



# 8923 La Mesa Blvd

La Mesa, California 91941 (San Diego County) - East County Submarket



Office



Property Summary			
RBA	2,743 SF	Typical Floor	1,372 SF
Built	1954	Tenancy	Multiple
Stories	2	Asking Rent	Withheld
Elevators	None		
Parking Spaces	4.37/1,000 SF; 12 Surface Spaces		
True Owner	Nejat Refou & Eddie G Georgees		

Amenities
Bus Line, Signage

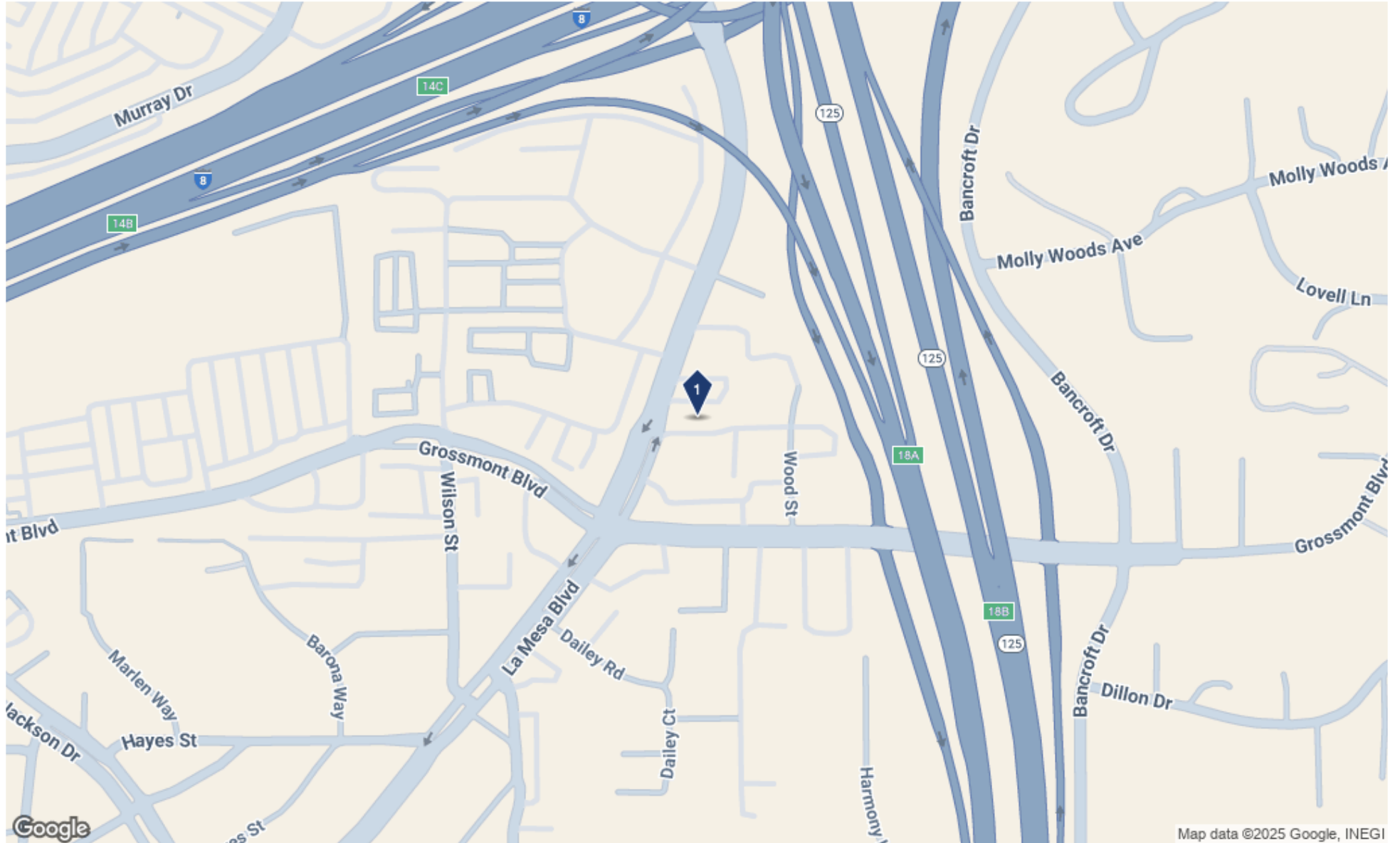


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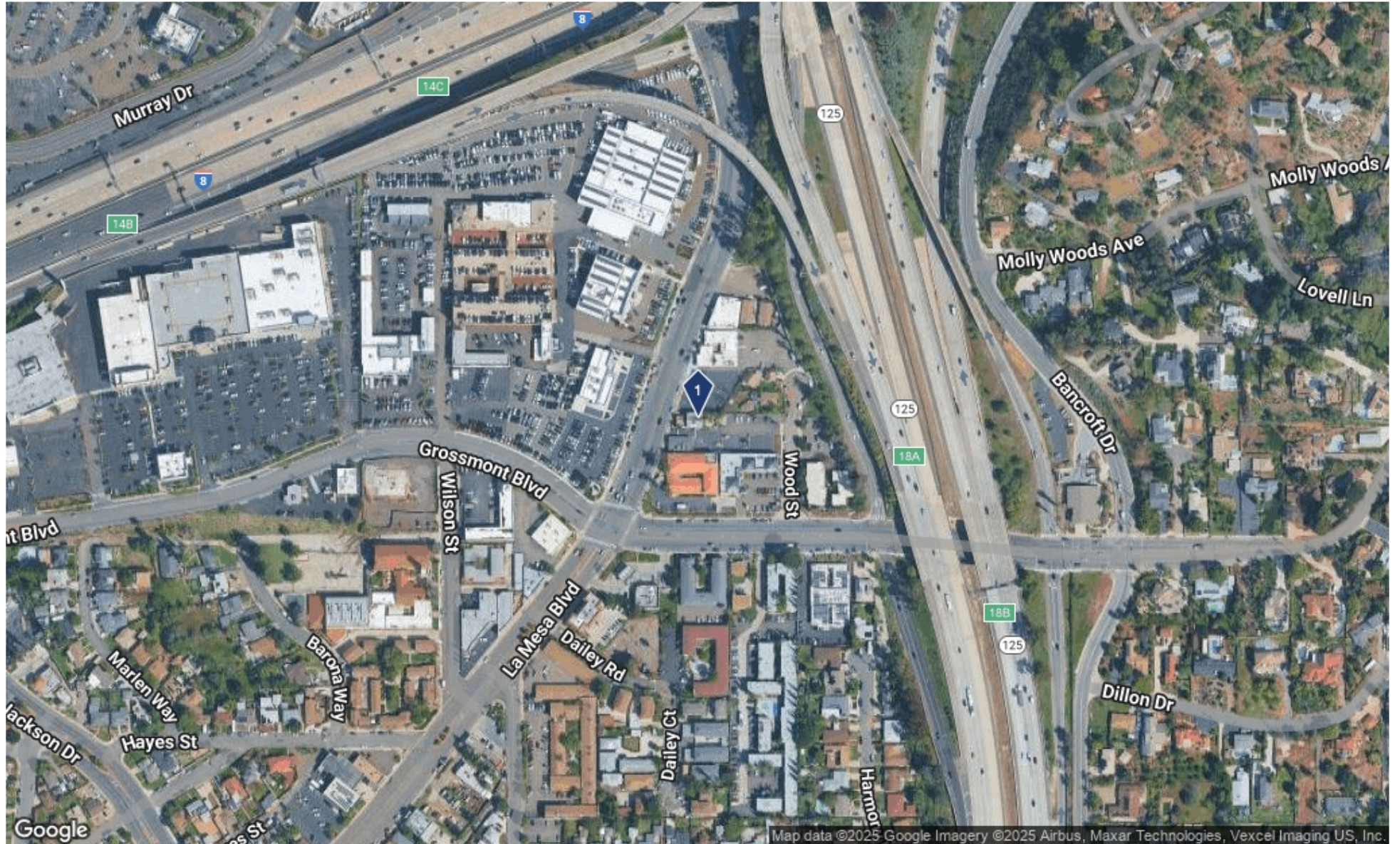


