

**FOR
LEASE**



ADT: ±157,500



ADT: ±197,500

Murray Dr ADT: ±13,200

**Grossmont Center Dr
ADT: ±34,100**

Grossmont Plaza II

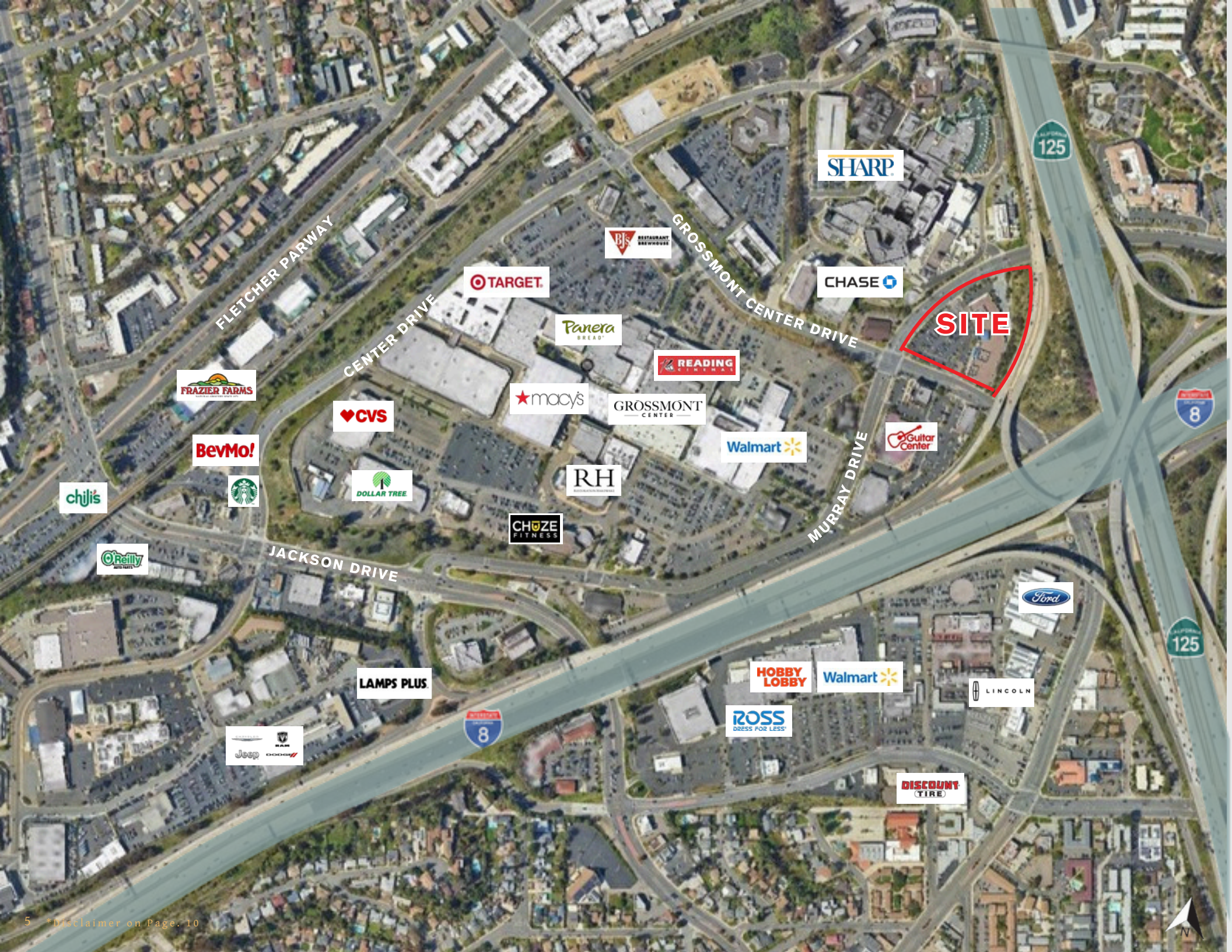
5475 Grossmont Center Drive La Mesa, California 91942





Property Highlights

- Anchored by Trader Joes, Kahoots and Men's Warehouse.
- Positioned within the high-traffic Grossmont Center Shopping Area, which attracts over 10.7 million visits annually.
- Benefits from strong visibility at the intersection of Grossmont Center Drive (34,100 ADT) and Murray Drive (13,200 ADT).
- Anchored by the iconic Trader Joe's and other strong tenants
- Highly desired La Mesa trade area
- Directly across from the busiest entrance to Grossmont Shopping Center
- Easy access and visibility to the I-8 and SR 125
- Strong daytime demographics
- Impressive household incomes



