

4500 Bonita Road

100% LEASED | BONITA, CA

RI



Brian G Pyke
858.324.6103
bpyke@retailinsite.net

RETAIL INSITE
120 S Sierra Ave, Ste 110, Solana Beach, Ca 92075
LIC #01206760 | retailinsite.net



- 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



STARBUCKS COFFEE
at&t
Jamba Juice
Sprint
AMC THEATRES

VONS
ARCO
ampm
McDonald's
RITE AID
Bank of America
CHASE
baskin-BRRobbins
SUBWAY

SITE

CVS pharmacy
VONS
BED BATH & BEYOND
FACO BELL
CHASE
Marshalls
daphne's
STARBUCKS COFFEE

AutoZone
Walmart
COSTCO WHOLESALE
24 FITNESS
PEPBOYS AUTO
PET SMART
chili's
THE HOME DEPOT
REGAL CINEMAS

54

805

Bonita Rd

Olay Lakes Rd

E H St

PROPERTY PHOTOS





SUITE	TENANT	SF
4500	Chase Bank	5,000
4502	Drs. Ed & Harold Harver	1,875
4506	Brale 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

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.



ESTIMATED 2020 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

4500 Bonita Rd, Bonita, California, 91902

POPULATION

	1 mile	3 miles	5 miles
Total Population	6,736	149,384	494,009
Projected Population (2022)	6,767	150,932	503,976

HOUSING

	1 mile	3 miles	5 miles
Total Households	2,385	44,972	145,460
Projected Total Households (2022)	2,391	45,278	147,795

INCOME

	1 mile	3 miles	5 miles
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	\$79,127	\$69,076

DAYTIME DEMOS

	1 mile	3 miles	5 miles
Total Daytime Population	6,891	124,217	419,143
Daytime Population Workers	2,995	37,419	125,971
Daytime Population Residents	3,896	86,798	293,172

RACE & ETHNICITY

	1 mile	3 miles	5 miles
White	4,303 63.88%	64,572 43.23%	213,331 43.18%
Black or African American	260 3.86%	11,534 7.72%	42,547 8.61%
American Indian & Alaska Native Population	57 0.85%	919 0.62%	3,507 0.71%
Asian Population	799 11.86%	36,440 24.39%	87,688 17.75%
Pacific Islander Population	39 0.58%	1,228 0.82%	3,775 0.76%
Other Race Population	919 13.64%	25,185 16.86%	112,925 22.86%
Population of Two or More Races	359 5.33%	9,506 6.36%	30,237 6.12%
Hispanic Population	3,175 47.13%	68,669 45.97%	276,999 56.07%
Non-Hispanic Population	3,561 52.87%	80,714 54.03%	217,010 43.93%

EDUCATION

	1 mile	3 miles	5 miles
Bachelor's Degree	1,136 22.41%	20,975 20.45%	56,077 17.32%
Graduate/Professional Degree	827 16.31%	9,165 8.94%	22,935 7.08%

AGE

	1 mile	3 miles	5 miles
Median Age	44.8	37.3	34.6