

FOR  
LEASE



ADT: ±149,322



ADT: ±228,000

LEASE  
PENDING

KAHOOTS

AVAILABLE

MEN'S  
WEARHOUSE

Grossmont Center Dr  
ADT: ±26,743

Murray Dr ADT: ±6,414

# Grossmont Plaza II

5475 Grossmont Center Drive La Mesa, California 91942



## For More Information

### JON HORNING

Senior Vice President

858.875.4667

[jhorning@flockeavoyer.com](mailto:jhorning@flockeavoyer.com)

CA DRE No.: 01027916

### STEVE AVOYER

President

619.280.2600

[savoyer@flockeavoyer.com](mailto:savoyer@flockeavoyer.com)

CA DRE No.: 00407899

### GAEL COURTNEY

Executive Vice President

858.875.4666

[gcourtney@flockeavoyer.com](mailto:gcourtney@flockeavoyer.com)

CA DRE No.: 00952439

### JULIA MCCULLAH

Sales Assistant

858.875.4664

[jmccullah@flockeavoyer.com](mailto:jmccullah@flockeavoyer.com)

### MIA SUNI

Sales/Transaction Coordinator

858.875.4673

[msuni@flockeavoyer.com](mailto:msuni@flockeavoyer.com)

### FLOCKE & AVOYER

6165 Greenwich Drive

San Diego, CA 92122

619.280.2600 | [flockeavoyer.com](http://flockeavoyer.com)



# Property Highlights

Grossmont Plaza II is a ±38,671 SF shopping center located at 5475 Grossmont Center Drive in the busy heart of La Mesa. This Grossmont Center Shopping Area enjoys 10.7 million visits per year and benefits from a high car per day intersection of Grossmont Center Dr (26,743 ADT) and Murray Dr (6,414 ADT).

**FOR LEASE: ±3,828 SF Suite**

- Anchored by the iconic Trader Joe's and other strong tenants
- Highly desired La Mesa trade area
- Directly across from the busiest entrance to Grossmont Shopping Center
- Easy access and visibility to the I-8 and SR 125
- Strong daytime demographics
- Impressive household incomes