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Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Dr. Richard Hagstrom, DDS	1	1,637	-	Oct 2011	-
Country Hills Health Care Inc	1	500	-	Sep 2025	-

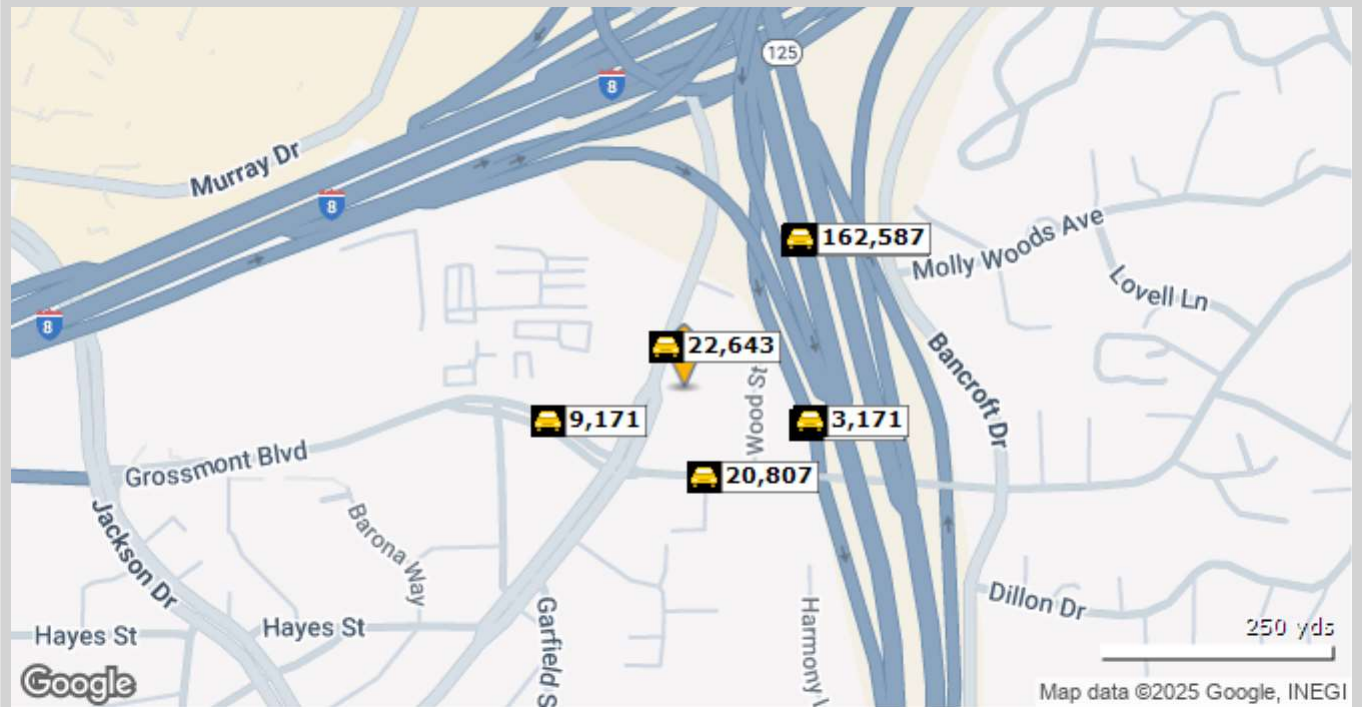
Showing 2 of 2 Tenants



## Traffic Count Report

8923 La Mesa Blvd, La Mesa, CA 91941

Building Type: **Class C Office**  
 Class: **C**  
 RBA: **2,743 SF**  
 Typical Floor: **1,372 SF**  
 Total Available: **0 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: **-**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	la Mesa Blvd	Hawley Ave	0.04 NE	2024	22,633	MPSI	.03
2	la Mesa Blvd	Hawley Ave	0.04 NE	2025	22,643	MPSI	.03
3	Grossmont Blvd	Wood St	0.03 E	2022	20,805	MPSI	.05
4	Grossmont Blvd	Wood St	0.03 E	2025	20,807	MPSI	.05
5	State Rte 125	Grossmont Blvd	0.05 SE	2024	3,182	MPSI	.08
6	State Rte 125	Grossmont Blvd	0.05 SE	2025	3,171	MPSI	.08
7	Grossmont Blvd	Wilson St	0.03 W	2024	9,152	MPSI	.09
8	Grossmont Blvd	Wilson St	0.03 W	2025	9,171	MPSI	.09
9	State Rte 125	I- 8	0.13 N	2024	158,935	MPSI	.12
10	State Rte 125	I- 8	0.13 N	2022	162,587	MPSI	.12

