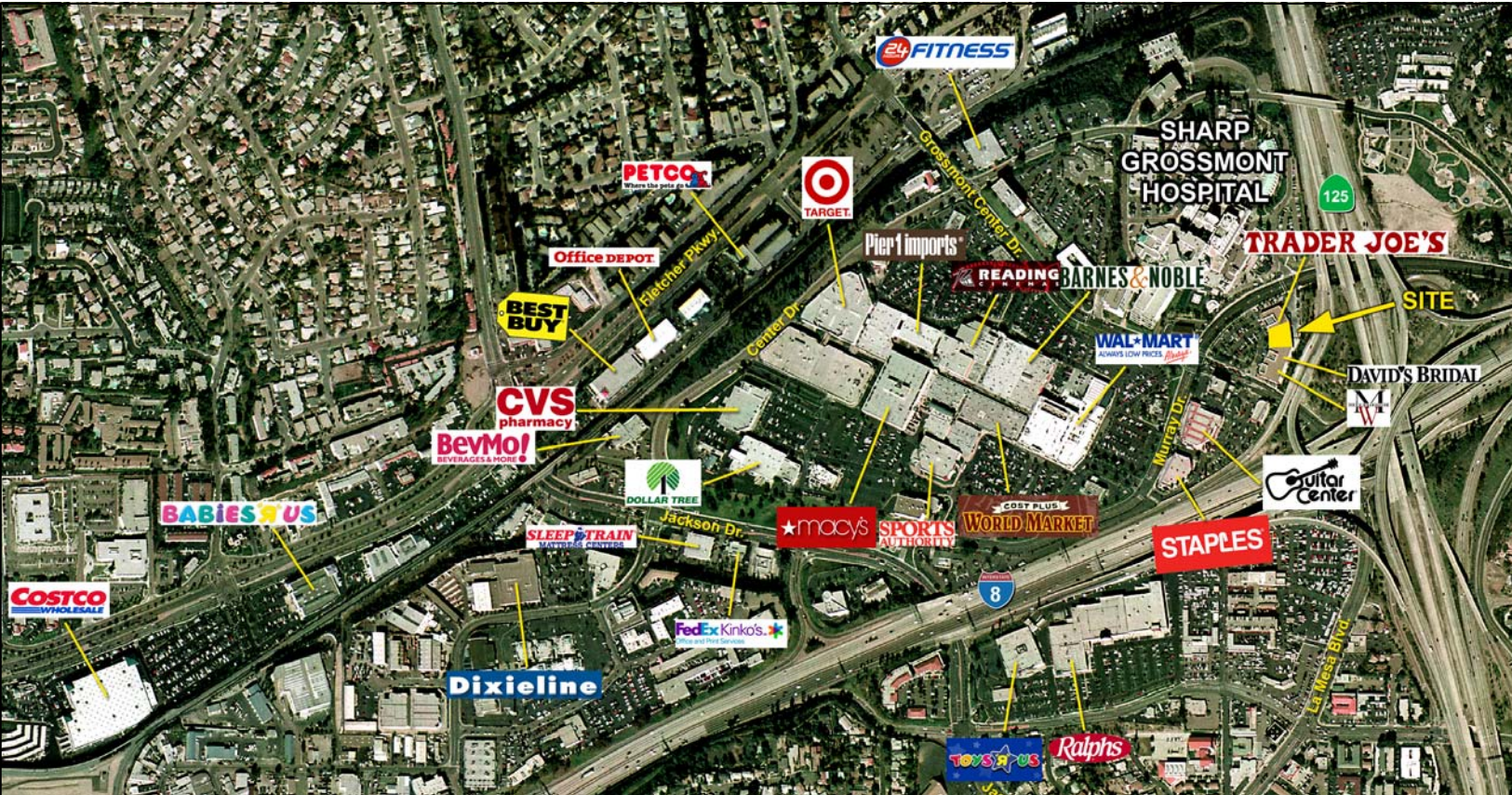




FOR LEASE - GROSSMONT PLAZA II

6,400 SF AVAILABLE

Grossmont Center Drive & I-8
La Mesa, California



FEATURES

- Located adjacent to Trader Joe's
- Project at main entrance to successful Grossmont Center
- High exposure and visibility
- Strong access to service the East County

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2006 Population:	13,490	148,828	407,503
2011 Proj Pop:	13,601	152,031	417,632
Avg HH Income:	\$61,688	\$61,772	\$59,333

TRAFFIC COUNTS

(SANDAG 2006)