FLETCHER PARWAY

CENTER DRIVE

GROSSMONT CENTER DRIVE

JACKSON DRIVE

MURRAY DRIVE

125

8

125

SITE

SHARP

BFS RESTAURANT BREVARD

TARGET

CHASE

Panera BREAD

READING CINEMAS

FRAZIER FARMS

CVS

macy's

GROSSMONT CENTER

Walmart

Guitar Center

chjji's

Starbucks

DOLLAR TREE

RH

CHUZE FITNESS

O'Reilly

Ford

LAMPS PLUS

HOBBY LOBBY

Walmart

LINCOLN

Jeep RAM

8

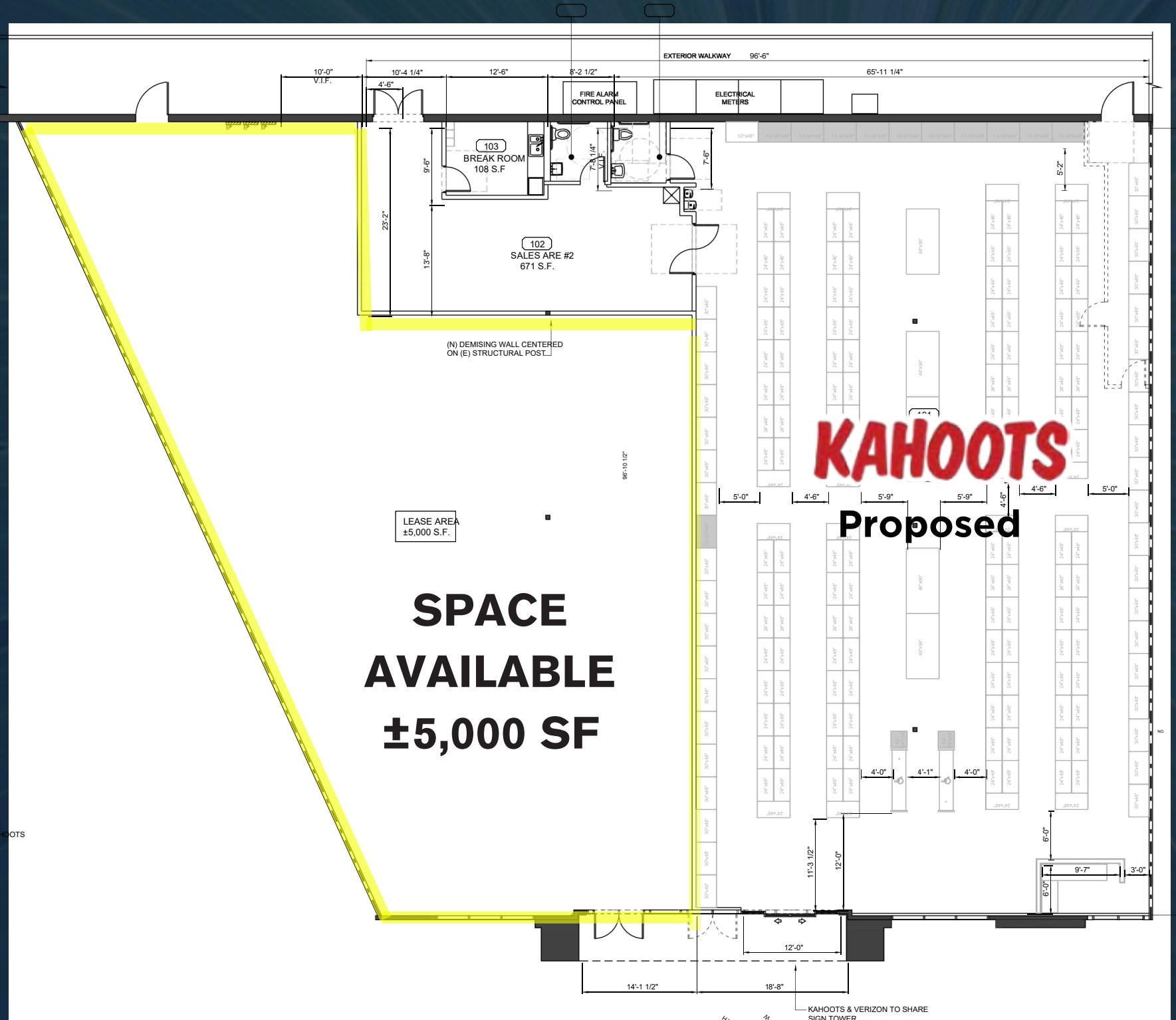
ROSS DRESS FOR LESS

DISCOUNT TIRE





Site Plan



PROPOSED KAHOOT'S ENTRANCE

CONCEPTUAL SIGN AREAS

**YOUR NAME
HERE**

KAHOOTS
Proposed

Demographics



Population

| | |
|----------------|---------|
| 1 Mile | 16,674 |
| 3 Miles | 161,716 |
| 5 Miles | 449,291 |



Average Daily Traffic

| | |
|-----------------------------|---------|
| Murray Dr. | 13,200 |
| Grossmont Center Dr. | 34,100 |
| Interstate 8 | 228,000 |



Daytime Population

| | |
|----------------|---------|
| 1 Mile | 17,560 |
| 3 Miles | 92,806 |
| 5 Miles | 248,682 |



Average HH Income

| | |
|----------------|-----------|
| 1 Mile | \$111,728 |
| 3 Miles | \$122,136 |
| 5 Miles | \$160,421 |

Disclaimer

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