

5601 Grossmont Center Dr

100% LEASED | LA MESA, CA 91941



FEATURES

- High exposure and visibility
- Located at East San Diego County's most regional destination point on the I-8 and I-125 connection
- Adjacent to San Diego Trolley for direct connection to San Diego State University and transit to major employment hubs
- Sharp Grossmont Hospital is located adjacent to the property and is East County's primary medical care facility
- Directly across from Grossmont Shopping Center, a 900,000 SF mall with Target, Walmart, Macy's, and a variety of restaurants, banks, and other retailers

TRAFFIC COUNTS

I-8: 185,000 ADT

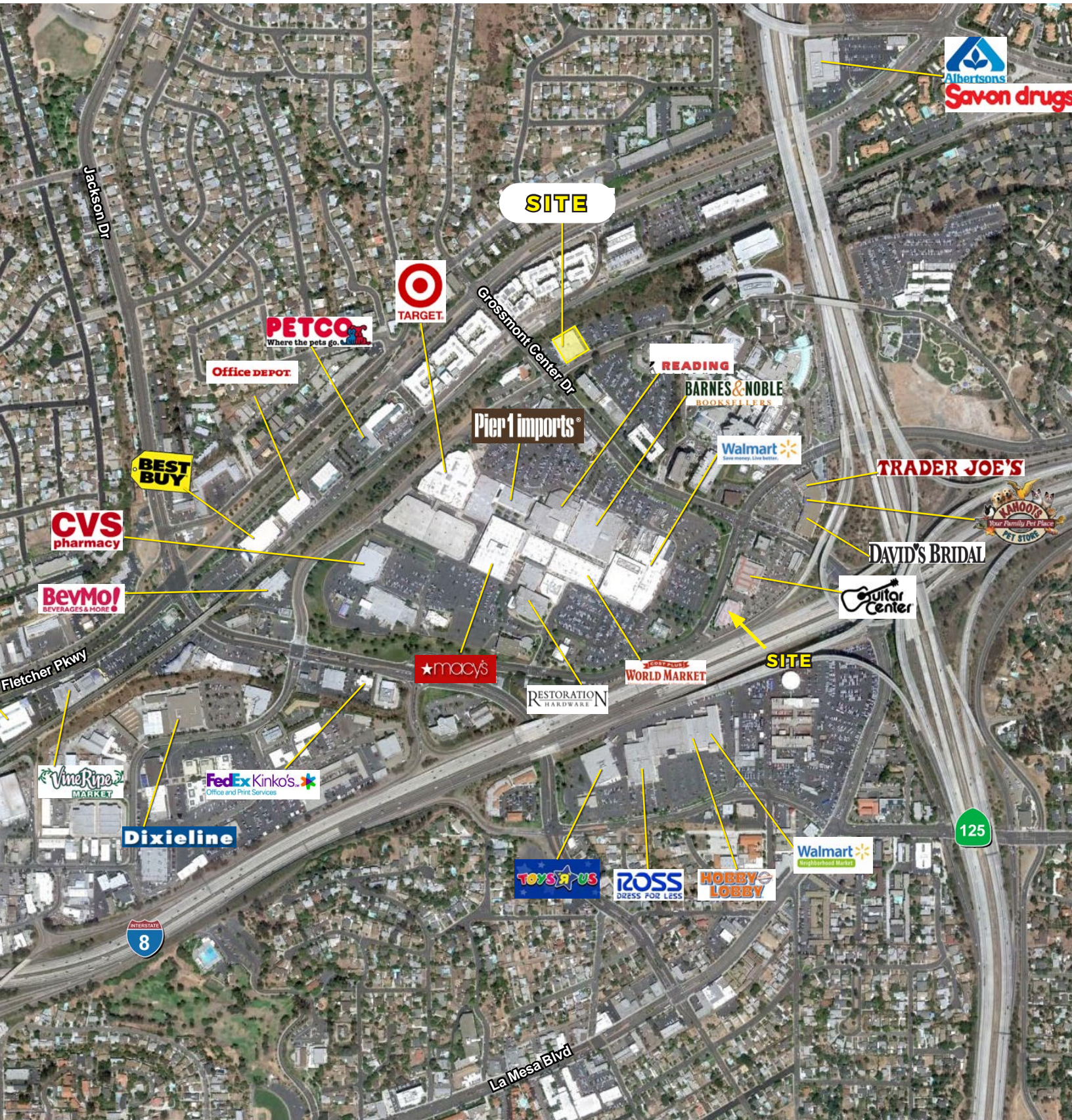
Grossmont Center Dr: 23,100 ADT

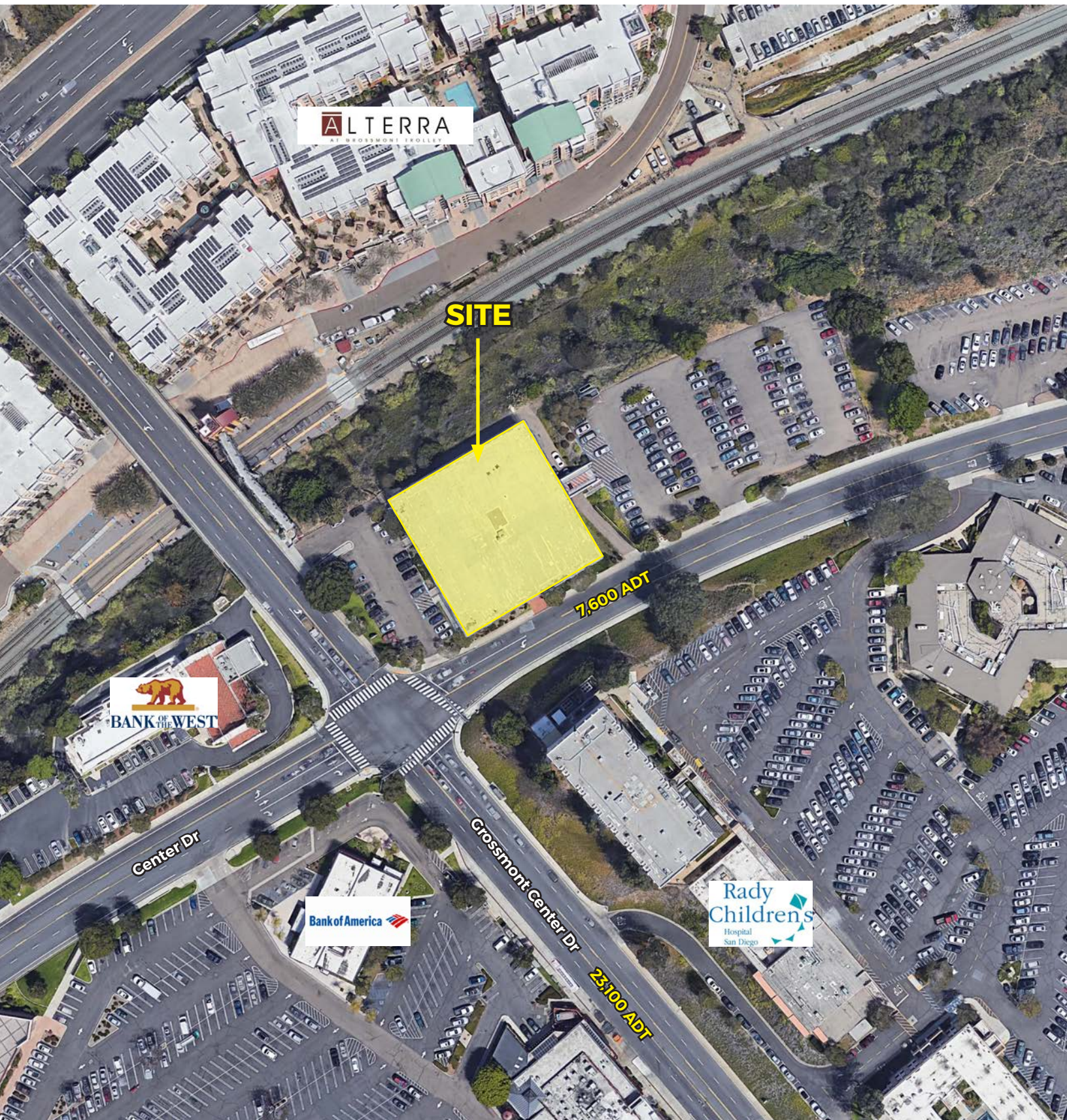
I-125: 98,000 AADT

MIKE MOSER
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mgrim@retailinsite.net

