

# 8400 Center Drive

FREESTANDING PAD AVAILABLE FOR LEASE | LA MESA, CA



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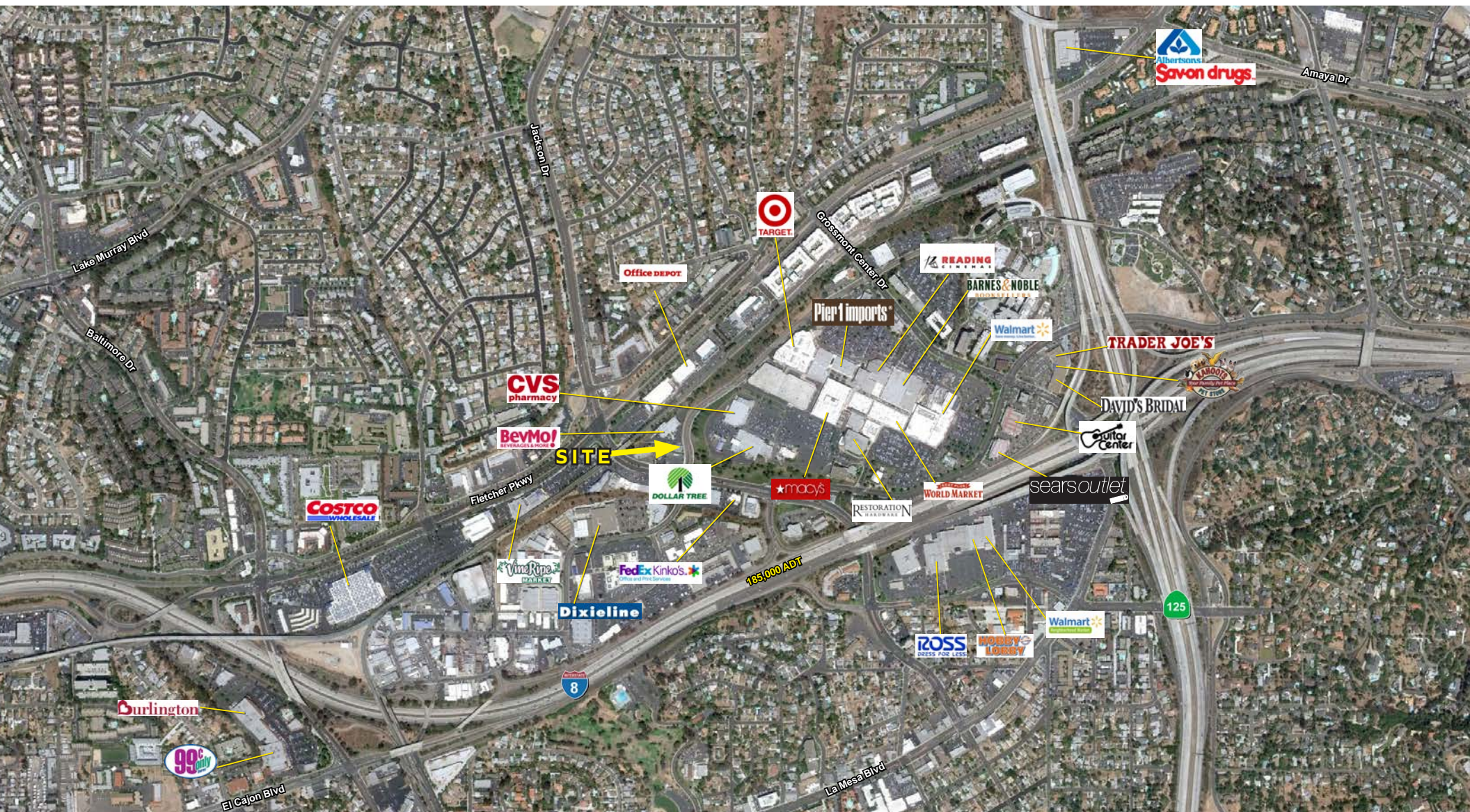
- Available for Lease 3,200 SF
- Adjacent to Grossmont Shopping Center Regional Mall
- Highly desired trade area
- Monument signage available





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.







8400 Center Dr, La Mesa, California, 91942

**POPULATION****1 mile****3 miles****5 miles**

Total Population

20,912

156,882

446,113

Projected Population (2022)

22,207

163,185

462,736

**HOUSING**

Total Households

9,655

62,151

160,234

Projected Total Households (2022)

10,217

64,465

165,804

**INCOME**

Median Household Income

\$56,223

\$63,637

\$58,774

Average Household Income

\$74,328

\$87,006

\$81,067

Per Capita Income

\$34,273

\$34,884

\$29,691

Median Disposable Income

\$47,624

\$52,756

\$49,990

Average Disposable Income

\$59,194

\$66,906

\$62,943

**DAYTIME DEMOS**

Total Daytime Population

31,181

131,816

385,196

Daytime Population Workers

20,417

50,551

143,510

Daytime Population Residents

10,764

81,265

241,686

**RACE & ETHNICITY**

White

15,336 **73.34%**108,110 **68.91%**270,904 **60.73%**

Black or African American

1,310 **6.26%**11,776 **7.51%**40,836 **9.15%**

American Indian &amp; Alaska Native Population

109 **0.52%**1,070 **0.68%**3,181 **0.71%**

Asian Population

1,270 **6.07%**10,155 **6.47%**36,369 **8.15%**

Pacific Islander Population

97 **0.46%**892 **0.57%**2,726 **0.61%**

Other Race Population

1,466 **7.01%**14,613 **9.31%**61,883 **13.87%**

Population of Two or More Races

1,324 **6.33%**10,266 **6.54%**30,213 **6.77%**

Hispanic Population

4,482 **21.43%**39,132 **24.94%**140,291 **31.45%**

Non-Hispanic Population

16,431 **78.57%**117,749 **75.06%**305,822 **68.55%****EDUCATION**

Bachelor's Degree

3,760 **24.39%**25,303 **23.02%**55,764 **18.73%**

Graduate/Professional Degree

2,003 **12.99%**15,264 **13.89%**31,872 **10.71%****AGE**

Median Age

38.6

38.3

35.7

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