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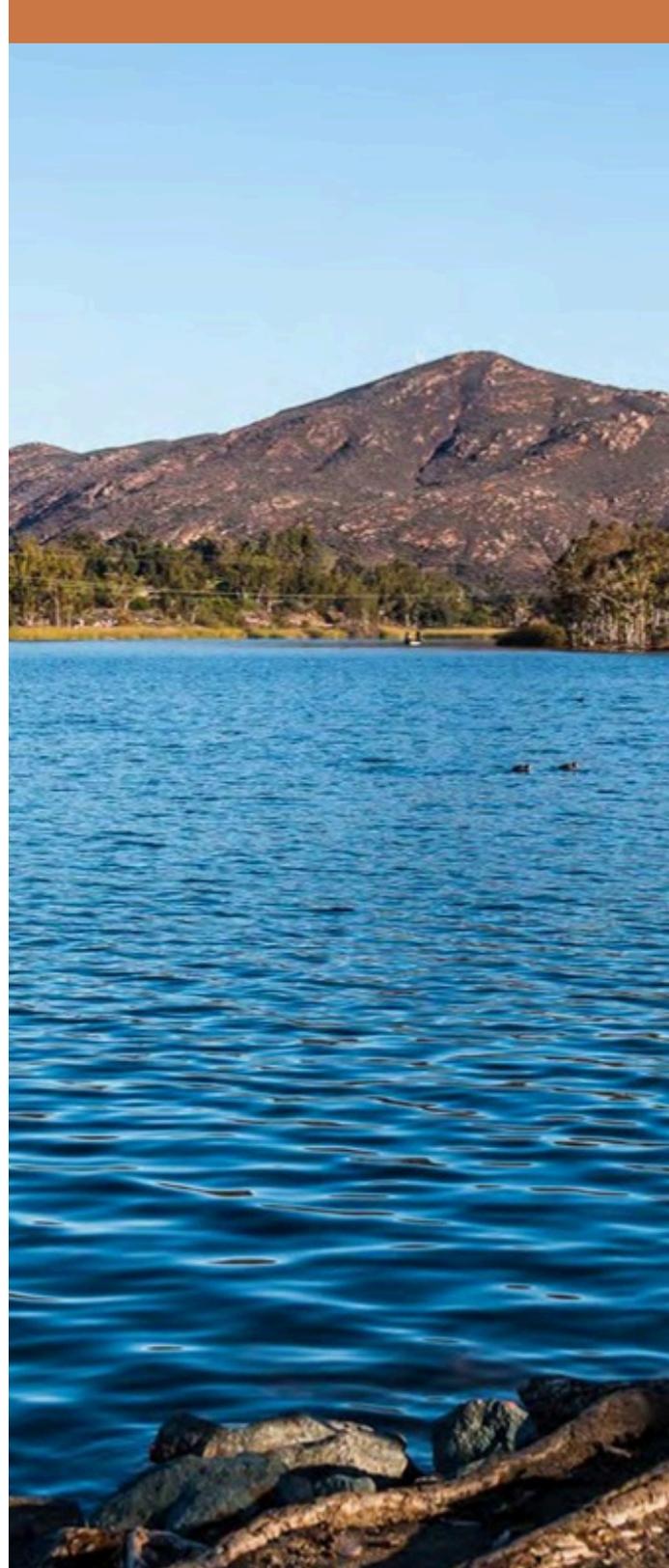
LAKE MURRAY VILLAGE



