

FOR LEASE

LA MESA VILLAGE RETAIL

8310 - 8312 LA MESA BLVD., LA MESA CA 919142



5,000 SF AVAILABLE! IN BUSY DOWNTOWN HISTORIC LA MESA VILLAGE



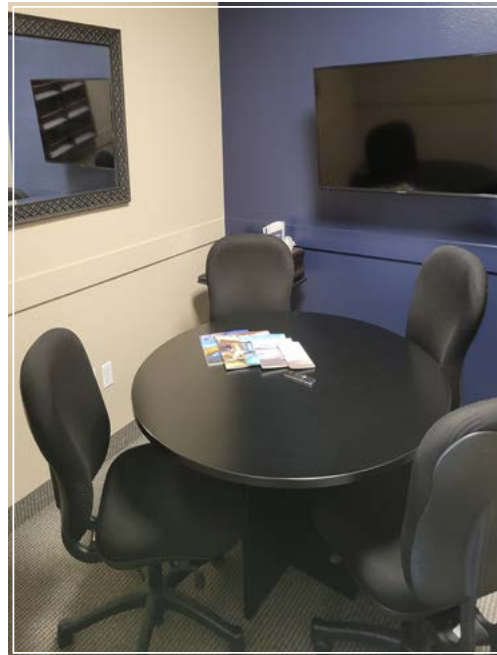
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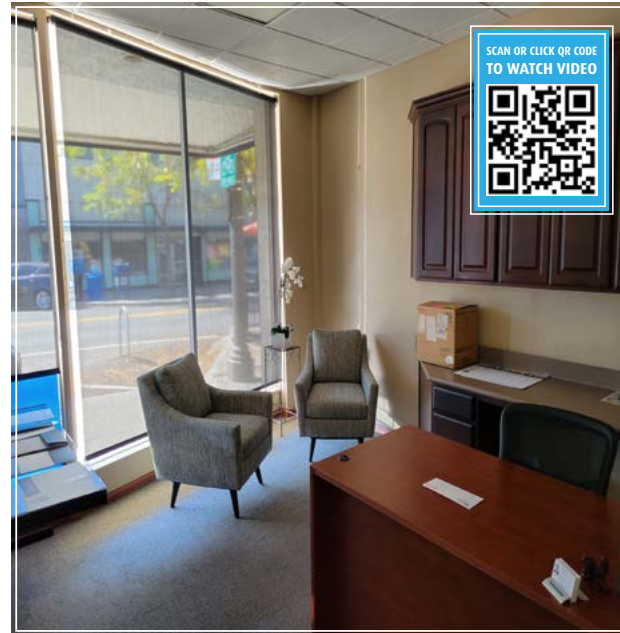
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Photos show previous tenant setup and may not reflect the current condition. For an up-to-date 3D tour, click or scan the QR code.

