

STRIP CENTER LOCATED IN HIGH POPULATED RESIDENTIAL AREA

Retail Space for Lease

KENNEDY WILSON

BROKERAGE

13334 Highway 8 Business | Lakeside, CA 92040



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AVAILABLE

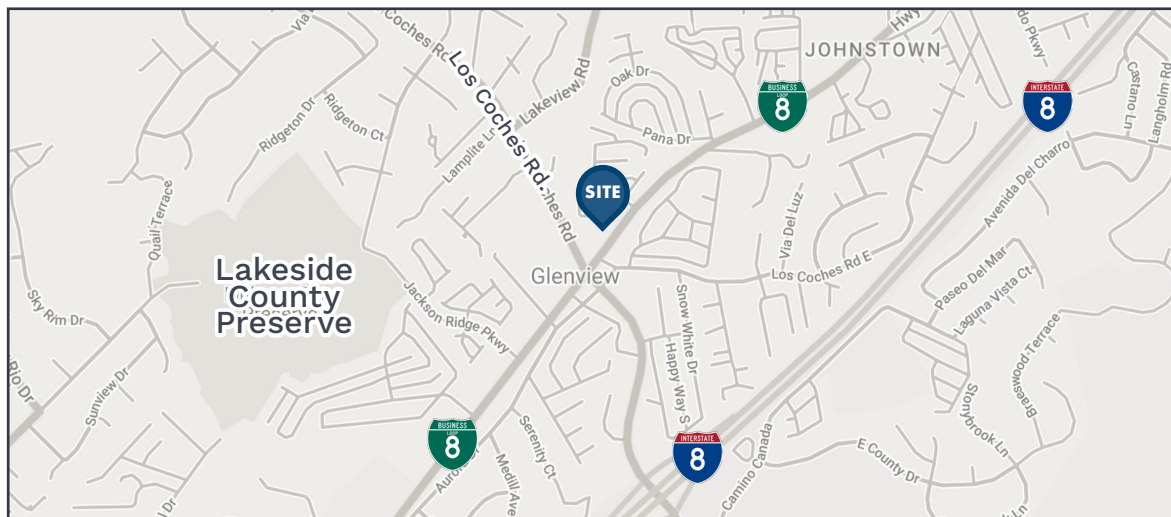
Suite D: ±1,075 SF

Rent: \$1.89 PSF/Mo., NNN

PROPERTY HIGHLIGHTS

- Retail strip center anchored by a busy 7-Eleven
- Located at the intersection of Los Coches Road and Highway 8 Business
- Less than 1 mile to I-8
- Strong traffic counts off Highway 8 Business with ±10,894 CPD and ±81,070 on I-8
- Immediate trade area neighbors are Costco, Walmart Supercenter, Smart & Final, Dollar Tree, Anytime Fitness and many more

Prospective tenants are hereby advised that all uses are subject to City approval



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Area Demographics



	1 Mile	2 Mile	5 Mile
POPULATION			
2023 Estimated Population	11,720	39,671	215,835
2028 Projected Population	11,545	39,091	213,537
2010 Census Population	11,248	38,021	202,198
Projected Annual Growth 2023 to 2028	-1.49%	-1.46%	-1.06%
Historical Annual Growth 2010 to 2023	4.20%	4.34%	6.74%
2023 Median Age	41.2	40.4	36.4
HOUSEHOLDS			
2023 Estimated Households	4,068	14,027	75,390
2028 Projected Households	4,007	13,823	74,589
2010 Census Households	3,893	13,419	70,473
Projected Annual Growth 2023 to 2028	-1.50%	-1.45%	-1.06%
Historical Annual Growth 2010 to 2023	4.50%	4.53%	6.98%
RACE & ETHNICITY			
2023 Estimated White	89.4%	88.5%	82.8%
2023 Estimated Black or African American	2.01%	2.18%	5.01%
2023 Estimated Asian or Pacific Islander	2.76%	2.63%	3.97%
2023 Estimated American Indian or Native Alaskan	1.13%	1.32%	1.52%
2023 Estimated Other Races	4.28%	4.82%	6.13%
2023 Estimated Hispanic	20.3%	20.8%	26.3%
INCOME			
2023 Estimated Average Household Income	\$115,561	\$110,433	\$95,110
2023 Estimated Median Household Income	\$98,057	\$89,786	\$73,220
EDUCATION			
2023 Estimated High School Graduate	27.4%	28.4%	25.8%
2023 Estimated Some College	38.2%	37.3%	33.8%
2023 Estimated Associates Degree Only	6.94%	7.09%	8.17%
2023 Estimated Bachelors Degree Only	13.0%	12.8%	14.0%
2023 Estimated Graduate Degree	5.39%	6.03%	6.50%



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