I-8	266,800 ADT
Grossmont Center Dr.	20,300 ADT
I-125	91,500 ADT

ANCHORS

TRADER JOE'S
DAVID'S BRIDAL



DON MOSER
Lic.# 00821359
858.523.2087
dmoser@retailinsite.net

RETAIL INSITE

12264 EL CAMINO REAL STE. 202 SAN DIEGO, CA 92130
LIC # 01206760 | F: 858 523 2095 | RETAILINSITE.NET

A MEMBER OF
CHAINLINKS
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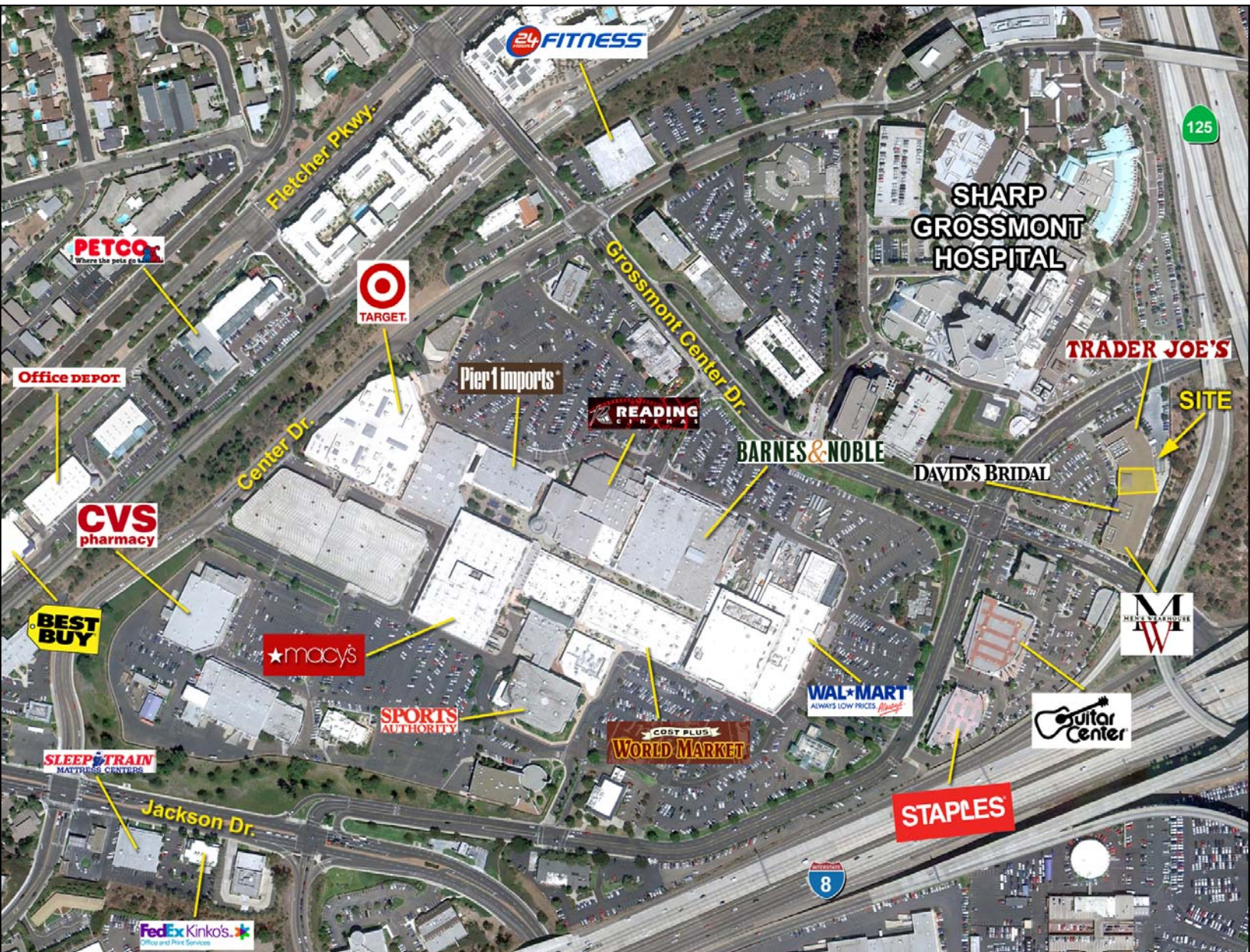