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





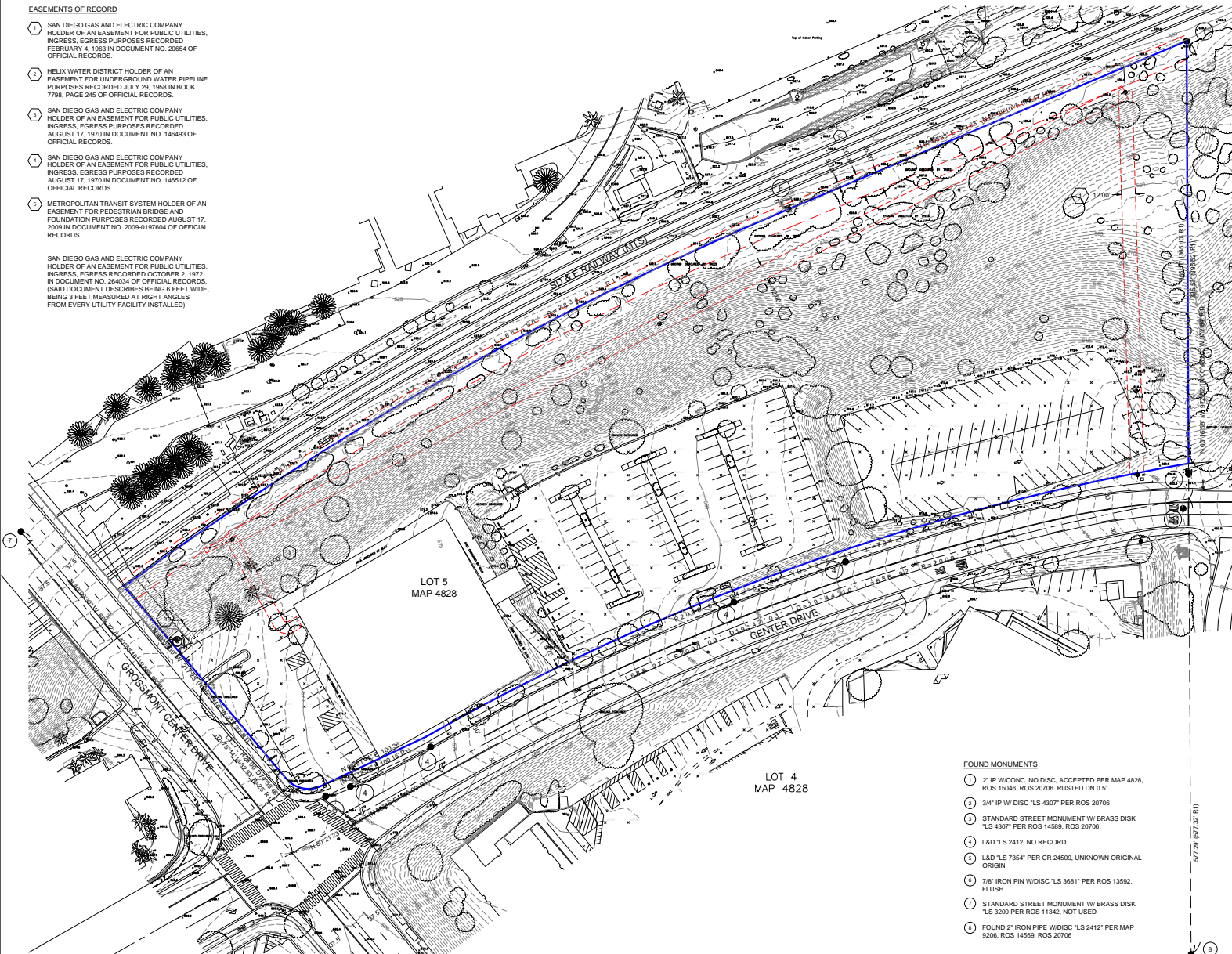
TOPOGRAPHIC SURVEY MAP -- 5601 GROSSMONT CENTER DRIVE

SHEET 1 OF 2 SHEET
PLSA JOB # 2933

EASEMENTS OF RECORD

- ① SAN DIEGO GAS AND ELECTRIC COMPANY
HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES.
INGRESS, EGRESS PURPOSES RECORDED
FEBRUARY 4, 1983 IN DOCUMENT NO. 20654 OF
OFFICIAL RECORDS.
- ② HELIX WATER DISTRICT HOLDER OF AN
EASEMENT FOR UNDERGROUND WATER PIPELINE
PURPOSES RECORDED JULY 28, 1959 IN BOOK
7798, PAGE 245 OF OFFICIAL RECORDS.
- ③ SAN DIEGO GAS AND ELECTRIC COMPANY
HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES.
INGRESS, EGRESS PURPOSES RECORDED
AUGUST 17, 1970 IN DOCUMENT NO. 146493 OF
OFFICIAL RECORDS.
- ④ SAN DIEGO GAS AND ELECTRIC COMPANY
HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES.
INGRESS, EGRESS PURPOSES RECORDED
AUGUST 17, 1970 IN DOCUMENT NO. 146512 OF
OFFICIAL RECORDS.
- ⑤ METROPOLITAN TRANSIT SYSTEM HOLDER OF AN
EASEMENT FOR PEDESTRIAN BRIDGE AND
FOUNDATION PURPOSES RECORDED AUGUST 17,
2009 IN DOCUMENT NO. 2009-0197604 OF OFFICIAL
RECORDS.

SAN DIEGO GAS AND ELECTRIC COMPANY
HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES.
INGRESS, EGRESS RECORDED OCTOBER 2, 1972
IN DOCUMENT NO. 284034 OF OFFICIAL RECORDS.
(SAID DOCUMENT DESCRIBES BEING 6 FEET WIDE,
BEING 3 FEET MEASURED AT RIGHT ANGLES
FROM EVERY UTILITY FACILITY INSTALLED)



SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN
CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT ON
JUNE 26, 2018.

PRELIMINARY

PAUL E. GOEBEL, PLS 8486

DATE

REFERENCES

R1 - MAP 4828

PROJECT INFORMATION

CLIENT: RAINBOW INVESTMENT CO
ADDRESS: 5601 GROSSMONT CENTER DRIVE, LA MESA
APN: 490-260-11

ABBREVIATED LEGAL DESCRIPTION