# Site Plan

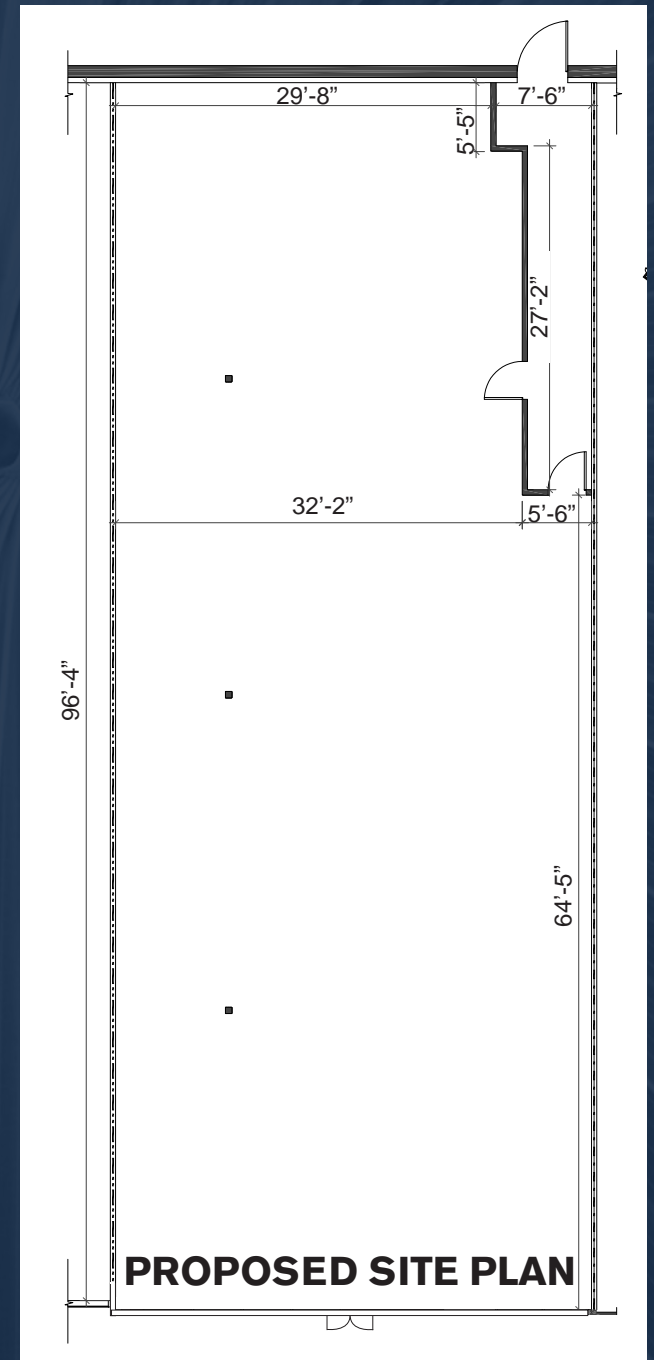


# Suite - ±3,828 SF

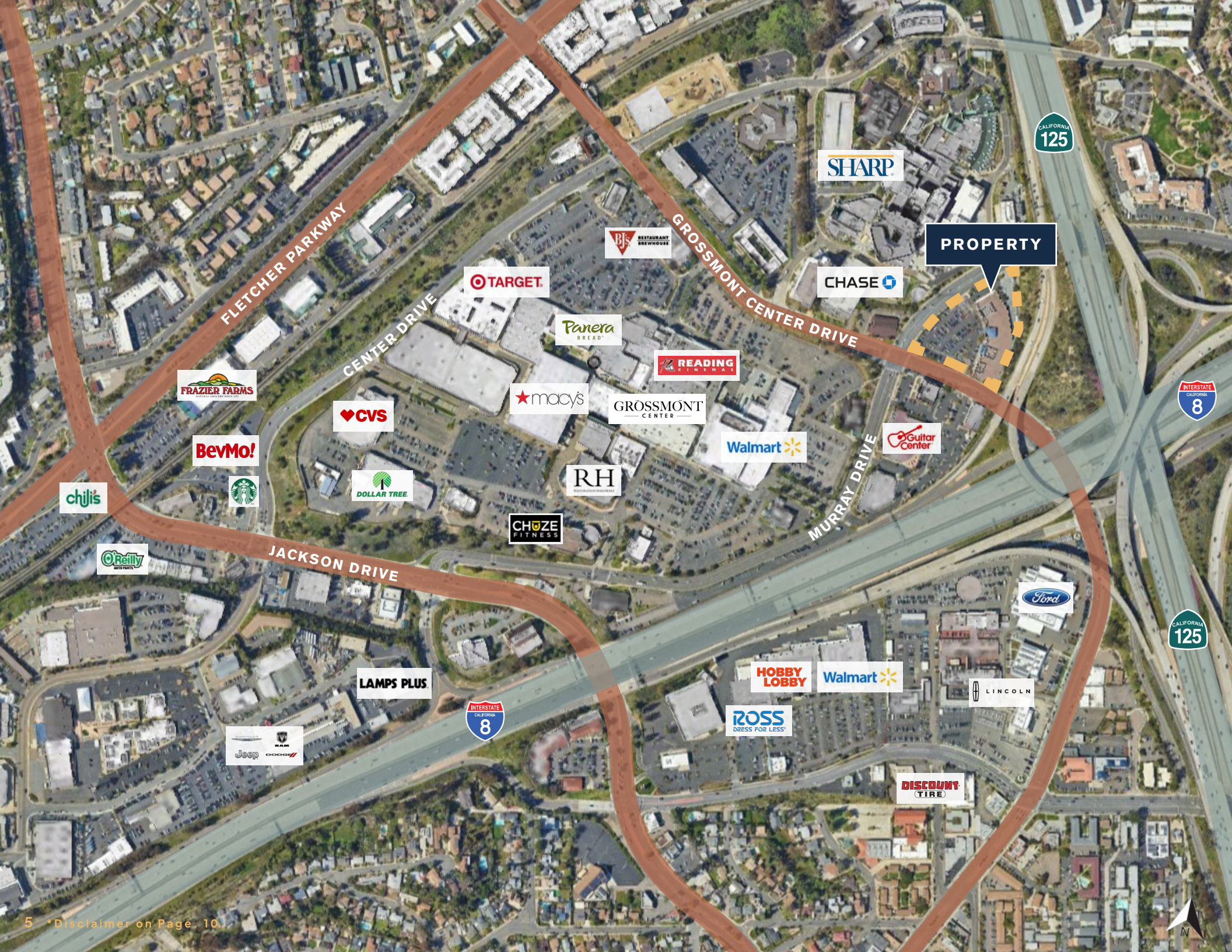


±3,828 SF AVAILABILITY

PROPOSED STOREFRONT



PROPOSED SITE PLAN



**PROPERTY**

SHARP

CHASE

BJS RESTAURANT BREWHOUSE

TARGET

Panera BREAD

READING CINEMAS

CENTER DRIVE

GROSSMONT CENTER

macy's

CVS

FRAZIER FARMS

BevMo!

Walmart

Guitar Center

RH RESTAURANT BREADWARE

DOLLAR TREE

Starbucks

chji's

CHÖZE FITNESS

MURRAY DRIVE

JACKSON DRIVE

O'Reilly AUTO PARTS

INTERSTATE CALIFORNIA 8

CALIFORNIA 125

CALIFORNIA 125

Ford

LAMPS PLUS

HOBBY LOBBY

Walmart

LINCOLN

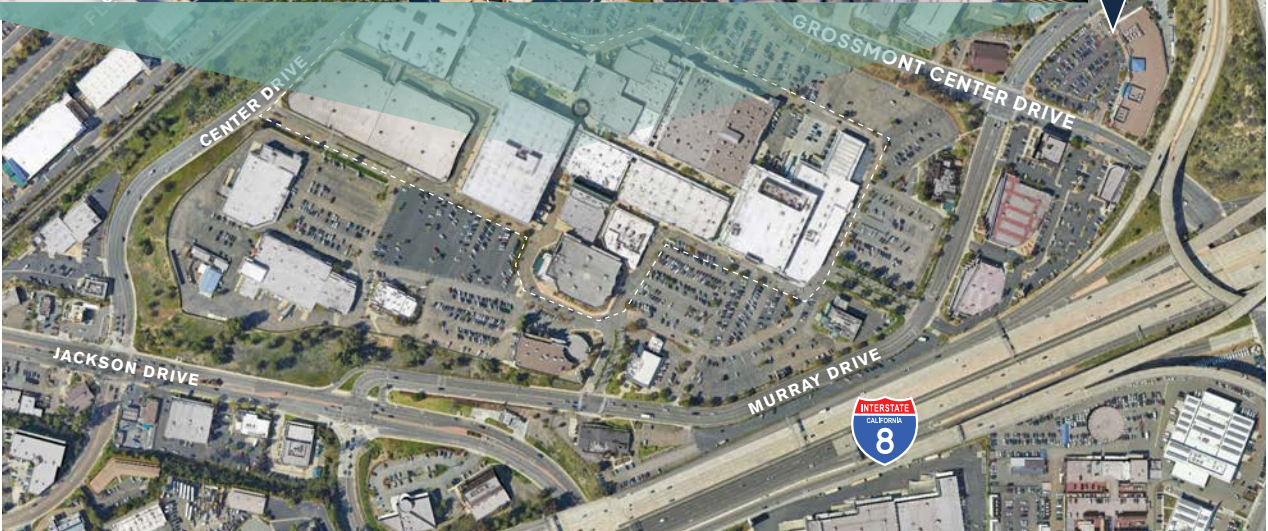
INTERSTATE CALIFORNIA 8

Jeep RAM DODGE

ROSS DRESS FOR LESS

DISCOUNT TIRE





# 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.

\*Disclaimer on Page.



# Demographics



## Population

<b>1 Mile</b>	16,674
<b>3 Miles</b>	161,716
<b>5 Miles</b>	449,291



## Average Daily Traffic

<b>Murray Dr.</b>	13,200
<b>Jackson Dr.</b>	20,100
<b>Interstate 8</b>	228,000



## Daytime Population

<b>1 Mile</b>	17,560
<b>3 Miles</b>	92,806
<b>5 Miles</b>	248,682



## Average HH Income

<b>1 Mile</b>	\$111,728
<b>3 Miles</b>	\$122,136
<b>5 Miles</b>	\$160,421





## Disclaimer

\*All information regarding this property is deemed to be reliable, however, no representation, guarantee or warranty is made to the accuracy thereof and is submitted subject to errors, omissions, change of price or withdrawal without notice.

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