**FLOCKE &
AVOYER**

Commercial Real Estate

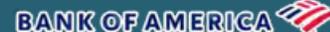
*Disclaimer on Page. 10 1



Property Overview

5550-5680 LakeMurray 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





Firestone

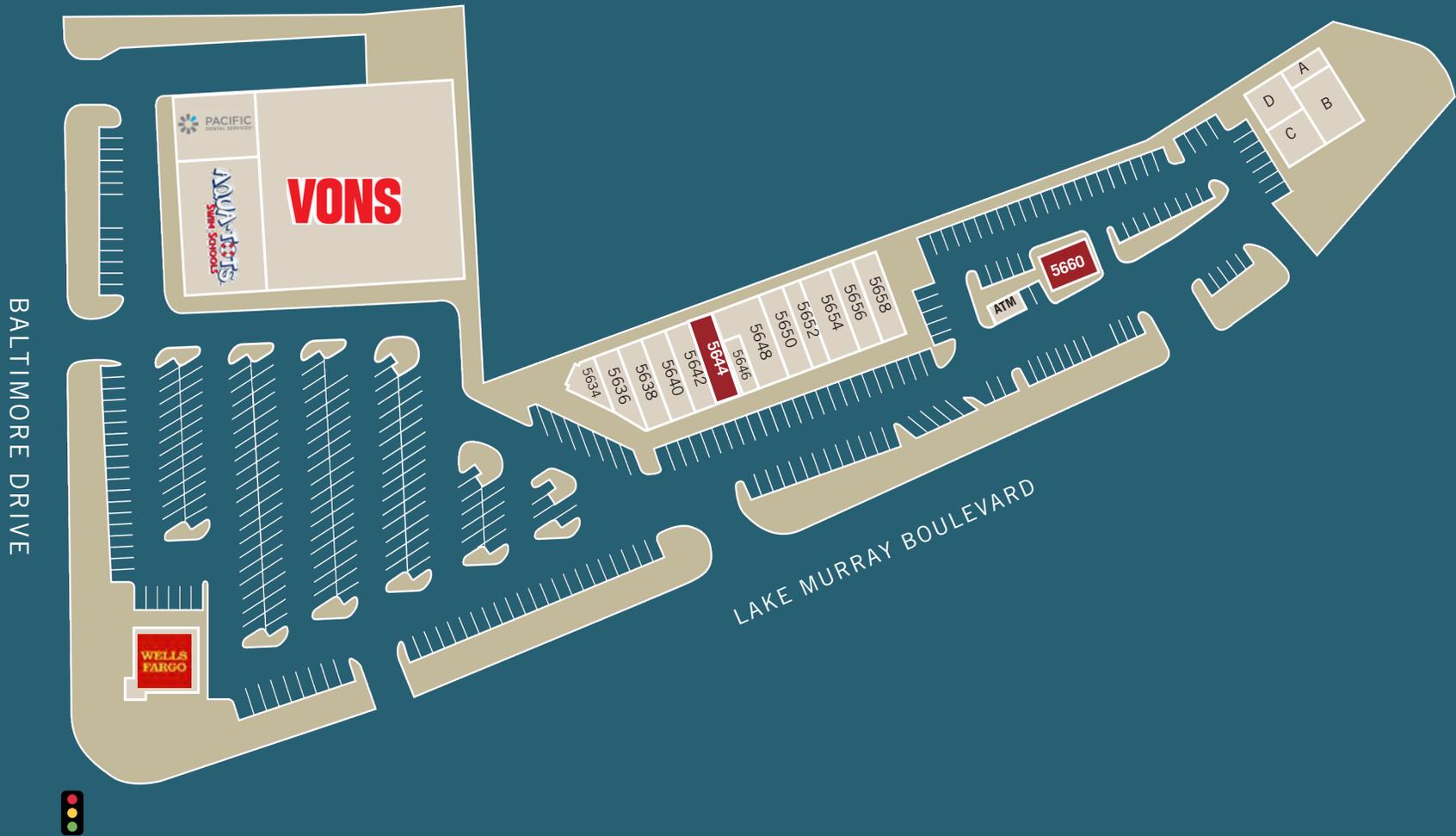


VONS

BALTIMORE DRIVE ±9,026

LAKE MURRAY BOULEVARD ±19,130

