



# Spring Street

**8745 Broadway,**  
La Mesa, CA 91941

1,525 SF Available For Lease

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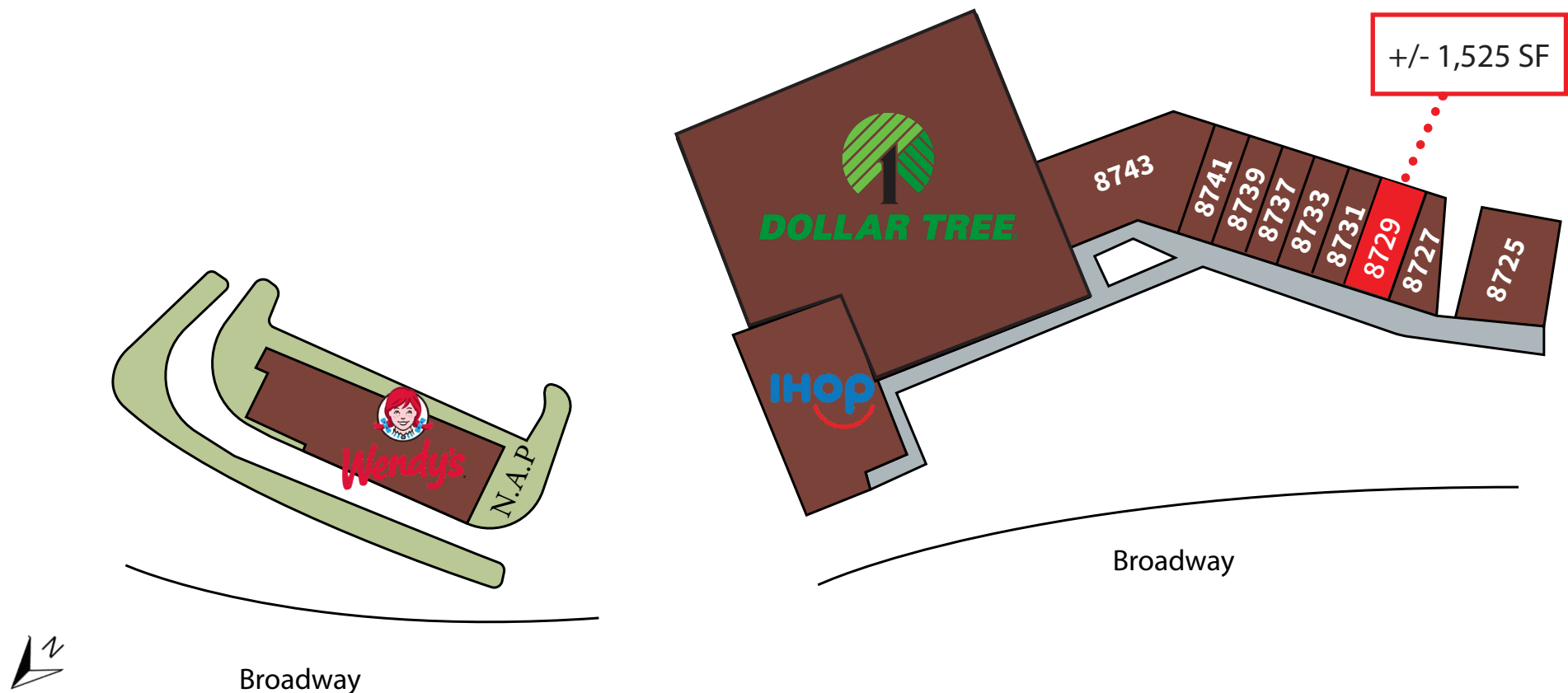


# Property highlights

- Dollar Tree coming soon!
- Site is strategically positioned with excellent access and visibility to the 94 and 125 freeways.
- Convenient ingress/egress, parking and loading.
- The center serves as a daily needs destination for the communities of La Mesa, Casa de Oro and Lemon Grove.
- Co-tenants include Wendy's and IHOP.



# Site plan



Suite	Tenant
8725	Viking Liquor
8727	Calvin's Cut
8729	1,525 SF Available
8731	Nancy's Taco Shop

Suite	Tenant
8733	I Que BBQ
8737	Pacific Nails & Spa
8739	Stay Lounge
8741	Beijing Express

Suite	Tenant
8743	The Vintage Wash House Coin Laundry
8745	Dollar Tree
8747	IHOP

\*This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.



# Demographics



## Traffic counts

Broadway: ±41,347 ADT  
SR-94: ±79,712 ADT  
SR-125: ±147,363 ADT



## Average HHI\*

1 Mile: \$89,116  
3 Miles: \$88,775  
5 Miles: \$158,610



## Population

1 Mile: 18,061  
3 Miles: 170,834  
5 Miles: 455,825



## Daytime population

1 Mile: 8,378  
3 Miles: 101,432  
5 Miles: 245,515



\*Demographics produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.