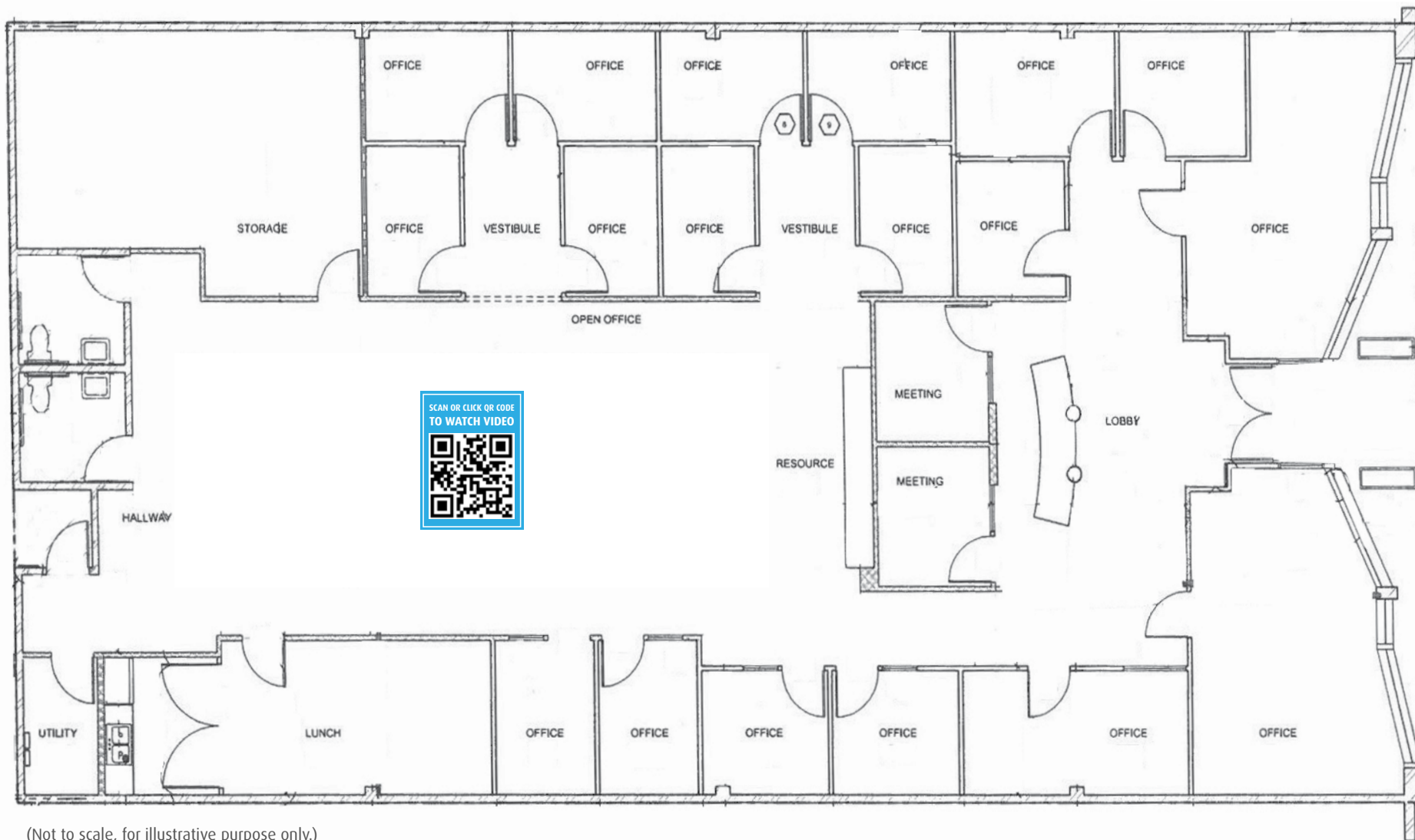


HIGHLIGHTS

- 5,000 SF Available
- Prime La Mesa Retail Location
- Heavy Foot Traffic
- Located In Buzzing & Thriving La Mesa Village
- Excellent Access to I-8 & Hwy 125
- Affordable Parking Permits Available
- Lease Rate: \$2.50 / SF - Modified Gross



FLOORPLAN



(Not to scale, for illustrative purpose only.)

