



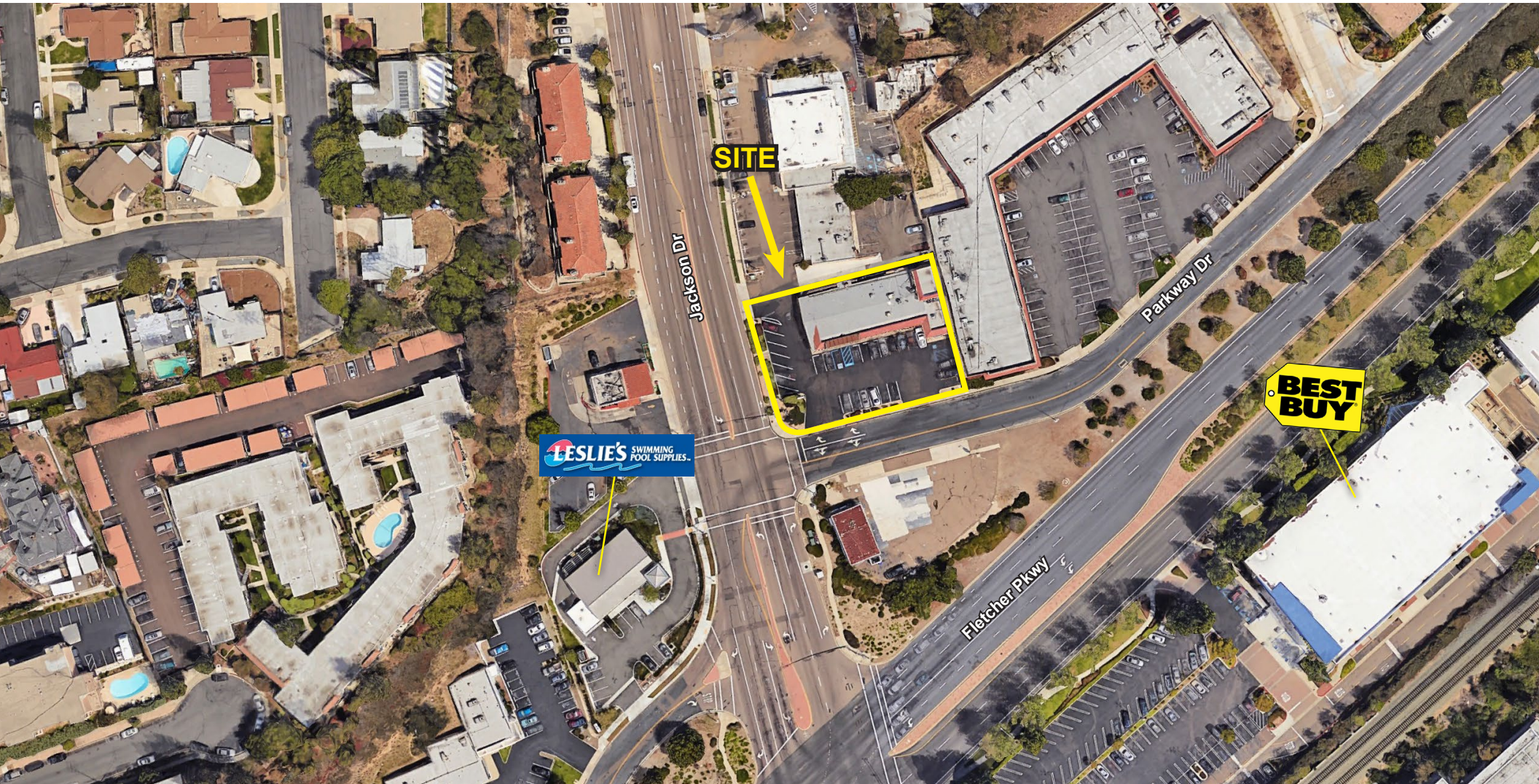
# 8304 Parkway Drive

100% LEASED | LA MESA, CA



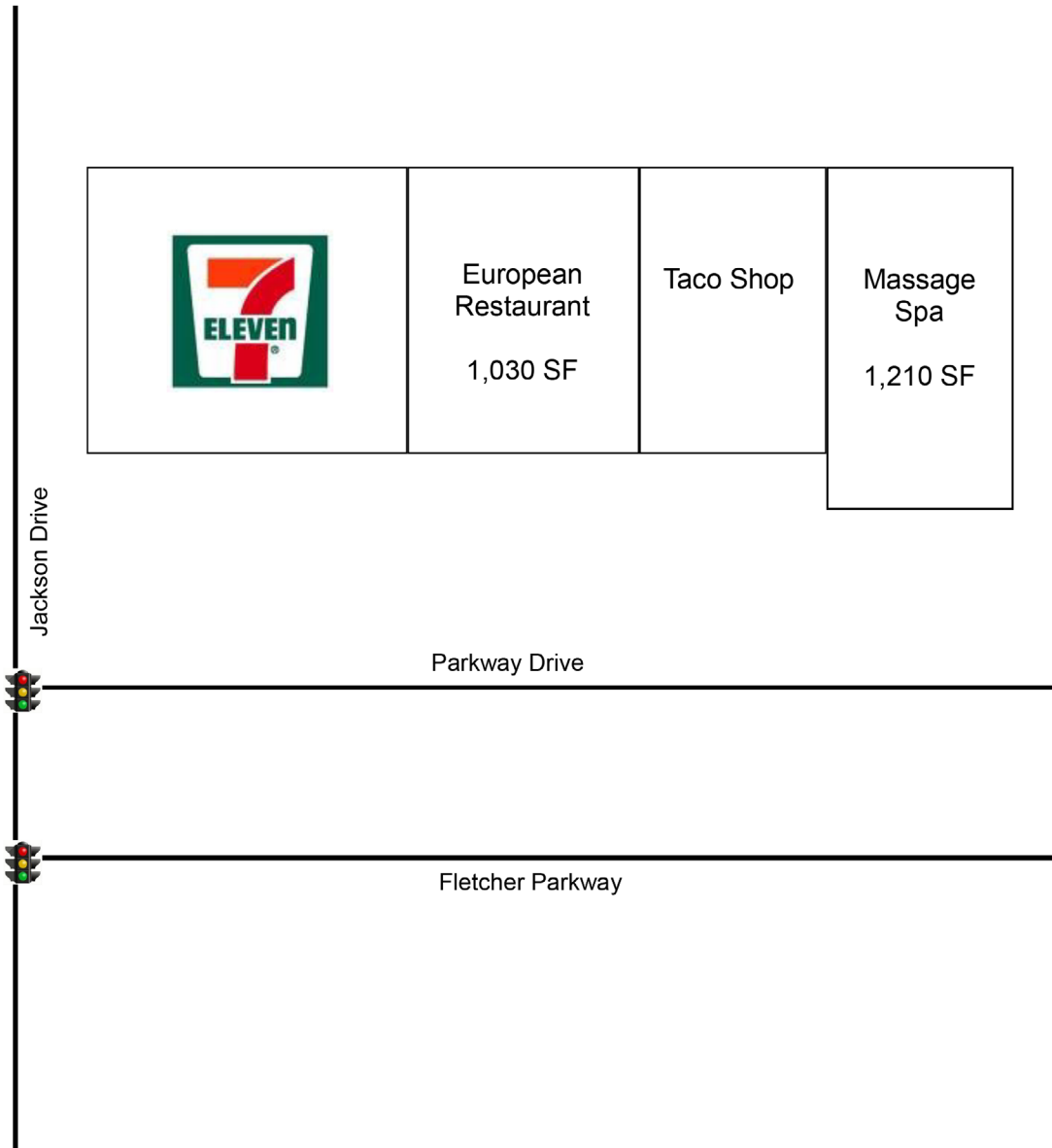
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- 7-11 anchored retail center with great visibility to Fletcher Parkway
- Located along heavily trafficked commercial thoroughfare
- Great visibility on Jackson Drive
- Vacancy has been fully restored to vanilla shell with new HVAC





The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



# 8304 Parkway Drive | La Mesa, CA

## POPULATION

	1 MILE	3 MILES	5 MILES
Estimated Population	21,542	151,010	436,785
Forecasted Population (2021)	22,815	159,382	459,549

## HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
Households	9,290	59,817	158,146

## AVG HHD INCOME

	1 MILE	3 MILES	5 MILES
Estimated Avg Household Income	\$71,858	\$90,339	\$83,239
Avg Family Income	\$77,798	\$93,256	\$82,852

## MEDIAN HH INCOME

	1 MILE	3 MILES	5 MILES
Estimated Median Household Income	\$62,323	\$72,374	\$66,436
