



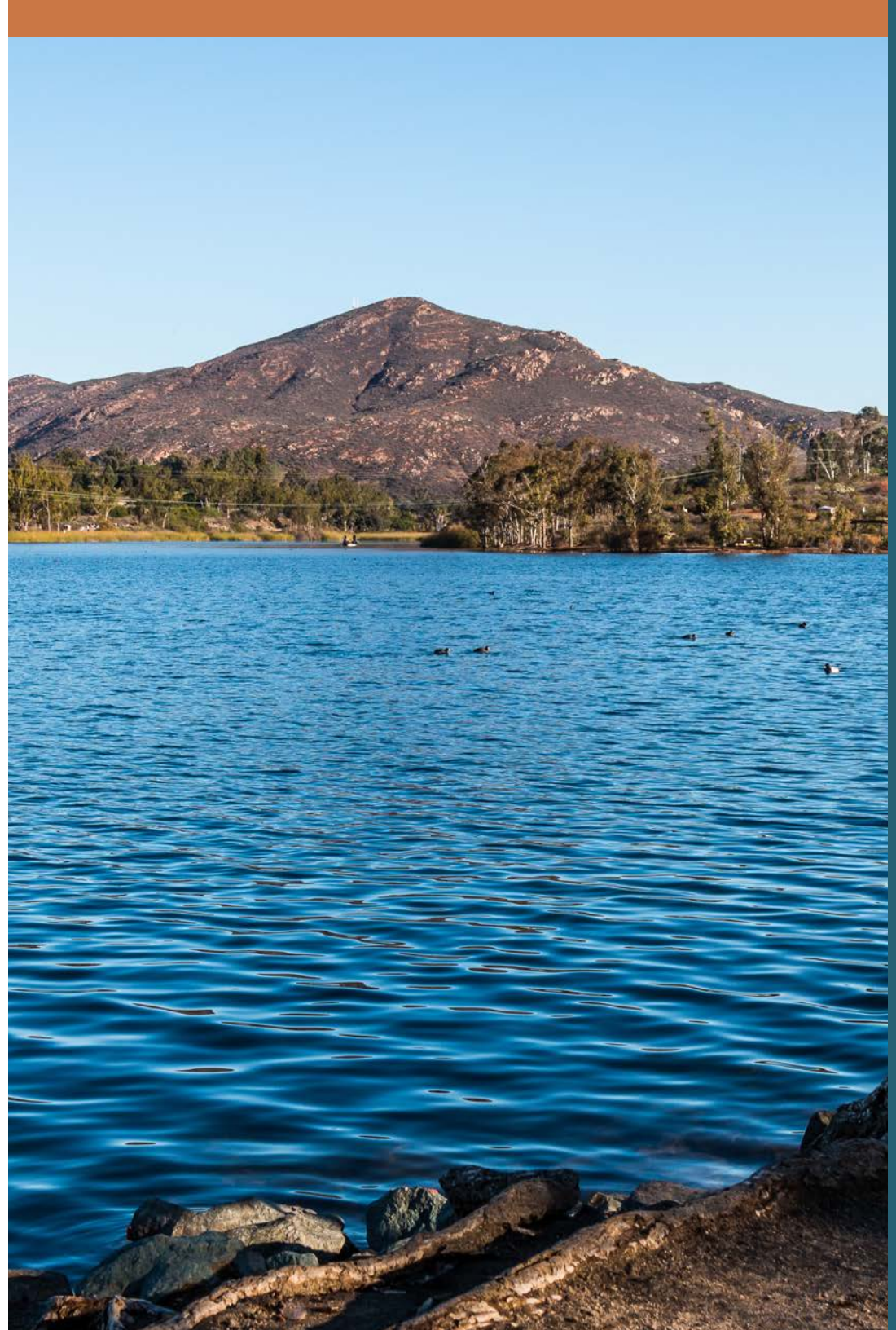
FOR LEASE

LAKE MURRAY VILLAGE



**FLOCKE &
AVOYER**

Commercial Real Estate



Property Overview

5550-5680 Lake Murray Boulevard
La Mesa, CA 91942

- 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

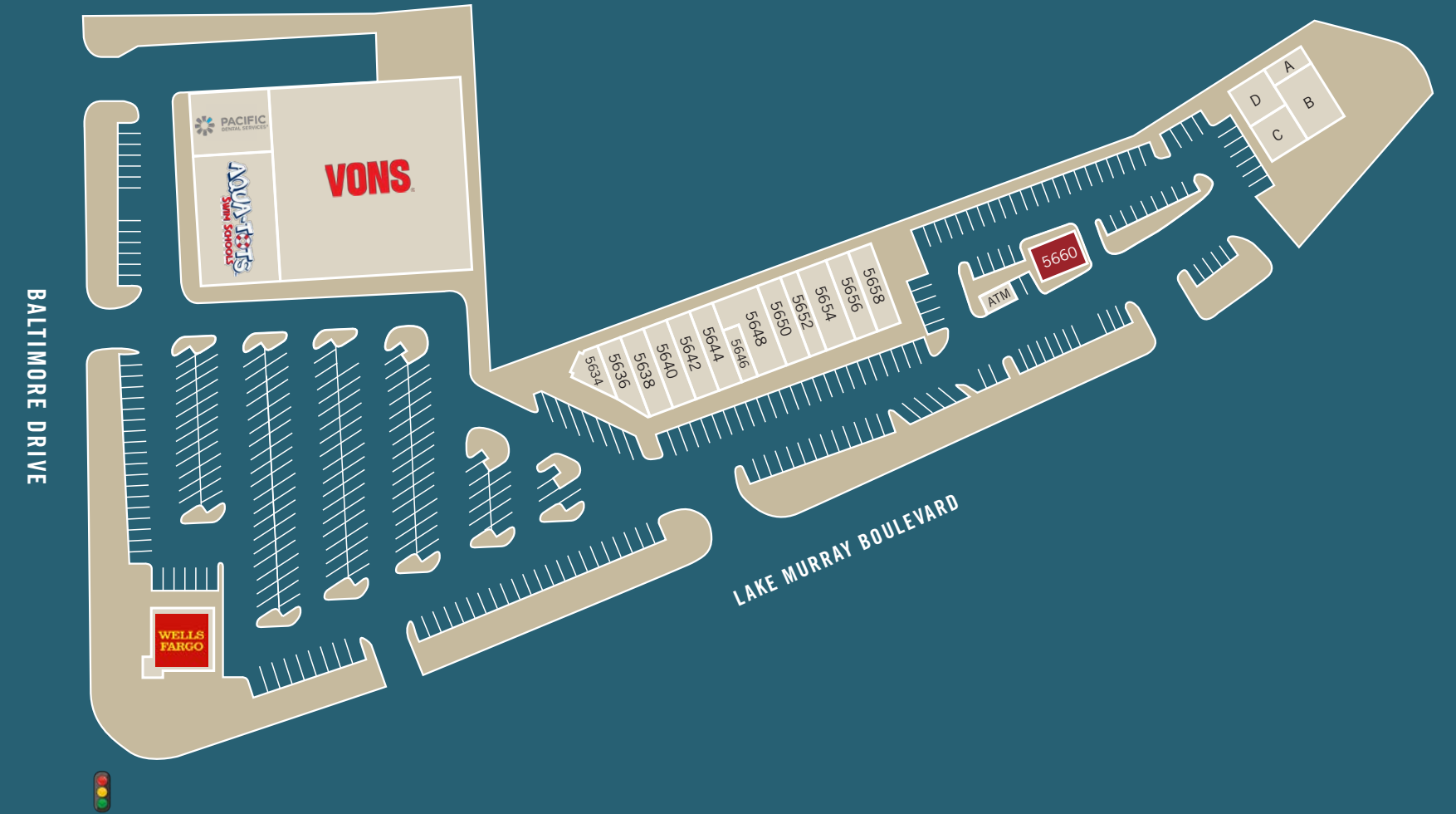


TENANTS





SITE PLAN



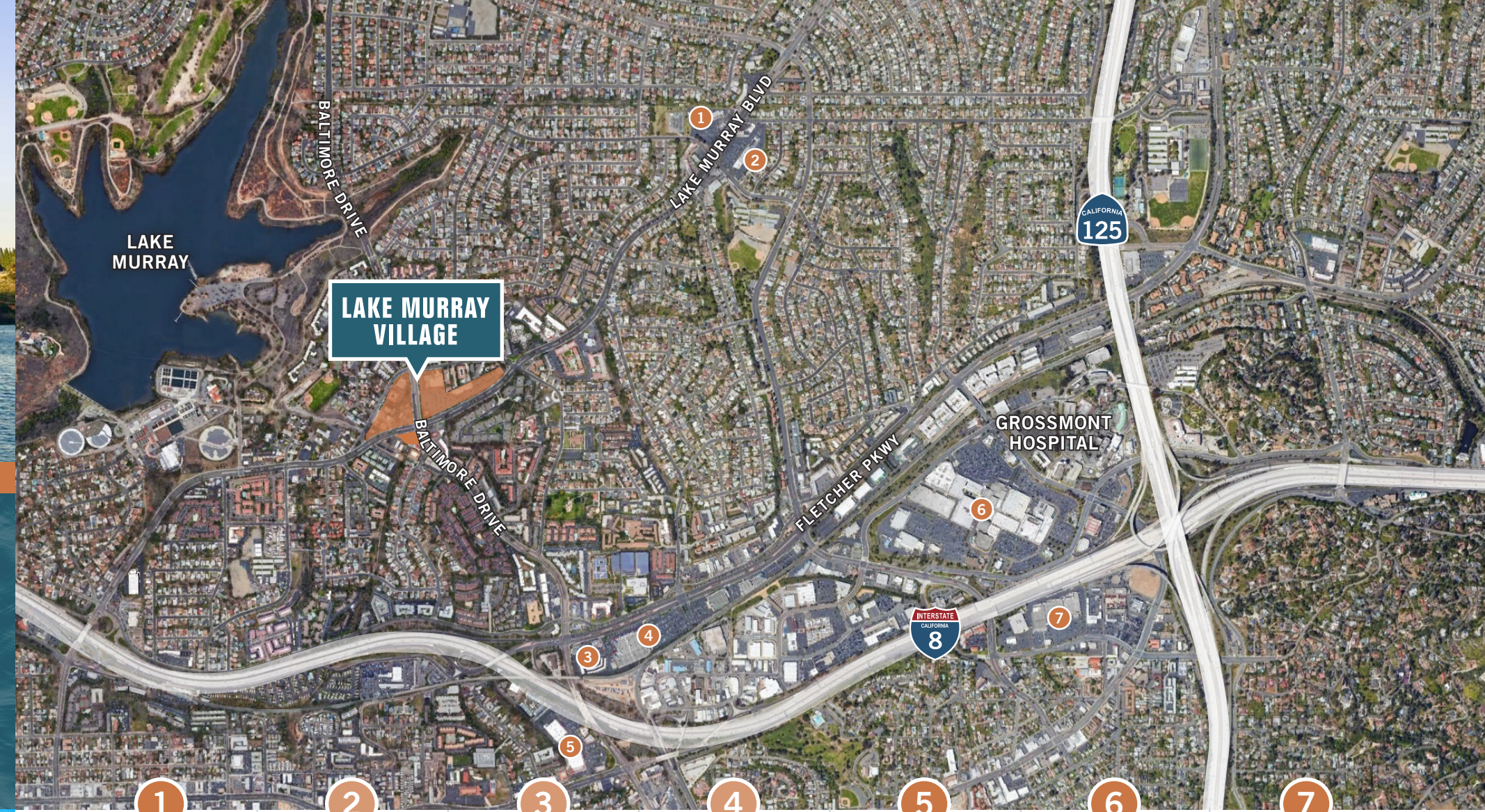
SUITE	TENANT	SF	SUITE	TENANT	SF	SUITE	TENANT	SF
5610	Wells Fargo	5,000	5642	Newman Optometry	1,400	5658	Gold Coast Bagel	1,400
