

**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

Leasing Team

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PROPERTY HIGHLIGHTS



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).

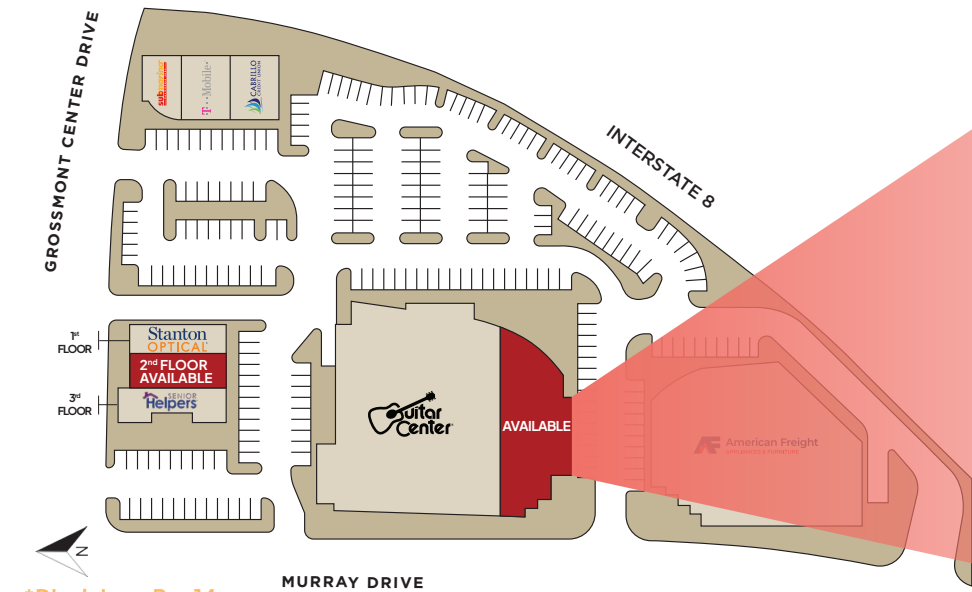
- Benefits from a high car per day intersection of Murray Dr. (12,798 ADT) & Grossmont Center Dr. (22,614 ADT)
- Easy access and visibility to the I-8 and SR-125
- Strong daytime demographics
- Impressive household incomes
- Located across the street from 930,000 SF Grossmont Center
- Zoning: C-G-D

GROSSMONT CENTER OVERVIEW

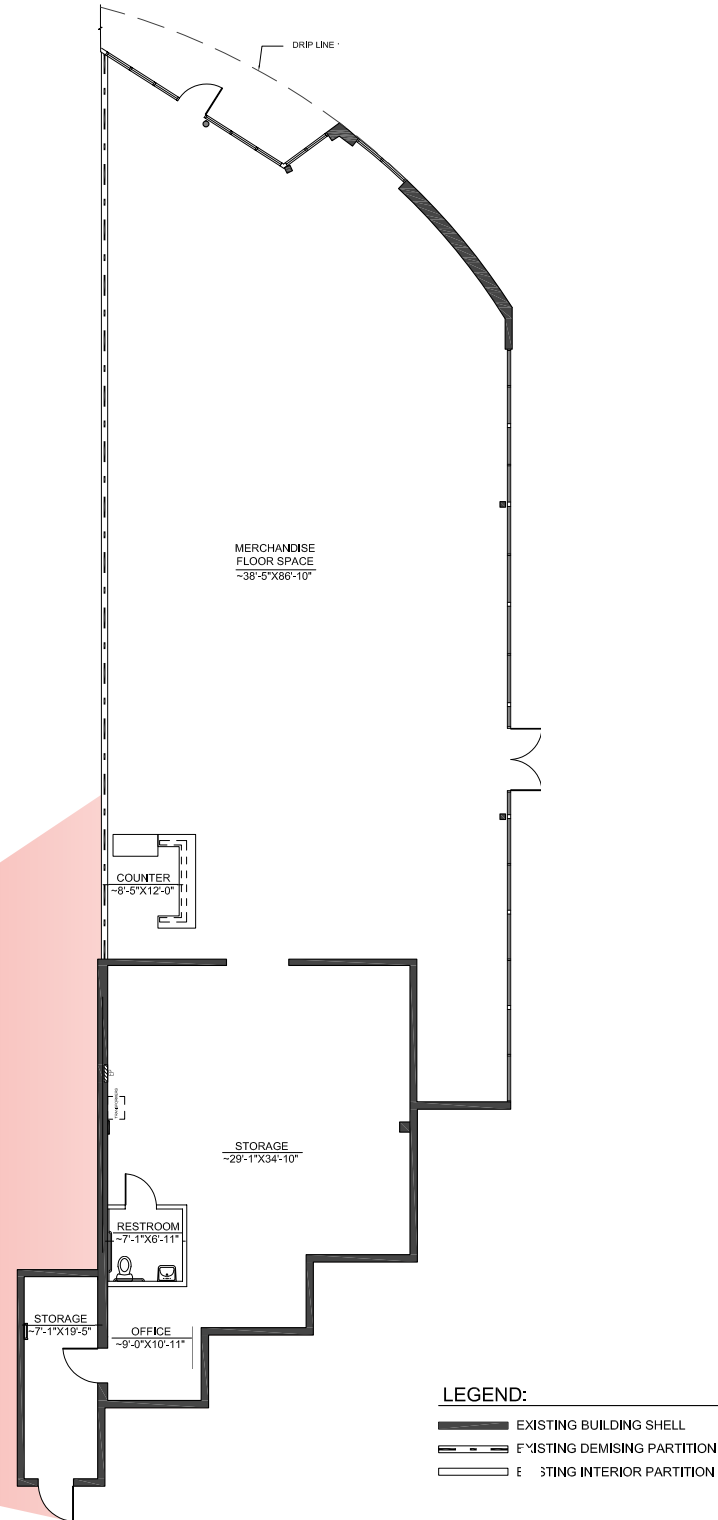
Bldg	Tenant	SF Avail
5454	Submarina	
5454	TMobile	
5454	Cabrillo Credit Union	
5464	Stanton Optical	
5464	AVAILABLE	±5,078 SF
5464	Senior Helpers	
8815	AVAILABLE	±4,555 SF
8825	Guitar Center	