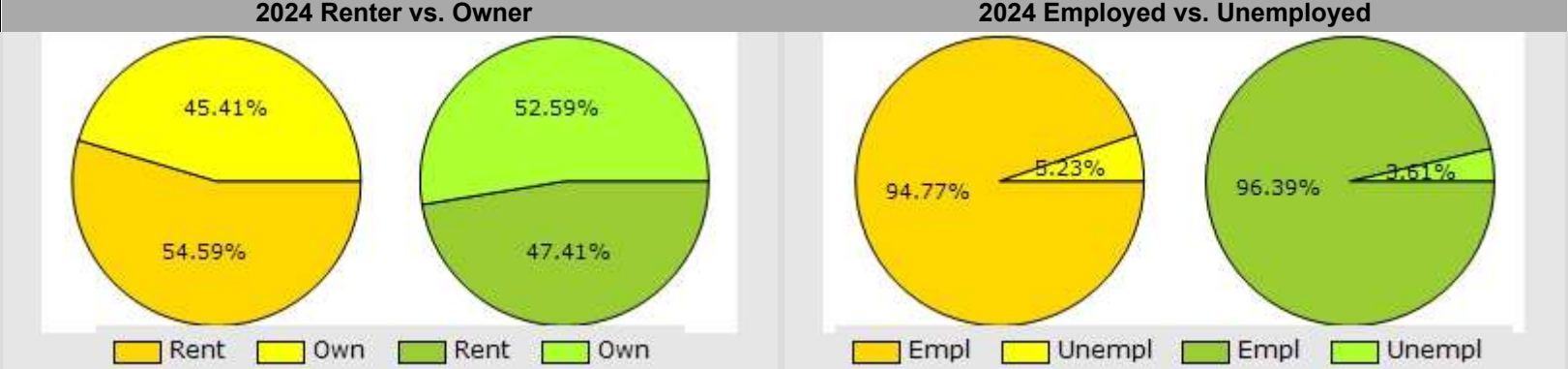
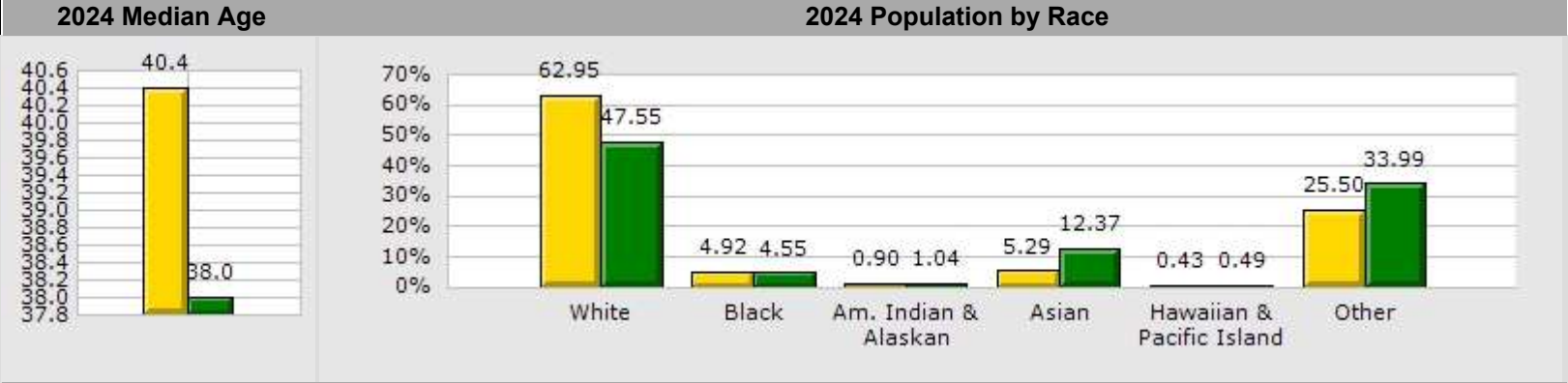