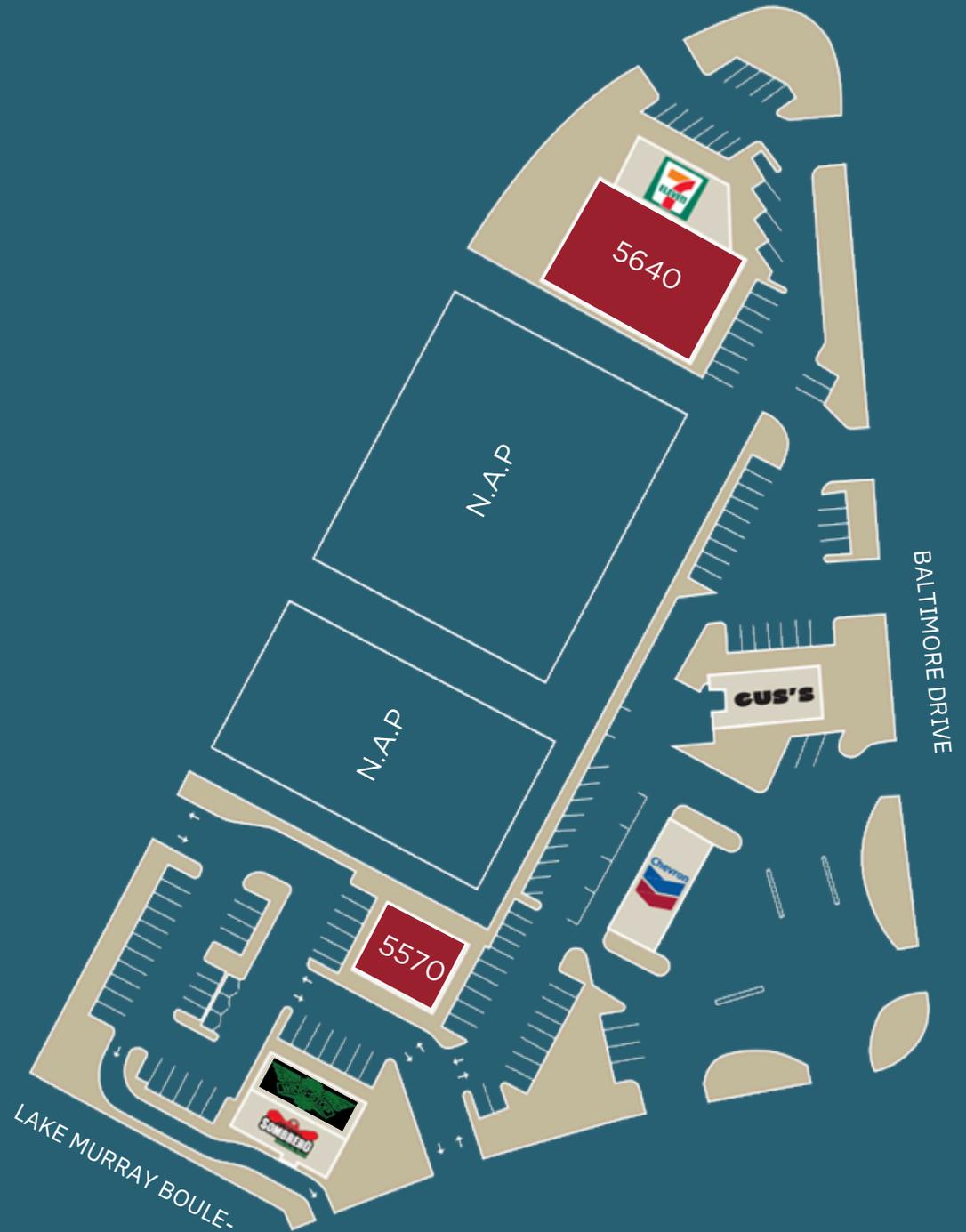
SITE



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	AVAILABLE 10/1/26	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 Honey	1,229
5638	Pak Mail	1,400	5654	Antica Tratoria	1,750	5680-D	Luxe Salon	1,133
5640	Golden Spoon	1,400	5656	All Bodies Pilates	1,400			

