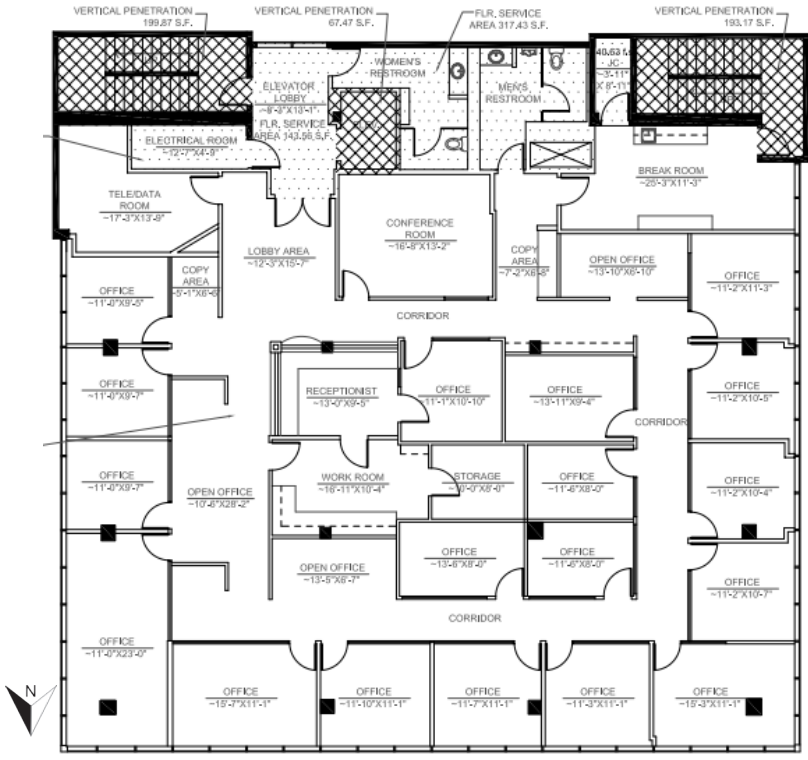
LEGEND:

- EXISTING BUILDING SHELL
- - - EXISTING DEMISING PARTITION
- EXISTING INTERIOR PARTITION






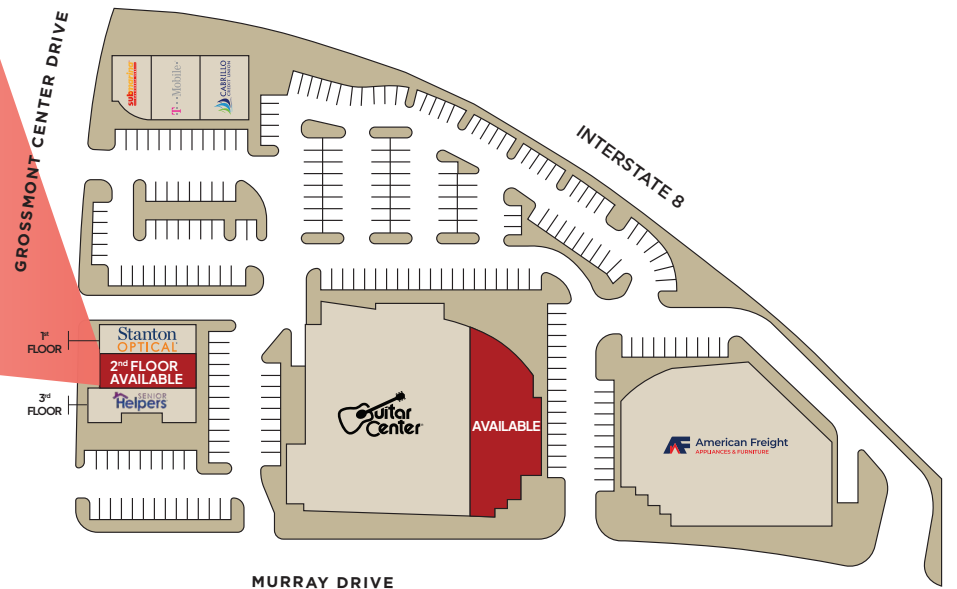
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SITE PLAN Second Floor ±5,078 SF Available



LEGEND:

-  EXISTING BUILDING SHELL
-  EXISTING DEMISING PARTITION
-  EXISTING INTERIOR PARTITION



OFFICE INTERIOR Second Floor ±5,078 SF Available



MONUMENT SIGN



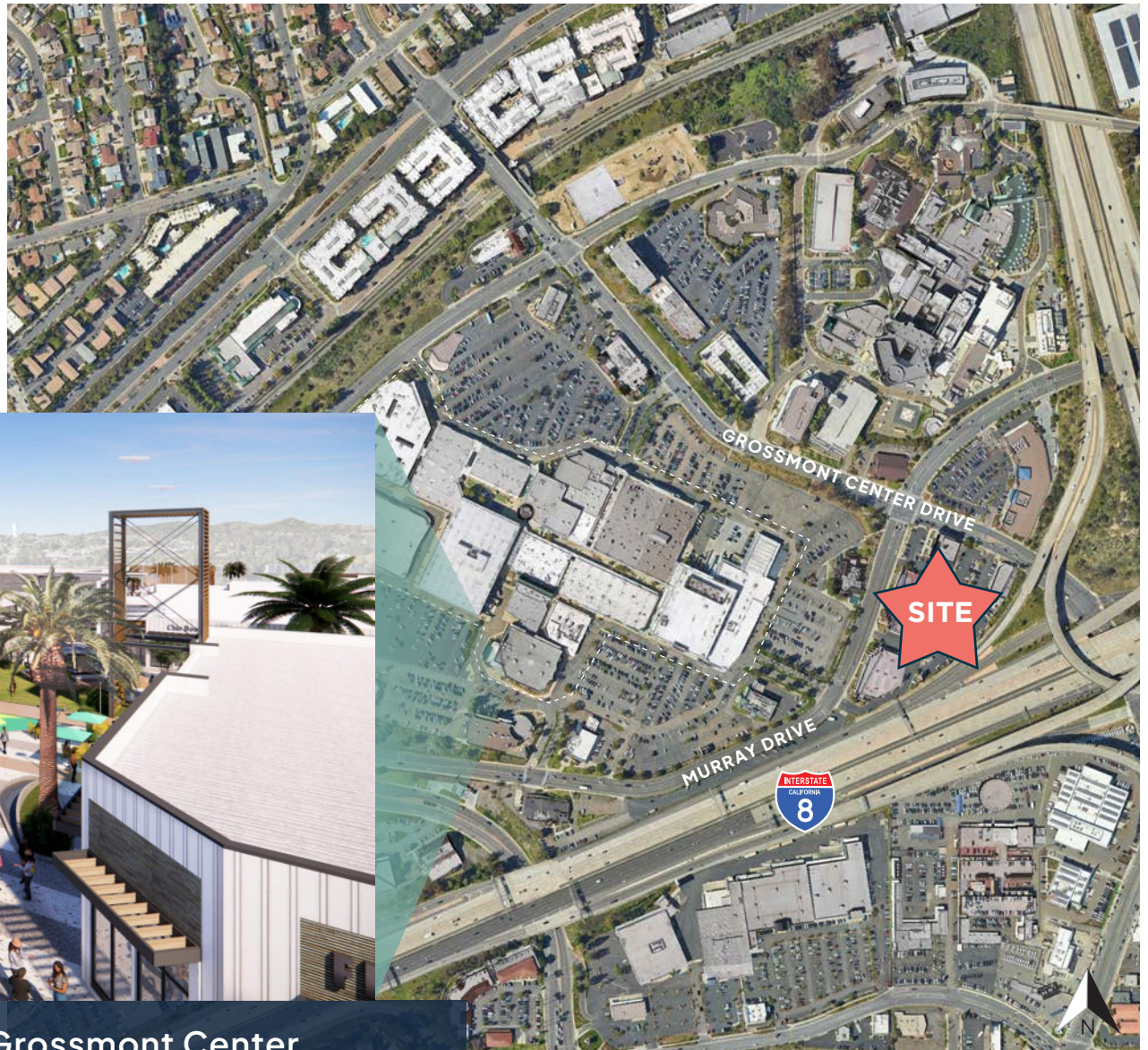
FREEWAY VISIBILITY



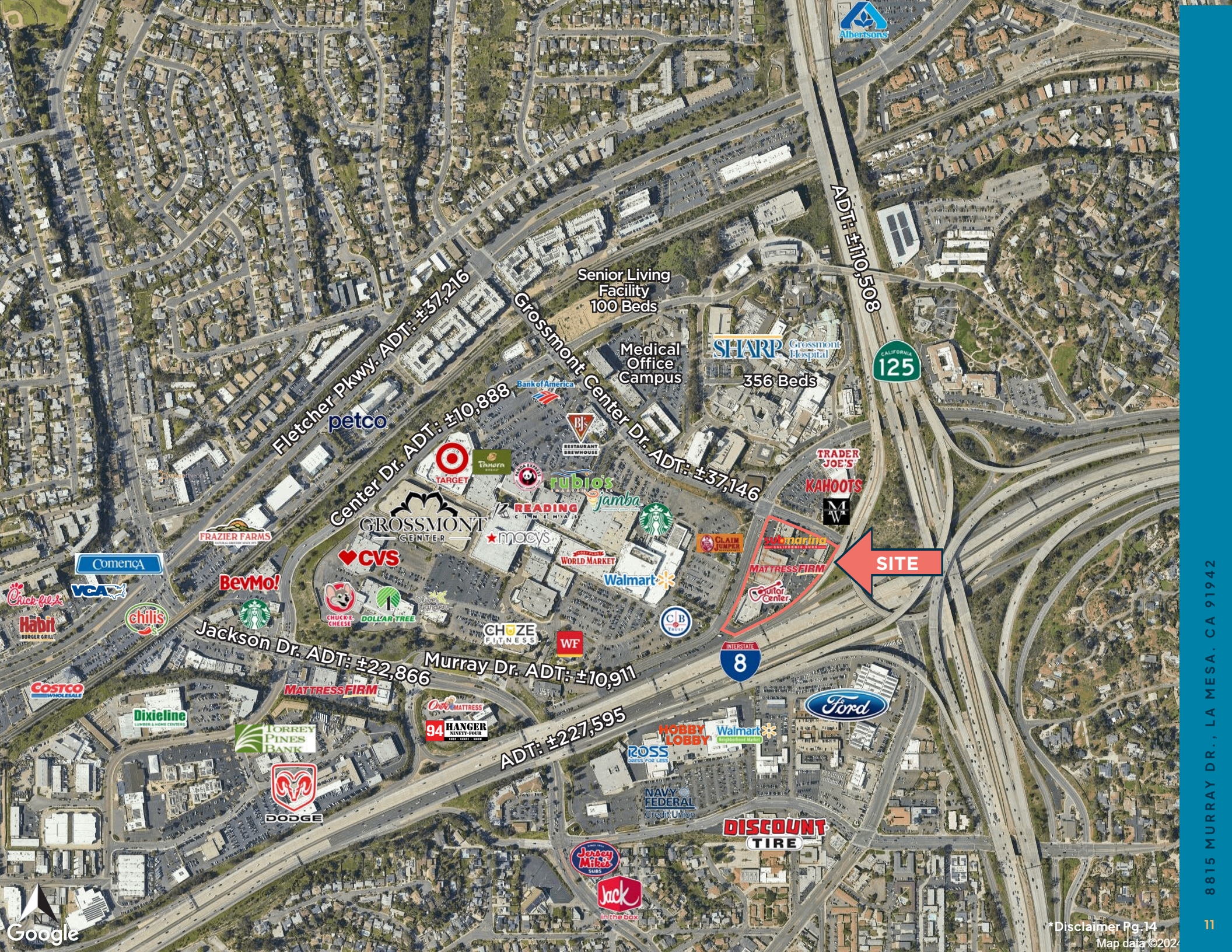
GROSSMONT CENTER

Master Plan Redevelopment

- Best regional shopping area servicing all of East San Diego County
- ±925,000 square feet
- Approximately 1.5 million visitors per year
- High Daytime Population
- Excellent Demos
- Extremely successful Trader Joes



Our property is located adjacent to Grossmont Center, (owned by Federal Realty Investment Trust) which is a regional shopping center.



ADT: 110,503

Fletcher Pkwy. ADT: 37,216

Center Dr. ADT: 10,888

Grossmont Center Dr. ADT: 37,146

Jackson Dr. ADT: 22,866

Murray Dr. ADT: 10,911

ADT: 227,595

Senior Living Facility
100 Beds

Medical Office Campus
SHARP Grossmont Hospital
356 Beds

TRADER JOE'S
KAHOOTS

SITE

MATTRESS FIRM
Senior Center

Ford

DISCOUNT TIRE