5620 A-B	La Mesa Modern Dental Group	3,540	5644	Lake Murray Village Vet Clinic	1,400	5660	AVAILABLE	1,200
5628	Aqua Tots (Proposed)	6,860	5646	Los Pinos Taco Shop	800	5670	ATM - 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	Studio Barre	1,400			

SITE PLAN

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



DEMOGRAPHICS



TRAFFIC COUNTS

Lake Murray Blvd: ±16,305 ADT
 Baltimore Dr: ±15,140 ADT

AVERAGE HHI*

1 Mile: \$64,718
 3 Miles: \$77,397
 5 Miles: \$70,814

POPULATION

1 Mile: 20,875
 3 Miles: 158,506
 5 Miles: 447,883

DAYTIME POPULATION

1 Mile: 16,231
 3 Miles: 105,200
 5 Miles: 283,047



1	2	3	4	5	6	7
ROSS DRESS FOR LESS	BIG LOTS!	McDonald's CHIPOTLE MEXICAN GRILL	COSTCO WHOLESALE BEST BUY Office DEPOT petco	Starbucks SUBWAY 99c only STORES. Burlington	Walmart ★macy's TARGET CVS TRADER JOE'S	Walmart ROSS DRESS FOR LESS HOBBY LOBBY

LAKE MURRAY VILLAGE



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