LOT 5 OF GROSSMONT CENTER, IN THE CITY OF LA MESA, IN THE COUNTY OF SAN DIEGO,
STATE OF CALIFORNIA, ACCORDING TO MAP NO. 4828, FILED IN THE OFFICE OF THE
COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 15, 1961.
EXCEPTING FROM SAID LOT 5 THAT PORTION LYING WITHIN "CENTER DRIVE" AS SAID INTEREST
IS DESCRIBED IN DEED TO CITY OF LA MESA RECORDED NOVEMBER 7, 1966 AS INSTRUMENT
NO. 176861, OF OFFICIAL RECORDS.

SURVEY NOTES

1. THE BOUNDARIES AND DIMENSIONS OF THE SURVEYED PARCEL(S) SHOWN HEREON ARE
BASED ON A FIELD SURVEY. RECORD DIMENSIONS MAY VARY. THE BOUNDARIES OF
ADJOINING PARCELS WERE COMPILED FROM RECORDED OR FILED DATA, AND ARE TO BE
USED FOR PLANNING PURPOSES ONLY.
2. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM,
ZONE NAD 83 (EPOCH 2017.3) AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS
GLOBAL POSITIONING SYSTEMS (CGPS) STATIONS AND/OR CONTINUOUS OPERATING
REFERENCE STATIONS (CORS) STA. JAS1 AND STA. P473 BEING S 18°41'37" E. AS DERIVED
FROM GEODETIC VALUES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER
(CSRC).
3. ELEVATIONS SHOWN HEREON ARE BASED ON 3.5" DISC IN CURB INLET ON CENTER.
SHOWN ON LA MESA VERT CONTROL SHEET 222 1761 B. EL. 498.377.
4. THE LOCATIONS OF UNDERGROUND UTILITY LINES AND/OR STRUCTURES AS SHOWN
HEREON ARE BASED ON OBSERVED ABOVE GROUND EVIDENCE AND RECORD
INFORMATION PROVIDED TO THE SURVEYOR. NO EXCAVATIONS WERE MADE DURING THE
COURSE OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES. LOCATIONS OF
UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL
UNDERGROUND UTILITIES MAY EXIST.
5. TITLE COMMITMENT PROVIDED BY CHICAGO TITLE COMPANY, ORDER NO.
0002900-963-5202-CFL WITH AN EFFECTIVE DATE OF JUNE 12, 2018.
6. AERIAL MAPPING FLOWN JUNE 27, 2018, PROVIDED BY SAN DIEGO AERIAL SURVEYS.