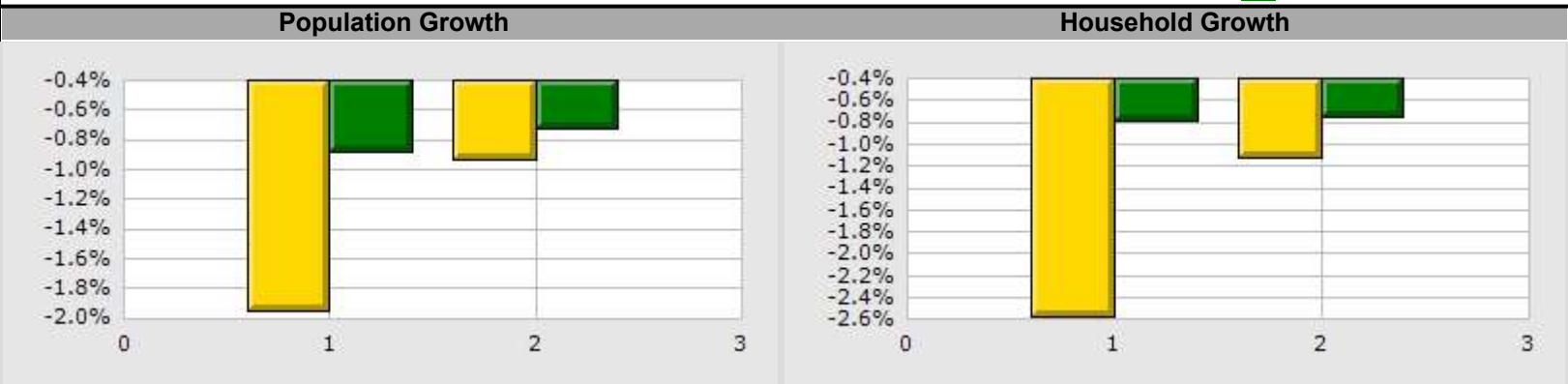
Demographic Market Comparison Report