FOR LEASE - GROSSMONT PLAZA II

6,400 SF AVAILABLE

Grossmont Center Drive & I-8
La Mesa, California

LOCATION



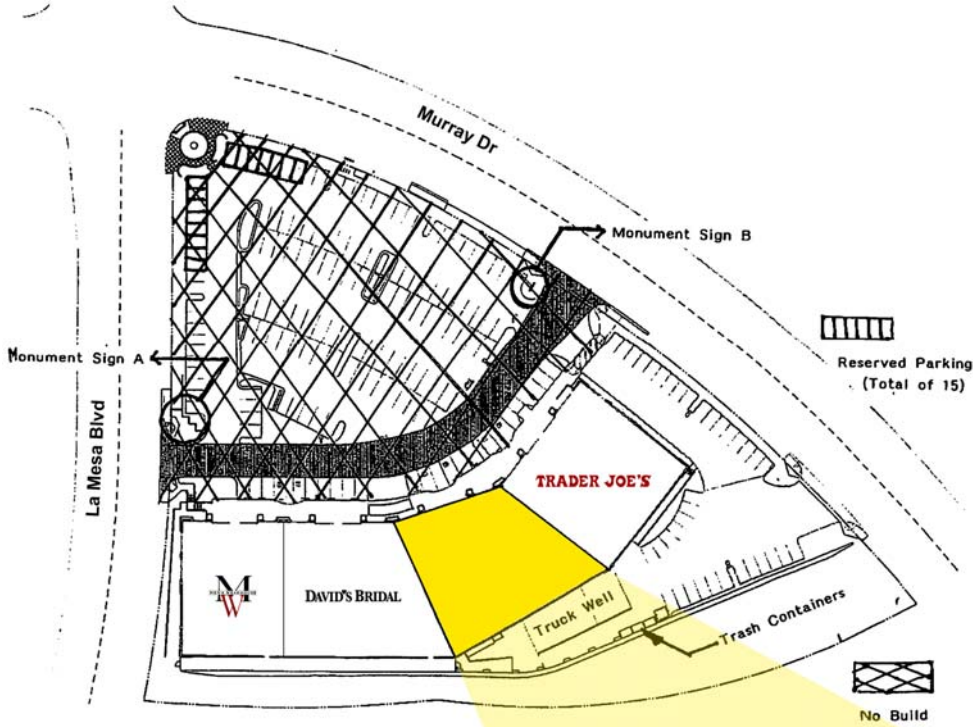


FOR LEASE - GROSSMONT PLAZA II

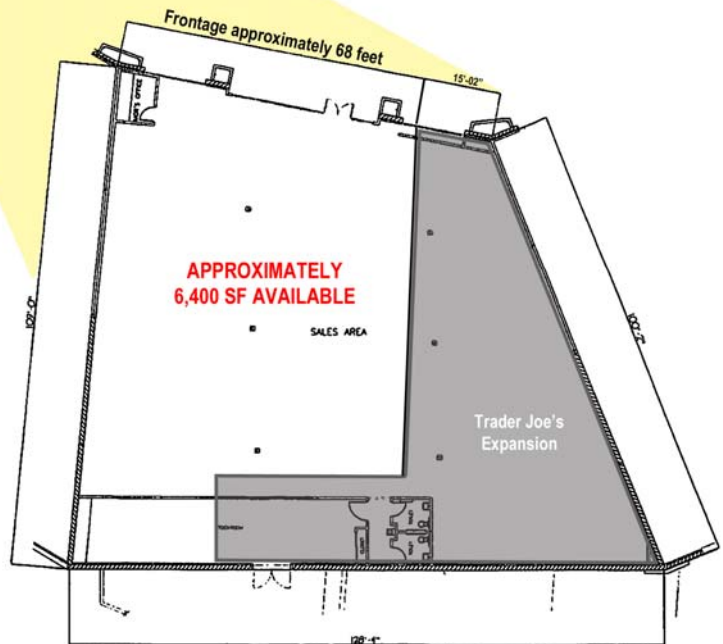
6,400 SF AVAILABLE

Grossmont Center Drive & I-8
La Mesa, California

SITE PLAN



FLOOR PLAN



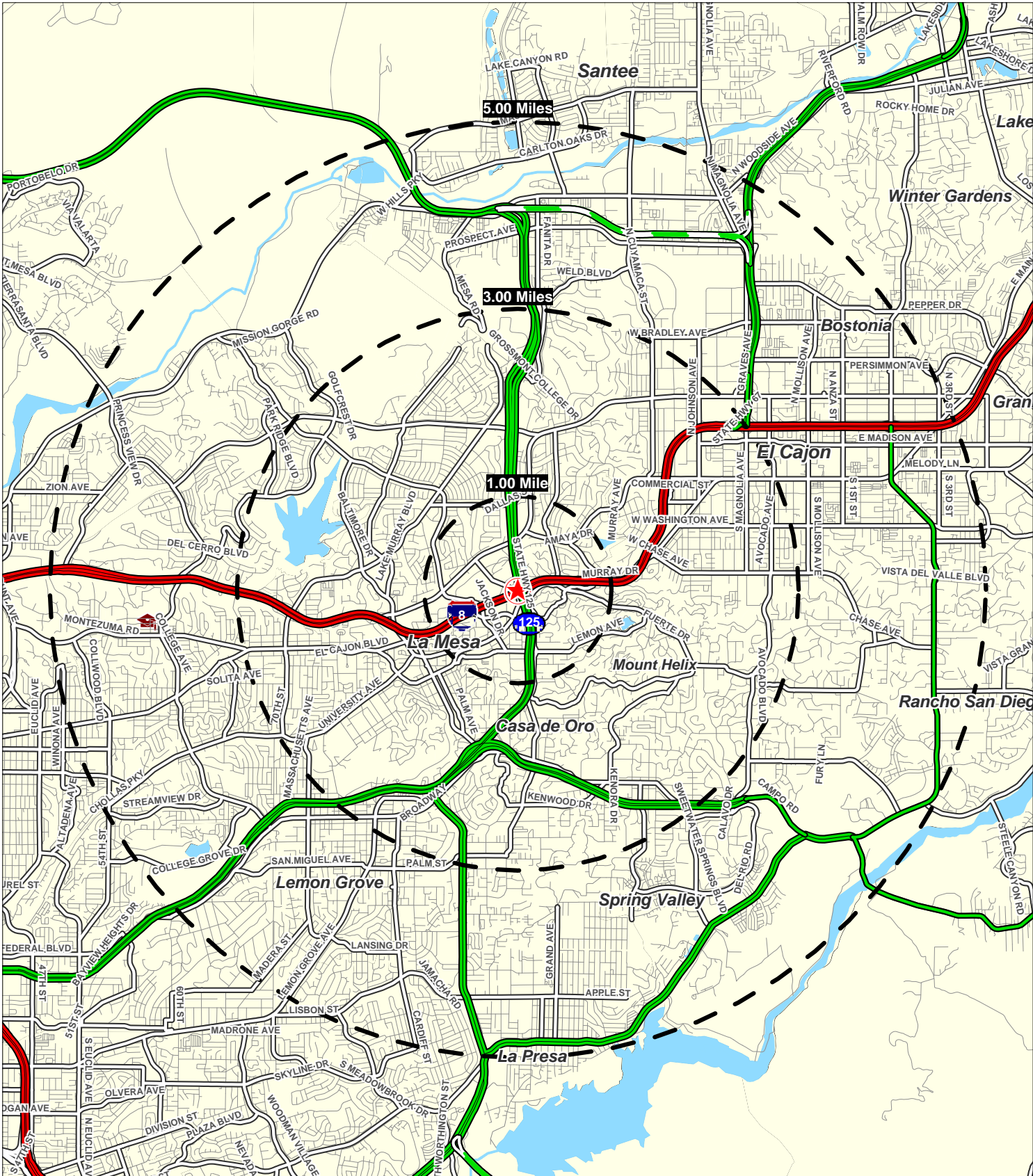
* SCALE APPROXIMATE

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Lat: 32.9533 Lon: -117.234 Zoom: 15.41 mi. Logos are for identification purposes only and may be trademarks of their respective companies. 2010 SITES USA Inc., Chandler, AZ (480) 491-1112. All Rights Reserved.



Grossmont Center Drive & I-8 La Mesa, California

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DEMOGRAPHIC PROFILE EXPANDED

1990 - 2000 Census, 2006 Estimates & 2011 Projections

Calculated using Proportional Block Groups



Lat/Lon: 32.77779/-117.00434

November 2010

RF5

Grossmont Center Drive & I-8 La Mesa, California	1.00 mi radius		3.00 mi radius		5.00 mi radius	
Population						
Estimated Population (2006)	13,490		148,828		407,503	
Census Population (1990)	13,316		141,490		375,441	
Census Population (2000)	13,384		144,908		394,823	
Projected Population (2011)	13,601		152,031		417,632	
Forecasted Population (2016)	14,014		160,106		437,063	
Historical Annual Growth (1990 to 2000)	68	0.1%	3,418	0.2%	19,382	0.5%
Historical Annual Growth (2000 to 2006)	106	0.1%	3,920	0.5%	12,679	0.5%
Projected Annual Growth (2006 to 2011)	111	0.2%	3,203	0.4%	10,130	0.5%
Est. Population Density (2006)	4,297.44 <i>psm</i>		5,327.09 <i>psm</i>		5,240.18 <i>psm</i>	
Trade Area Size	3.14 <i>sq mi</i>		27.94 <i>sq mi</i>		77.77 <i>sq mi</i>	
Households						