SITE PLAN First Floor ±4,555 SF Available



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MONUMENT SIGN



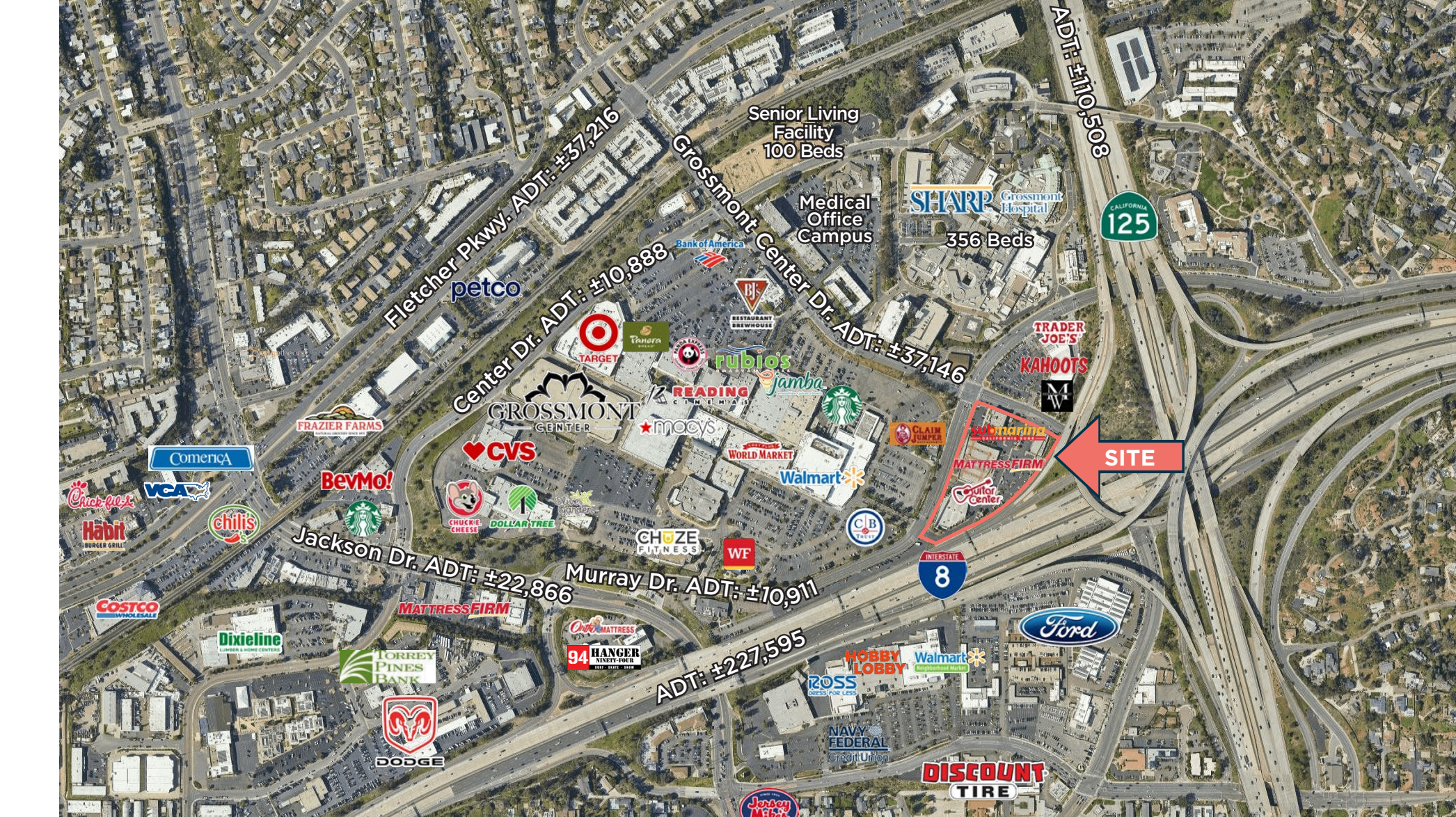
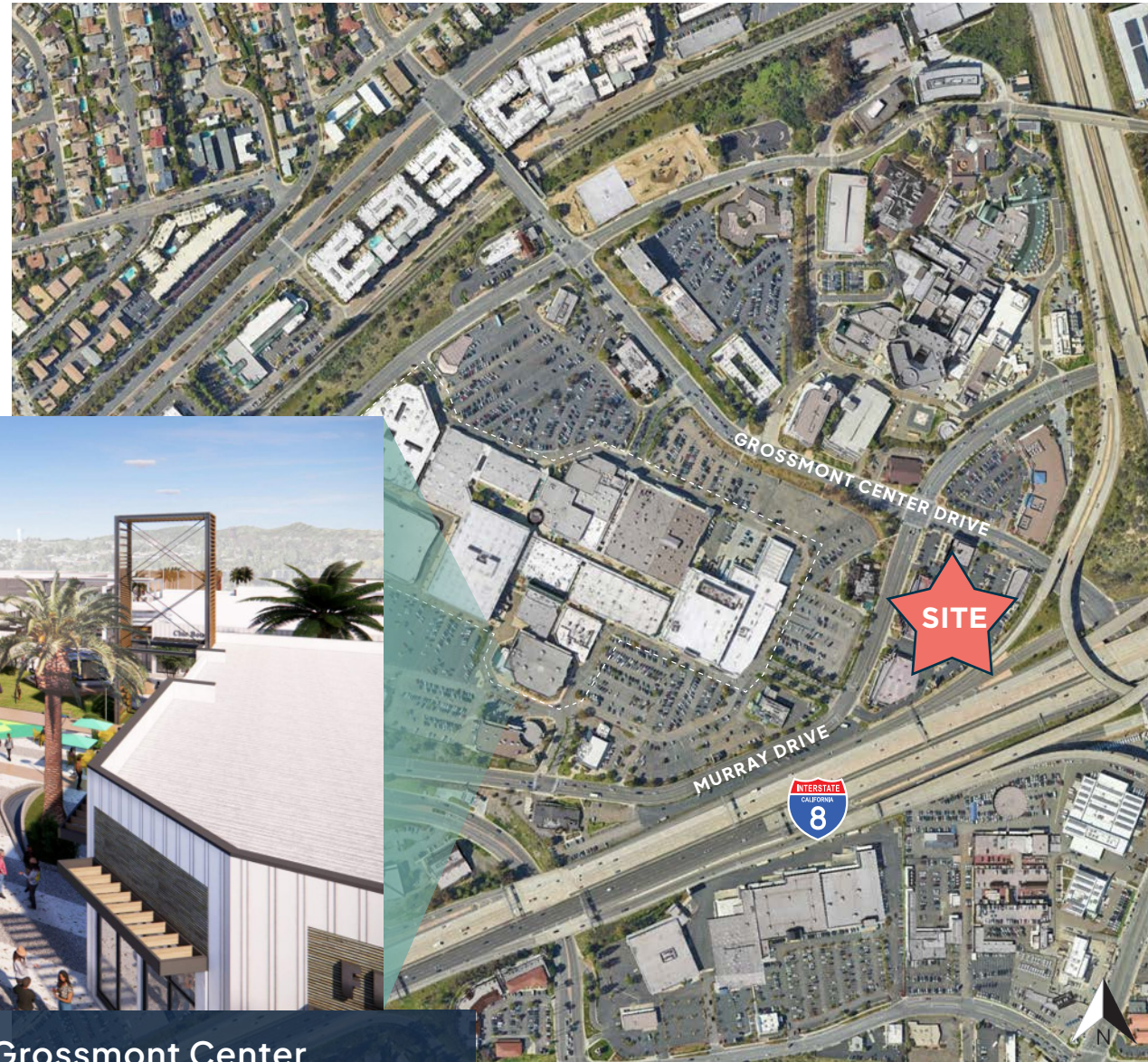
FREEWAY VISIBILITY



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.



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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