1 mile radius

8923 La Mesa Blvd, La Mesa, CA 91941

Type: **Class C Office/Medical**  
County: **San Diego**

**1 Mile**  
**County**



Demographic Market Comparison Report

1 mile radius

8923 La Mesa Blvd, La Mesa, CA 91941				
Type:	Class C Office/Medical			
County:	San Diego			
	1 Mile		County	
Population Growth				
Growth 2020 - 2024	-1.95%		-0.88%	
Growth 2024 - 2029	-0.94%		-0.72%	
Empl	7,341	94.77%	1,626,397	96.39%
Unempl	405	5.23%	60,898	3.61%
2024 Population by Race				
	14,498		3,269,679	
White	9,127	62.95%	1,554,890	47.55%
Black	714	4.92%	148,614	4.55%
Am. Indian & Alaskan	131	0.90%	34,067	1.04%
Asian	767	5.29%	404,600	12.37%
Hawaiian & Pacific Island	62	0.43%	16,044	0.49%
Other	3,697	25.50%	1,111,464	33.99%
Household Growth				
Growth 2020 - 2024	-2.58%		-0.79%	
Growth 2024 - 2029	-1.13%		-0.75%	
Renter Occupied	3,150	54.59%	545,040	47.41%
Owner Occupied	2,620	45.41%	604,615	52.59%
2024 Households by Household Income				
	5,768		1,149,655	
Income <\$25K	776	13.45%	150,001	13.05%
Income \$25K - \$50K	873	15.14%	154,428	13.43%
Income \$50K - \$75K	972	16.85%	171,178	14.89%
Income \$75K - \$100K	800	13.87%	133,136	11.58%
Income \$100K - \$125K	597	10.35%	128,165	11.15%
Income \$125K - \$150K	380	6.59%	100,362	8.73%
Income \$150K - \$200K	581	10.07%	130,925	11.39%
Income \$200K+	789	13.68%	181,460	15.78%
2024 Med Household Inc				
2024 Median Age	\$83,218		\$93,631	
	40.40		38.00	

# Demographic Summary Report

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 RBA: **2,743 SF**  
 Typical Floor: **1,372 SF**

Total Available: **0 SF**  
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 Rent/SF/Yr: **-**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2029 Projection	14,361	157,526	425,798
2024 Estimate	14,497	158,979	430,507
2020 Census	14,785	161,891	442,427
Growth 2024 - 2029	-0.94%	-0.91%	-1.09%
Growth 2020 - 2024	-1.95%	-1.80%	-2.69%
<b>2024 Population by Hispanic Origin</b>	3,527	48,225	141,350
<b>2024 Population</b>	14,497	158,979	430,507
White	9,127 62.96%	86,239 54.25%	215,955 50.16%
Black	714 4.93%	11,284 7.10%	34,436 8.00%
Am. Indian & Alaskan	131 0.90%	1,381 0.87%	3,996 0.93%
Asian	767 5.29%	9,726 6.12%	32,527 7.56%
Hawaiian & Pacific Island	62 0.43%	1,009 0.63%	2,785 0.65%
Other	3,697 25.50%	49,340 31.04%	140,808 32.71%
U.S. Armed Forces	396	1,515	4,676
<b>Households</b>			
2029 Projection	5,705	58,775	147,633
2024 Estimate	5,770	59,403	149,511
2020 Census	5,923	60,810	154,614
Growth 2024 - 2029	-1.13%	-1.06%	-1.26%
Growth 2020 - 2024	-2.58%	-2.31%	-3.30%
Owner Occupied	2,620 45.41%	29,911 50.35%	77,201 51.64%
Renter Occupied	3,150 54.59%	29,492 49.65%	72,309 48.36%
<b>2024 Households by HH Income</b>	5,768	59,404	149,512
Income: <\$25,000	776 13.45%	8,901 14.98%	25,151 16.82%
Income: \$25,000 - \$50,000	873 15.14%	9,190 15.47%	22,840 15.28%
Income: \$50,000 - \$75,000	972 16.85%	9,154 15.41%	25,105 16.79%
Income: \$75,000 - \$100,000	800 13.87%	7,552 12.71%	18,862 12.62%
Income: \$100,000 - \$125,000	597 10.35%	7,078 11.92%	15,897 10.63%
Income: \$125,000 - \$150,000	380 6.59%	4,575 7.70%	11,622 7.77%
Income: \$150,000 - \$200,000	581 10.07%	5,850 9.85%	14,372 9.61%
Income: \$200,000+	789 13.68%	7,104 11.96%	15,663 10.48%
<b>2024 Avg Household Income</b>	\$110,727	\$107,009	\$101,594
<b>2024 Med Household Income</b>	\$83,218	\$83,133	\$77,200