Estimated Households (2006)	5,656		59,086		150,471	
Census Households (1990)	5,562		56,237		140,849	
Census Households (2000)	5,659		57,954		147,076	
Projected Households (2011)	5,678		60,206		153,673	
Forecasted Households (2016)	5,464		59,104		150,389	
Households with Children (2006)	1,495	26.4%	17,304	29.3%	49,298	32.8%
Average Household Size (2006)	2.31		2.47		2.64	
Average Household Income						
Est. Average Household Income (2006)	\$61,688		\$61,772		\$59,333	
Proj. Average Household Income (2011)	\$66,895		\$66,445		\$63,914	
Average Family Income (2006)	\$71,118		\$70,731		\$67,025	
Median Household Income						
Est. Median Household Income (2006)	\$53,621		\$53,073		\$51,072	
Proj. Median Household Income (2011)	\$58,281		\$57,456		\$55,289	
Median Family Income (2006)	\$65,270		\$63,190		\$59,825	
Per Capita Income						
Est. Per Capita Income (2006)	\$27,597		\$25,383		\$22,667	
Proj. Per Capita Income (2011)	\$30,010		\$27,331		\$24,414	
Per Capita Income Est. 5 year change	\$2,413	8.7%	\$1,948	7.7%	\$1,748	7.7%
Other Income						
Est. Median Disposable Income (2006)	\$44,811		\$44,414		\$42,920	
Est. Median Disposable Income (2011)	\$48,294		\$47,581		\$45,970	
Disposable Income Est. 5 year change	\$3,483	7.8%	\$3,167	7.1%	\$3,050	7.1%
Est. Median Household Net Worth (2006)	\$40,989		\$41,218		\$40,198	
Daytime Demos						
Total Number of Businesses (2006)	1,163		6,317		13,573	
Total Number of Employees (2006)	13,235		52,188		117,124	
Company Headqtrs: Businesses (2006)	0	0	4	0.1%	12	0.1%
Company Headqtrs: Employees (2006)	0	0	407	0.8%	1,507	1.3%
Unemployment Rate (2006)	1.70%		2.30%		2.90%	
Employee Population per Business	11.4 to 1		8.3 to 1		8.6 to 1	
Residential Population per Business	11.6 to 1		23.6 to 1		30.0 to 1	