Median Family Income	\$73,329	\$81,486	\$72,572

## \$\$\$ PER CAPITA INCOME

	1 MILE	3 MILES	5 MILES
Est. Proj. Per Capita Income	\$31,715	\$36,404	\$30,686

## \$\$ OTHER INCOME

	1 MILE	3 MILES	5 MILES
Est. Proj. Median Disposable Income	\$51,281	\$58,236	\$53,918

## DAYTIME DEMOS

	1 MILE	3 MILES	5 MILES
Total Number of Businesses	1,146	5,330	13,513
Total Number of Employees	13,232	45,440	122,543

## RACE & ETHNICITY

	1 MILE	3 MILES	5 MILES
White	15,373 76.6%	104,488 73.5%	266,802 65.1%
Black or African American	1,166 5.8%	9,468 6.7%	35,348 8.6%
American Indian & Alaskan Native	108 0.5%	964 0.7%	2,978 0.7%
Asian	1,150 5.7%	8,088 5.7%	29,668 7.2%
Hawaiian & Pacific Islander	88 0.4%	750 0.5%	2,466 0.6%
Other Race	1,044 5.2%	10,017 7.0%	45,147 11.0%
Two or More Races	1,144 5.7%	8,318 5.9%	27,595 6.7%

## AGE DISTRIBUTION

	1 MILE	3 MILES	5 MILES
Median Age	36.5 yrs	34.4 yrs	34.2 yrs

## HOUSING

	1 MILE	3 MILES	5 MILES
Total Housing Units	9,411	59,920	158,246