Jersey Mike's
Jack in the box

Albersons

CALIFORNIA 125

INTERSTATE 8

petco

TARGET

READING CINEMA

rubios

jamba

Starbucks

GROSSMONT CENTER

macy's

Walmart

WF

CB

FRAZIER FARMS

BevMo!

CHUCK'S CHEESE

DOLLAR TREE

CHOZE FITNESS

WORLD MARKET

CLAIM JUMPER

Comerça

Chick-fil-A

VCA

chilis

Habit BURGER GRILL

COSTCO WHOLESALE

Dixieline LUMBER & HOME CENTERS

TORREY PINES BANK

DODGE

94 HANGER NINETY-FOUR

HOBBY LOBBY

ROSS

NAVY FEDERAL Credit Union

Google

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Map data ©2022

8815 MURRAY DR., LA MESA, CA 91942



DEMOGRAPHICS



Population

1 Mile	16,674
3 Miles	161,716
5 Miles	449,291



Average Daily Traffic

Murray Dr.	13,200
Jackson Dr.	20,100
Interstate 8	228,000



Daytime Population

1 Mile	17,560
3 Miles	92,806
5 Miles	248,682



Average HH Income

1 Mile	\$111,728
3 Miles	\$122,136
5 Miles	\$160,421





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DISCLAIMER

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