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RF5

Grossmont Center Drive & I-8 La Mesa, California	1.00 mi radius		3.00 mi radius		5.00 mi radius	
Race & Ethnicity						
White (2006)	11,527	85.5%	119,861	80.5%	307,333	75.4%
Black or African American (2006)	418	3.1%	7,476	5.0%	25,912	6.4%
American Indian & Alaska Native (2006)	48	0.4%	714	0.5%	2,131	0.5%
Asian (2006)	527	3.9%	7,025	4.7%	26,255	6.4%
Hawaiian & Pacific Islander (2006)	51	0.4%	564	0.4%	1,925	0.5%
Other Race (2006)	464	3.4%	7,745	5.2%	27,332	6.7%
Two or More Races (2006)	455	3.4%	5,444	3.7%	16,615	4.1%
Not Hispanic or Latino Population (2006)	11,352	84.2%	118,173	79.4%	310,906	76.3%
Hispanic or Latino Population (2006)	2,138	15.8%	30,655	20.6%	96,597	23.7%
Not of Hispanic Origin Population (1990)	12,132	91.1%	126,171	89.2%	326,742	87.0%
Hispanic Origin Population (1990)	1,183	8.9%	15,319	10.8%	48,700	13.0%
Not Hispanic or Latino Population (2000)	11,814	88.3%	121,198	83.6%	317,054	80.3%
Hispanic or Latino Population (2000)	1,569	11.7%	23,710	16.4%	77,769	19.7%
Not Hispanic or Latino Population (2011)	11,038	81.2%	116,261	76.5%	307,247	73.6%
Hispanic or Latino Population (2011)	2,562	18.8%	35,770	23.5%	110,386	26.4%
Hist. Hispanic Ann Growth (1990 to 2006)	955	5.0%	15,336	6.3%	47,897	6.1%
Proj. Hispanic Ann Growth (2006 to 2011)	424	4.0%	5,115	3.3%	13,789	2.9%
Age Distribution						
Age 0 to 4 yrs (2006)	793	5.9%	10,058	6.8%	29,520	7.2%
Age 5 to 9 yrs (2006)	761	5.6%	9,354	6.3%	27,630	6.8%
Age 10 to 14 yrs (2006)	815	6.0%	9,451	6.4%	27,633	6.8%
Age 15 to 19 yrs (2006)	750	5.6%	8,934	6.0%	29,268	7.2%
Age 20 to 24 yrs (2006)	839	6.2%	9,868	6.6%	29,833	7.3%
Age 25 to 29 yrs (2006)	1,058	7.8%	10,583	7.1%	28,986	7.1%
Age 30 to 34 yrs (2006)	934	6.9%	10,339	6.9%	28,940	7.1%
Age 35 to 39 yrs (2006)	987	7.3%	10,562	7.1%	29,022	7.1%
Age 40 to 44 yrs (2006)	1,021	7.6%	11,096	7.5%	30,142	7.4%
Age 45 to 49 yrs (2006)	976	7.2%	10,863	7.3%	29,123	7.1%
Age 50 to 54 yrs (2006)	941	7.0%	9,983	6.7%	26,111	6.4%
Age 55 to 59 yrs (2006)	712	5.3%	8,569	5.8%	22,172	5.4%
Age 60 to 64 yrs (2006)	562	4.2%	6,711	4.5%	17,082	4.2%
Age 65 to 74 yrs (2006)	869	6.4%	10,152	6.8%	24,513	6.0%
Age 75 to 84 yrs (2006)	865	6.4%	8,000	5.4%	18,685	4.6%
Age 85 yrs plus (2006)	607	4.5%	4,306	2.9%	8,842	2.2%
Median Age (2006)	38.4	yrs	37.2	yrs	34.9	yrs
Gender Age Distribution						
Female Population (2006)	7,169	53.1%	77,279	51.9%	209,980	51.5%
Age 0 to 19 yrs (2006)	1,553	21.7%	18,699	24.2%	56,603	27.0%
Age 20 to 64 yrs (2006)	4,128	57.6%	45,053	58.3%	122,413	58.3%
Age 65 yrs plus (2006)	1,489	20.8%	13,528	17.5%	30,963	14.7%
Female Median Age (2006)	41.0	yrs	38.9	yrs	36.3	yrs
Male Population (2006)	6,320	46.9%	71,549	48.1%	197,523	48.5%
Age 0 to 19 yrs (2006)	1,567	24.8%	19,098	26.7%	57,449	29.1%
Age 20 to 64 yrs (2006)	3,902	61.7%	43,521	60.8%	118,998	60.2%
Age 65 yrs plus (2006)	851	13.5%	8,930	12.5%	21,077	10.7%
Male Median Age (2006)	36.2	yrs	35.6	yrs	33.6	yrs