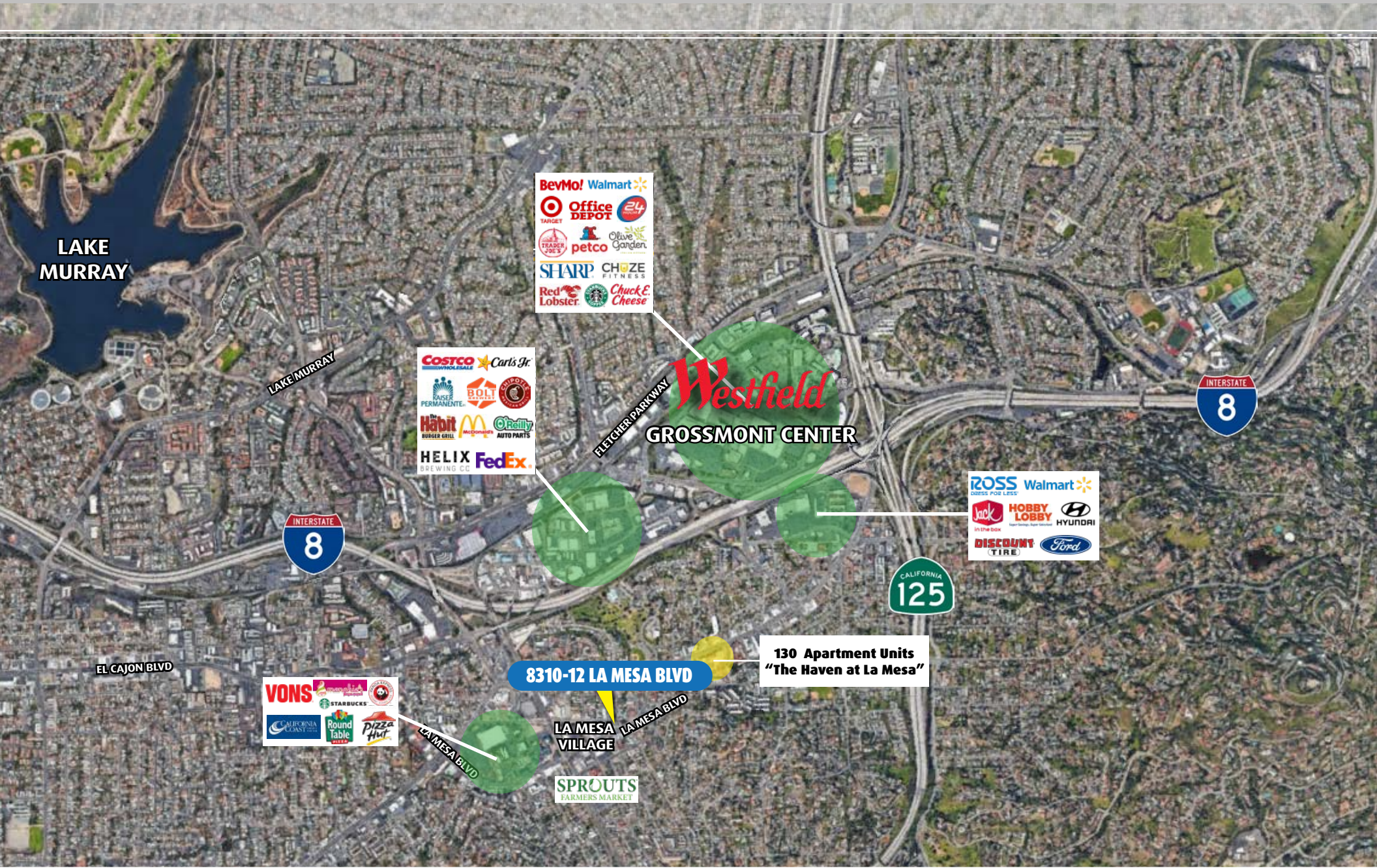
HISTORIC LA MESA VILLAGE Dine, Shop & Fun!

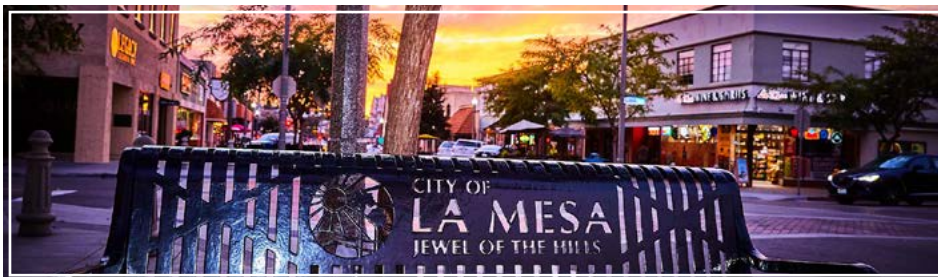
Located in the heart of La Mesa Village, the historic downtown and cultural hub of 'The Jewel of the Hills.' This vibrant, walkable district along La Mesa Boulevard is lined with unique boutiques, popular restaurants, and lively bars. Surrounded by charming early 1900s architecture, the Village blends small-town character with a thriving retail, dining and events scene, making it an ideal destination for both locals and visitors.

Signature events attract locals and visitors to La Mesa Village year-round.

- **La Mesa Village Farmers Market:** Occurs every Friday from 3:00 PM to 7:00 PM, featuring over 60 vendors offering fresh produce, baked goods, meats, cheeses, local artisans, food vendors, and live music.
- **La Mesa Classic Car Show:** A showcase of classic cars, trucks, and motorcycles, accompanied by live music. Held every Thursday from 5 PM to 8 PM during the summer months, usually from June to August.
- **Taste of La Mesa Village:** A culinary and live music event where attendees can sample dishes from local restaurants.
- **Oktoberfest:** Celebrates Bavarian culture with food, music, and festivities. Held annually in La Mesa.
- **Holiday in the Village:** A festive celebration featuring holiday music, food, kid activities, arts & crafts, and more. This event typically takes place in December.







DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	21,201	168,515	455,164
2024 Estimate	21,227	170,020	459,754
2020 Census	20,747	172,880	470,197
Growth 2024 - 2029	-0.12%	-0.89%	-1.00%
Growth 2020 - 2024	2.31%	-1.65%	-2.22%
2024 Population by Hispanic Origin	5,817	54,032	163,082
2024 Population	21,227	170,020	459,754
White	12,082 56.92%	86,691 50.99%	201,647 43.86%
Black	1,555 7.33%	13,771 8.10%	43,535 9.47%
Am. Indian & Alaskan	194 0.91%	1,501 0.88%	4,556 0.99%
Asian	1,219 5.74%	12,787 7.52%	47,094 10.24%
Hawaiian & Pacific Island	127 0.60%	1,096 0.64%	3,017 0.66%
Other	6,052 28.51%	54,173 31.86%	159,905 34.78%
U.S. Armed Forces	296	2,042	5,422
Households			
2029 Projection	8,811	61,822	156,314
2024 Estimate	8,827	62,458	158,097
2020 Census	8,624	63,815	162,442
Growth 2024 - 2029	-0.18%	-1.02%	-1.13%
Growth 2020 - 2024	2.35%	-2.13%	-2.67%
Owner Occupied	3,356 38.02%	31,719 50.78%	80,401 50.86%
Renter Occupied	5,471 61.98%	30,739 49.22%	77,696 49.14%
2024 Households by HH Income	8,824	62,457	158,096
Income: <\$25,000	1,545 17.51%	10,017 16.04%	26,899 17.01%
Income: \$25,000 - \$50,000	1,607 18.21%	9,344 14.96%	24,981 15.80%
Income: \$50,000 - \$75,000	1,258 14.26%	10,170 16.28%	26,700 16.89%
Income: \$75,000 - \$100,000	1,150 13.03%	8,093 12.96%	19,801 12.52%
Income: \$100,000 - \$125,000	1,181 13.38%	7,082 11.34%	16,608 10.51%
Income: \$125,000 - \$150,000	493 5.59%	4,802 7.69%	12,380 7.83%
Income: \$150,000 - \$200,000	751 8.51%	5,971 9.56%	14,897 9.42%
Income: \$200,000+	839 9.51%	6,978 11.17%	15,830 10.01%
2024 Avg Household Income	\$96,830	\$104,094	\$99,965
2024 Med Household Income	\$75,043	\$80,244	\$75,591

THE CITY OF LA MESA ~ La Mesa, California, is a vibrant city located in San Diego County. Situated just 9 miles east of downtown San Diego, La Mesa offers a prime location with easy access to major freeways and transportation hubs.

La Mesa is also home to a diverse and thriving community, with a rich cultural heritage and a strong sense of community engagement. Operating a business in La Mesa provides entrepreneurs with a wide range of opportunities, thanks to its bustling commercial districts, supportive local government, and a strong consumer base. The city is known for its dynamic mix of retail shops, restaurants, and professional services, making it an ideal place for both established businesses and startups to thrive. With its strategic location and favorable business environment, La Mesa offers an inviting and promising setting for entrepreneurs to establish and grow their ventures.

8310-8312 La Mesa Boulevard is situated within the Historic La Mesa Village, offering immediate access to the Village's charming downtown corridor with boutique shops, cafes, restaurants, and regular community events like the weekly farmers market and seasonal festivals. Just a 6-minute walk to the La Mesa Boulevard Trolley Station, it provides convenient transit options, making it an ideal location for businesses seeking visibility, foot traffic, and easy access for both locals and visitors. Its proximity places businesses at the heart of a vibrant pedestrian-friendly destination that draws both locals and visitors year-round.

CONSUMER SPENDING

2024 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$282,908	\$2,227,175	\$5,561,144
Total Apparel	\$14,192	\$111,055	\$288,401
Women's Apparel	5,541	42,935	109,894
Men's Apparel	2,971	23,334	59,802
Girl's Apparel	946	7,666	20,609
Boy's Apparel	724	5,677	15,462
Infant Apparel	716	5,448	14,272
Footwear	3,293	25,995	68,362
Total Entertainment & Hobbies	\$42,027	\$323,737	\$800,764
Entertainment	6,189	54,708	139,127
Audio & Visual Equipment/Service	8,694	64,118	159,440
Reading Materials	713	5,221	12,517
Pets, Toys, & Hobbies	7,024	53,319	129,619
Personal Items	19,408	146,370	360,062
Total Food and Alcohol	\$77,991	\$588,399	\$1,490,325
Food At Home	40,077	305,288	789,952
Food Away From Home	32,426	242,554	602,402
Alcoholic Beverages	5,488	40,557	97,970
Total Household	\$46,505	\$372,333	\$913,517
House Maintenance & Repair	7,335	67,644	168,579
Household Equip & Furnishings	17,509	135,174	334,629
Household Operations	15,410	120,039	292,400
Housing Costs	6,251	49,476	117,908

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