SITE

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





DEMOGRAPHICS



TRAFFIC COUNTS

LakeMurray Blvd: ± 22,000ADT
Baltimore Dr: ± 17,400 ADT

AVERAGE HHI*

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

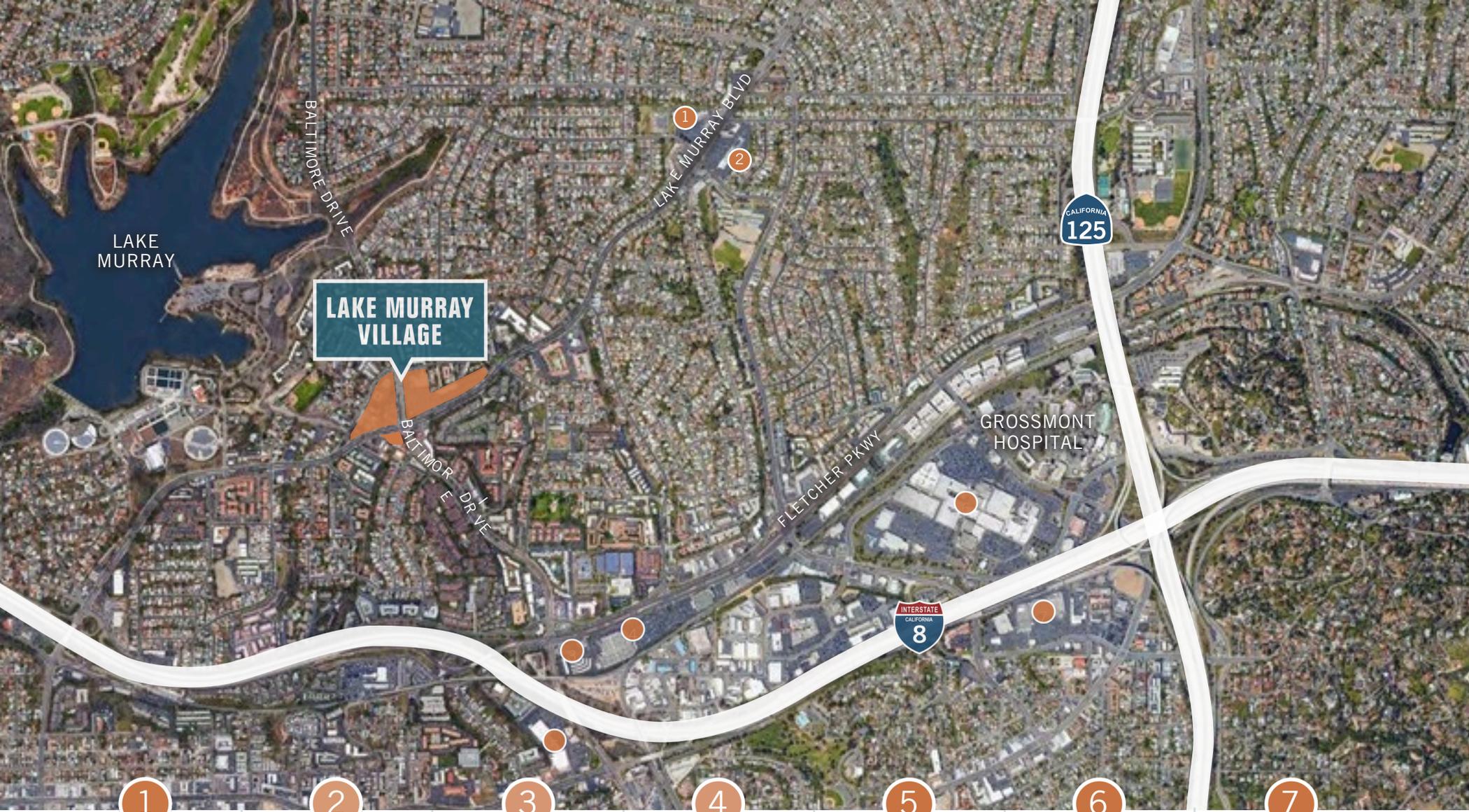
POPULATION

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





LAKE MURRAY VILLAGE

1

ROSS
DRESS FOR LESS

2

BIG LOTS!

3

M
CHIPOTLE
MEXICAN BUREL

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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