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RF5

Grossmont Center Drive & I-8 La Mesa, California	1.00 mi radius		3.00 mi radius		5.00 mi radius	
Household Income Distribution						
HH Income \$200,000 or More (2006)	146	2.6%	1,648	2.8%	3,580	2.4%
HH Income \$150,000 to \$199,999 (2006)	181	3.2%	1,706	2.9%	3,550	2.4%
HH Income \$100,000 to \$149,999 (2006)	562	9.9%	6,298	10.7%	15,612	10.4%
HH Income \$75,000 to \$99,999 (2006)	697	12.3%	7,208	12.2%	18,573	12.3%
HH Income \$50,000 to \$74,999 (2006)	1,390	24.6%	12,460	21.1%	31,389	20.9%
HH Income \$35,000 to \$49,999 (2006)	929	16.4%	9,700	16.4%	24,376	16.2%
HH Income \$25,000 to \$34,999 (2006)	671	11.9%	7,011	11.9%	18,053	12.0%
HH Income \$15,000 to \$24,999 (2006)	530	9.4%	6,202	10.5%	16,837	11.2%
HH Income \$0 to \$14,999 (2006)	549	9.7%	6,852	11.6%	18,502	12.3%
HH Income \$35,000+ (2006)	3,906	69.1%	39,020	66.0%	97,080	64.5%
HH Income \$75,000+ (2006)	1,587	28.1%	16,860	28.5%	41,314	27.5%
Housing						
Total Housing Units (2006)	5,963		62,280		158,388	
Housing Units, Occupied (2006)	5,656	94.8%	59,086	94.9%	150,471	95.0%
<i>Housing Units, Owner-Occupied (2006)</i>	2,881	50.9%	32,362	54.8%	85,000	56.5%
<i>Housing Units, Renter-Occupied (2006)</i>	2,775	49.1%	26,724	45.2%	65,471	43.5%
Housing Units, Vacant (2006)	307	5.2%	3,194	5.1%	7,917	5.0%
Median Years in Residence (2006)	3.8	<i>yrs</i>	4.1	<i>yrs</i>	3.9	<i>yrs</i>
Marital Status						
Never Married (2006)	3,184	28.6%	33,063	27.6%	94,329	29.2%
Now Married (2006)	5,015	45.1%	57,296	47.8%	151,479	46.9%
Separated (2006)	462	4.2%	5,528	4.6%	18,317	5.7%
Widowed (2006)	990	8.9%	8,873	7.4%	20,678	6.4%
Divorced (2006)	1,470	13.2%	15,203	12.7%	37,928	11.8%
Household Type						
Population Family (2006)	10,226	75.8%	118,369	79.5%	328,568	80.6%
Population Non-Family (2006)	2,866	21.2%	27,852	18.7%	68,016	16.7%
Population Group Qtrs (2006)	398	3.0%	2,606	1.8%	10,918	2.7%
Family Households (2006)	3,238	57.3%	36,178	61.2%	96,158	63.9%
Married Couple With Children (2006)	915	18.2%	10,299	18.0%	29,777	19.7%
Average Family Household Size (2006)	3.16		3.27		3.42	
Non-Family Households (2006)	2,418	42.7%	22,908	38.8%	54,313	36.1%
Household Size						
1 Person Household (2006)	1,685	29.8%	16,033	27.1%	36,828	24.5%
2 Person Households (2006)	2,085	36.9%	20,704	35.0%	50,139	33.3%
3 Person Households (2006)	880	15.6%	9,751	16.5%	25,851	17.2%
4 Person Households (2006)	647	11.4%	7,344	12.4%	20,804	13.8%
5 Person Households (2006)	228	4.0%	3,216	5.4%	9,855	6.5%
6+ Person Households (2006)	130	2.3%	2,039	3.5%	6,993	4.6%
Household Vehicles						
Total Vehicles Available (2006)	10,611		112,914		296,231	
Household: 0 Vehicles Available (2006)	325	5.7%	3,578	6.1%	8,734	5.8%
Household: 1 Vehicles Available (2006)	1,915	33.9%	19,864	33.6%	48,700	32.4%
Household: 2+ Vehicles Available (2006)	3,416	60.4%	35,644	60.3%	93,037	61.8%
Average Vehicles Per Household (2006)	1.9		1.9		2.0	