# Daytime Employment Report

1 Mile Radius

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Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
<b>Total Businesses</b>	<b>1,971</b>	<b>19,147</b>	<b>10</b>
Retail & Wholesale Trade	175	2,204	13
Hospitality & Food Service	91	2,040	22
Real Estate, Renting, Leasing	98	635	6
Finance & Insurance	128	640	5
Information	24	259	11
Scientific & Technology Services	163	1,068	7
Management of Companies	4	12	3
Health Care & Social Assistance	915	9,862	11
Educational Services	25	336	13
Public Administration & Sales	6	46	8
Arts, Entertainment, Recreation	20	111	6
Utilities & Waste Management	48	408	9
Construction	61	298	5
Manufacturing	27	147	5
Agriculture, Mining, Fishing	2	4	2
Other Services	184	1,077	6

# Consumer Spending Report

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Class: **C**

RBA: **2,743 SF**

Typical Floor: **1,372 SF**

Total Available: **0 SF**

% Leased: **100%**

Rent/SF/Yr: **-**



2024 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
<b>Total Specified Consumer Spending</b>	<b>\$205,757</b>	<b>\$2,133,629</b>	<b>\$5,306,303</b>
<b>Total Apparel</b>	<b>\$9,991</b>	<b>\$106,450</b>	<b>\$272,267</b>
Women's Apparel	3,932	41,179	103,875
Men's Apparel	2,131	22,331	56,534
Girl's Apparel	651	7,428	19,497
Boy's Apparel	491	5,554	14,585
Infant Apparel	465	5,084	13,433
Footwear	2,321	24,873	64,344
<b>Total Entertainment &amp; Hobbies</b>	<b>\$30,418</b>	<b>\$313,558</b>	<b>\$773,502</b>
Entertainment	4,489	50,936	131,474
Audio & Visual Equipment/Service	6,037	61,800	153,004
Reading Materials	520	5,105	12,212
Pets, Toys, & Hobbies	5,139	51,995	126,912
Personal Items	14,234	143,723	349,900
<b>Total Food and Alcohol</b>	<b>\$54,708</b>	<b>\$566,243</b>	<b>\$1,417,198</b>
Food At Home	27,863	293,177	747,866
Food Away From Home	22,911	233,827	574,765
Alcoholic Beverages	3,935	39,239	94,567
<b>Total Household</b>	<b>\$34,467</b>	<b>\$358,078</b>	<b>\$874,594</b>
House Maintenance & Repair	5,776	64,227	161,981
Household Equip & Furnishings	12,657	130,182	319,880
Household Operations	11,246	115,504	279,570
Housing Costs	4,788	48,166	113,163

## Consumer Spending Report

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2024 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
<b>Total Transportation/Maint.</b>	<b>\$51,745</b>	<b>\$540,188</b>	<b>\$1,364,262</b>
Vehicle Purchases	24,991	262,302	671,629
Gasoline	12,669	133,591	340,985
Vehicle Expenses	1,389	14,473	33,627
Transportation	6,333	64,403	154,509
Automotive Repair & Maintenance	6,363	65,419	163,512
<b>Total Health Care</b>	<b>\$9,799</b>	<b>\$99,762</b>	<b>\$245,534</b>
Medical Services	6,002	61,266	150,156
Prescription Drugs	2,757	27,821	69,054
Medical Supplies	1,040	10,675	26,323
<b>Total Education/Day Care</b>	<b>\$14,628</b>	<b>\$149,352</b>	<b>\$358,947</b>
Education	8,832	90,578	219,066
Fees & Admissions	5,796	58,773	139,881