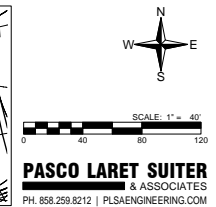
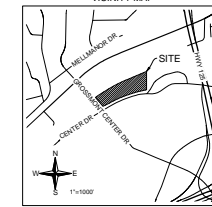
LEGEND

- FOUND MONUMENT AS INDICATED
- () RECORD BOUNDARY DATA AS INDICATED
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CENTER LINE
- ADJOINING PROPERTY LINE
- TIE LINE / REFERENCE LINE
- - - EASEMENT LINE
- - - INDEX CONTOUR LINE
- - - INTERMEDIATE CONTOUR LINE
- SPOT ELEVATION
- * LIGHT POLE
- VALVE
- SIGN
- MANHOLE
- UTILITY POLE
- LIGHT POLE
- FIRE HYDRANT
- TRAFFIC LIGHT
- ~ VEGETATION
- TREE - PALM
- TREE

FOUND MONUMENTS

- ① 2" IP W/CONC. NO DISC, ACCEPTED PER MAP 4828,
ROS 15546, ROS 20706, RUSTED ON 0.5'
- ② 3/4" IP W/ DISC "LS 4307" PER ROS 20706
- ③ STANDARD STREET MONUMENT W/ BRASS DISK
"LS 4307" PER ROS 14589, ROS 20706
- ④ L&D "LS 2412, NO RECORD
- ⑤ L&D "LS 7354" PER CR 24509, UNKNOWN ORIGINAL
ORIGIN
- ⑥ 7/8" IRON PIN W/ DISC "LS 3681" PER ROS 13592,
FLUSH
- ⑦ STANDARD STREET MONUMENT W/ BRASS DISK
"LS 3200" PER ROS 11542, NOT USED
- ⑧ FOUND 2" IRON PIPE W/ DISC "LS 2412" PER MAP
6206, ROS 14569, ROS 20706

VICINITY MAP



5601 GROSSMONT CENTER DRIVE | LA MESA, CA 91941

**POPULATION**

	1 MILE	3 MILES	5 MILES
Estimated Population	16,553	159,975	442,109
Forecasted Population (2021)	17,702	168,818	466,938

**HOUSEHOLDS**

Households	6,867	62,130	158,865
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**AVG HHD INCOME**

Estimated Avg Household Income	\$74,821	\$87,315	\$83,532
Avg Family Income	\$78,921	\$89,291	\$82,764

**MEDIAN HH INCOME**

Estimated Median Household Income	\$62,518	\$69,747	\$67,239
Median Family Income	\$68,578	\$77,426	\$73,052

**PER CAPITA INCOME**

Est. Proj. Per Capita Income	\$31,628	\$34,506	\$30,587
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**OTHER INCOME**

Est. Proj. Median Disposable Income	\$51,447	\$56,398	\$54,536
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**DAYTIME DEMOS**

Total Number of Businesses	1,213	5,827	12,818
Total Number of Employees	14,227	49,866	118,939

**RACE & ETHNICITY**

	1 MILE	3 MILES	5 MILES
White	11,965 77.5%	107,366 71.6%	274,513 66.1%
Black or African American	813 5.3%	10,797 7.2%	34,496 8.3%
American Indian & Alaskan Native	88 0.6%	1,092 0.7%	3,069 0.7%
Asian	719 4.7%	7,628 5.1%	26,560 6.4%
Hawaiian & Pacific Islander	58 0.4%	906 0.6%	2,559 0.6%
Other Race	897 5.8%	12,704 8.5%	45,756 11.0%
Two or More Races	900 5.8%	9,408 6.3%	28,267 6.8%

**AGE DISTRIBUTION**

Median Age	36.2 yrs	34.3 yrs	34.0 yrs
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**HOUSING**

Total Housing Units	7,058	62,061	158,857
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