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Labor Force						
Est. Labor: Population Age 16+ (2006)	10,960		118,053		316,982	
Est. Civilian Employed (2006)	6,848	62.5%	71,043	60.2%	189,474	59.8%
Est. Civilian Unemployed (2006)	187	1.7%	2,693	2.3%	9,287	2.9%
Est. in Armed Forces (2006)	99	0.9%	2,249	1.9%	6,625	2.1%
Est. not in Labor Force (2006)	3,826	34.9%	42,068	35.6%	111,596	35.2%
Occupation						
Occupation: Population Age 16+ (2000)	6,694		67,851		178,969	
Mgmt, Business, & Financial Operations (2000)	1,008	15.1%	9,719	14.3%	22,949	12.8%
Professional and Related (2000)	1,725	25.8%	15,305	22.6%	36,640	20.5%
Service (2000)	891	13.3%	10,203	15.0%	29,013	16.2%
Sales and Office (2000)	2,046	30.6%	20,240	29.8%	54,623	30.5%
Farming, Fishing, and Forestry (2000)	4	0.1%	82	0.1%	255	0.1%
Construct, Extraction, & Maintenance (2000)	569	8.5%	6,081	9.0%	17,618	9.8%
Production, Transp. & Material Moving (2000)	450	6.7%	6,221	9.2%	17,870	10.0%
Percent White Collar Workers (2000)	71.4%		66.7%		63.8%	
Percent Blue Collar Workers (2000)	28.6%		33.3%		36.2%	
Consumer Expenditure (in \$,000,000s)						
Total Household Expenditure (2006)	\$284		\$2,954		\$7,329	
Total Non-Retail Expenditures (2006)	\$159	56.0%	\$1,654	56.0%	\$4,104	56.0%
Total Retail Expenditures (2006)	\$125	44.0%	\$1,300	44.0%	\$3,225	44.0%
Apparel (2006)	\$4	1.5%	\$43	1.5%	\$107	1.5%
Contributions (2006)	\$11	3.7%	\$111	3.8%	\$271	3.7%
Education (2006)	\$7	2.4%	\$72	2.4%	\$175	2.4%
Entertainment (2006)	\$16	5.8%	\$170	5.8%	\$422	5.8%
Food And Beverages (2006)	\$45	16.0%	\$472	16.0%	\$1,175	16.0%
Furnishings And Equipment (2006)	\$13	4.5%	\$133	4.5%	\$328	4.5%
Gifts (2006)	\$8	2.7%	\$80	2.7%	\$196	2.7%
Health Care (2006)	\$18	6.4%	\$189	6.4%	\$471	6.4%
Household Operations (2006)	\$10	3.6%	\$107	3.6%	\$265	3.6%
Miscellaneous Expenses (2006)	\$5	1.7%	\$51	1.7%	\$128	1.7%
Personal Care (2006)	\$4	1.5%	\$44	1.5%	\$110	1.5%
Personal Insurance (2006)	\$3	1.0%	\$31	1.0%	\$76	1.0%
Reading (2006)	\$1	0.3%	\$10	0.3%	\$25	0.3%
Shelter (2006)	\$57	19.9%	\$588	19.9%	\$1,458	19.9%
Tobacco (2006)	\$2	0.7%	\$20	0.7%	\$51	0.7%
Transportation (2006)	\$59	20.9%	\$615	20.8%	\$1,531	20.9%
Utilities (2006)	\$21	7.3%	\$216	7.3%	\$540	7.4%
Educational Attainment						
Adult Population (25 Years or Older) (2006)	9,532		101,164		263,618	
Elementary (0 to 8) (2006)	202	2.1%	3,642	3.6%	12,120	4.6%
Some High School (9 to 11) (2006)	563	5.9%	7,227	7.1%	21,452	8.1%
High School Graduate (12) (2006)	1,913	20.1%	23,391	23.1%	65,534	24.9%
Some College (13 to 16) (2006)	2,742	28.8%	27,070	26.8%	69,758	26.5%
Associate Degree Only (2006)	716	7.5%	7,513	7.4%	19,163	7.3%
Bachelor Degree Only (2006)	2,010	21.1%	18,868	18.7%	45,599	17.3%
Graduate Degree (2006)	1,384	14.5%	13,453	13.3%	29,993	11.4%

