## 3I

## 4500 Bonita Road

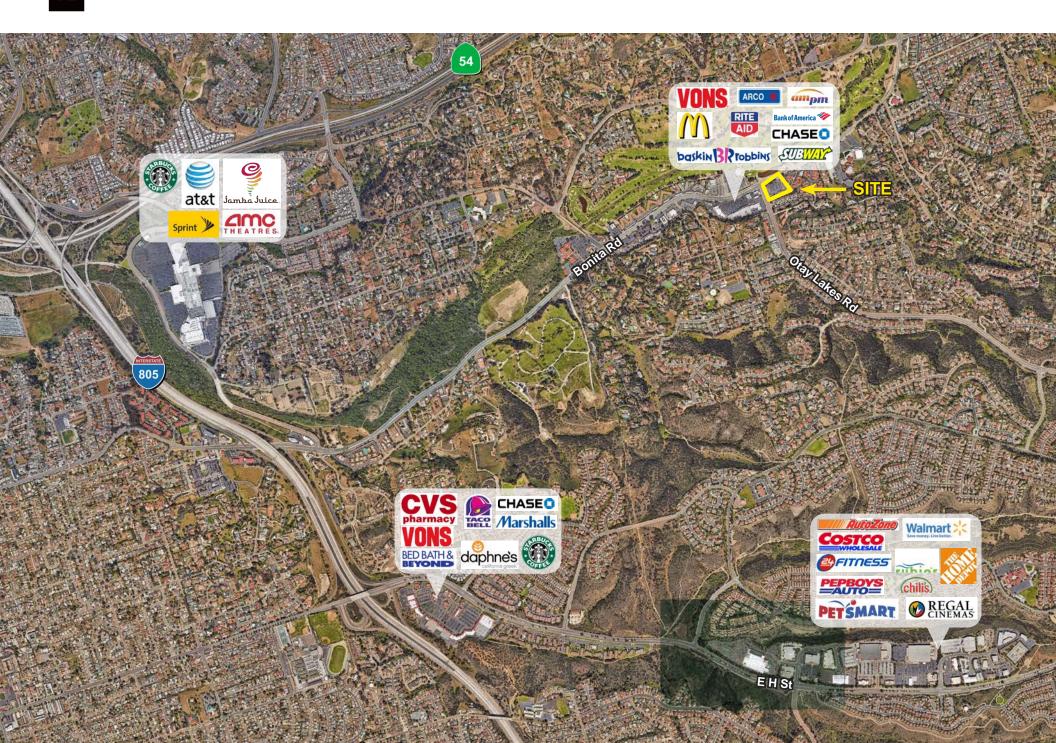
100% LEASED | BONITA, CA





- Neighborhood center at Bonita Road and Otay Lakes Road
- 100% leased

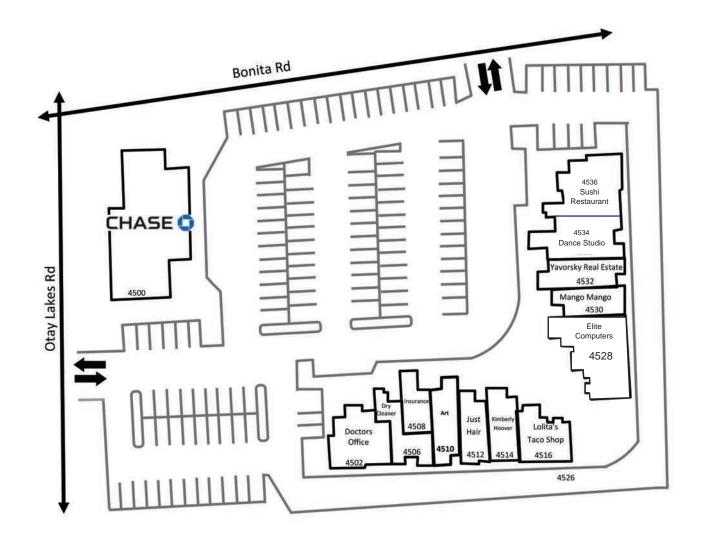
- Professional/Retail center with historically low vacancy
- Across the street from Vons anchored center











SUITE	TENANT	SF	
4500	Chase Bank	5,000	
4502	Drs. Ed & Harold Harver	1,875	
4506	Braley Dry Cleaner's	1,165	
4508	McKenna Insurance	1,005	
4510	Art w/ Larisse	1,439	
4512	Just Hair	963	
4514	Kimberly Hoover	970	
4516	Lolita's Taco Shop	1,495	
4528	Elite Computers	2,397	
4530	Mango Mango	1,031	
4532	Yavorsky Real Estate	1,439	
4534	Dance Studio	1,939	
4536	Sushi Restaurant	1,939	

## **ESTIMATED 2020 • CALCULATED USING PROPORTIONAL BLOCK GROUPS**

## 4500 Bonita Rd, Bonita, California, 91902

POPULATION	1 mile		3 miles		5 miles	
Total Population	6,736	5	149,384		494,009	
Projected Population (2022)	6,767		150,932		503,976	
housing						
Total Households	2,385	; )	44,972		145,460	
Projected Total Households (2022)	2,391		45,278		147,795	
INCOME						
Median Household Income	\$99,643	}	\$84,869	)	\$70,703	
Average Household Income	\$134,899	)	\$103,131		\$88,762	
Per Capita Income	\$48,241		\$30,956	;	\$26,182	
Median Disposable Income	\$79,550	)	\$67,046	;	\$56,529	
Average Disposable Income	\$96,688	j	\$79,127	,	\$69,076	
Ç DAYTIME DEMOS						
Total Daytime Population	6,891	_	124,217		419,143	
Daytime Population Workers	2,995	;	37,419		125,971	
Daytime Population Residents	3,896	j	86,798		293,172	
TTT RACE & ETHNICITY						
White	4,303	63.88%	64,572	43.23%	213,331 <b>43.</b> .	18%
Black or African American	260	3.86%	11,534	7.72%	42,547 <b>8.6</b> .	
American Indian& Alaska Native Population	57	0.85%	919	0.62%	3,507 <b>0.7</b> .	1%
Asian Population	799	11.86%	36,440	24.39%	87,688 <b>17.</b>	<i>75</i> %
Pacific Islander Population	39	0.58%	1,228	0.82%	3,775 <b>0.7</b> 0	6%
Other Race Population	919	13.64%	25,185	16.86%	112,925 <b>22.</b> 8	86%
Population of Two or More Races	359	5.33%	9,506	6.36%	30,237 <b>6.1</b> 2	2%
Hispanic Population	3,175	47.13%	68,669	45.97%	276,999 <b>56.</b> 0	<b>07</b> %
Non-Hispanic Population	3,561	52.87%	80,714	54.03%	217,010 <b>43.</b> 9	93%
EDUCATION						
Bachelor's Degree	1,136	22.41%	20,975	20.45%	56,077 <b>17.3</b>	32%
Graduate/Professional Degree	827	16.31%	9,165	3.94%	22,935 <b>7.08</b>	3%
<b></b>						
AGE	-					
Median Age	44.8		37.3		34.6	