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Grossmont Center Drive & I-8 La Mesa, California	1.00 mi radius		3.00 mi radius		5.00 mi radius	
Units In Structure						
1 Detached Unit (2000)	3,038	52.2%	31,142	52.3%	77,893	51.6%
1 Attached Unit (2000)	294	5.1%	3,579	6.0%	10,510	7.0%
2 to 4 Units (2000)	584	10.0%	3,695	6.2%	9,160	6.1%
5 to 9 Units (2000)	276	4.7%	3,323	5.6%	8,659	5.7%
10 to 19 Units (2000)	479	8.2%	4,355	7.3%	9,900	6.6%
20 to 49 Units (2000)	431	7.4%	5,329	9.0%	11,719	7.8%
50 or more Units (2000)	711	12.2%	7,095	11.9%	16,191	10.7%
Mobile Home or Trailer (2000)	5	0.1%	764	1.3%	6,381	4.2%
Other Structure (2000)	0		223	0.4%	432	0.3%
Homes Built By Year						
Homes Built 1999 to 2000	8	0.1%	115	0.2%	644	0.4%
Homes Built 1995 to 1998	60	1.0%	759	1.3%	2,906	1.9%
Homes Built 1990 to 1994	242	4.2%	1,890	3.2%	6,274	4.2%
Homes Built 1980 to 1989	427	7.3%	7,031	11.8%	23,138	15.3%
Homes Built 1970 to 1979	1,148	19.7%	15,790	26.5%	41,728	27.7%
Homes Built 1960 to 1969	1,076	18.5%	14,153	23.8%	30,941	20.5%
Homes Built 1950 to 1959	1,881	32.3%	13,192	22.2%	31,318	20.8%
Homes Built Before 1949	975	16.8%	6,574	11.0%	13,897	9.2%
Home Values						
Home Values \$1,000,000 or More (2000)	6	0.2%	52	0.2%	108	0.2%
Home Values \$500,000 to \$999,999 (2000)	70	2.8%	632	2.3%	1,102	1.6%
Home Values \$400,000 to \$499,999 (2000)	101	4.0%	1,001	3.7%	1,957	2.9%
Home Values \$300,000 to \$399,999 (2000)	234	9.2%	2,870	10.6%	5,691	8.4%
Home Values \$200,000 to \$299,999 (2000)	1,062	41.6%	10,823	40.0%	22,607	33.3%
Home Values \$150,000 to \$199,999 (2000)	822	32.2%	8,123	30.1%	22,571	33.3%
Home Values \$100,000 to \$149,999 (2000)	211	8.2%	2,991	11.1%	11,739	17.3%
Home Values \$70,000 to \$99,999 (2000)	40	1.6%	369	1.4%	1,522	2.2%
Home Values \$50,000 to \$69,999 (2000)	0		69	0.3%	263	0.4%
Home Values \$25,000 to \$49,999 (2000)	0		42	0.2%	166	0.2%
Home Values \$0 to \$24,999 (2000)	10	0.4%	53	0.2%	147	0.2%
Owner Occupied Median Home Value (2000)	\$233,997		\$228,437		\$210,988	
Renter Occupied Median Rent (2000)	\$825		\$714		\$699	
Transportation To Work						
Drive to Work Alone (2000)	5,765	84.9%	55,293	79.0%	144,426	78.0%
Drive to Work in Carpool (2000)	513	7.6%	7,922	11.3%	23,017	12.4%
Travel to Work - Public Transportation (2000)	137	2.0%	2,122	3.0%	5,577	3.0%
Drive to Work on Motorcycle (2000)	42	0.6%	310	0.4%	831	0.4%
Walk or Bicycle to Work (2000)	91	1.3%	1,330	1.9%	4,118	2.2%
Other Means (2000)	49	0.7%	477	0.7%	1,187	0.6%
Work at Home (2000)	194	2.9%	2,551	3.6%	6,060	3.3%
Travel Time						
Travel to Work in 14 Minutes or Less (2000)	1,782	27.0%	15,225	22.6%	37,217	20.8%
Travel to Work in 14 to 29 Minutes (2000)	2,618	39.7%	29,074	43.1%	77,844	43.5%
Travel to Work in 30 to 59 Minutes (2000)	1,834	27.8%	19,588	29.0%	53,724	30.0%
Travel to Work in 60 Minutes or More (2000)	364	5.5%	3,567	5.3%	10,372	5.8%
Average Travel Time to Work (2000)	22.9	mins	23.5	mins	24.1	mins

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