

El Cajon Blvd
±21,888 Cars Per Day

SUBWAY

DOLLAR TREE



Burlington



Baltimore Dr
±23,480 Cars Per Day



±190,496 Cars Per Day

La Mesa Crossroads

Baltimore Dr & El Cajon Blvd, La Mesa, CA 91942

±19,262 sf Jr. Anchor Space Available



Jones Lang LaSalle Brokerage, Inc. RE lic. #01856260

La Mesa Crossroads

- Immediate access and great visibility from I-8 ($\pm 190,496$ CPD), Baltimore Dr ($\pm 23,480$ CPD) and El Cajon Blvd ($\pm 21,888$ CPD)
- Anchored by Burlington and Dollar Tree
- High daytime population
- Close proximity to Sharp Grossmont Hospital - East County's primary medical facility
- $\pm 19,262$ sf jr anchor space available



Site plan



*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.

Excellent mix of **retailers**

Suite	Tenant	SF
7900-B	Available	1,800
7900-C	Balle Valle	1,600
7900-D/E	Dentist	2,075
7900-H	Ace Cash Express	1,000
7900-J	Professionails	1,250
7900-L	Subway	876

Suite	Tenant	SF
7908-A	Available	19,262
7908-B	Dollar Tree	13,109
7918-N	UPS	1,019
7918-PST	Himalayan Cuisine & Bazaar	6,615
7928	Burlington Coat Factory	84,221
7968	North Island Credit Union	5,400

Suite	Tenant	SF
5020-A	Beltone Hearing Aids	1,060
5020-B	Dr Levy - Optometrist	1,262
5020-C	CosmoProf	2,747
5020-D	Duke's Burgers	1,900
5024	El Torito	7,889





Area demographics



Traffic counts (Cars Per Day)

I-8: ±190,496
Baltimore Dr: ±23,480
El Cajon Blvd: ±21,888



Average HHI*

1 Mile \$75,672
3 Miles \$88,526
5 Miles \$84,808



Population

1 Mile 26,359
3 Miles 171,201
5 Miles 479,683



Daytime population

1 Mile 22,377
3 Miles 108,942
5 Miles 276,565

*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.



±23,480 CPD

Grossmont Center

- macy's
- BJS
- CVS pharmacy
- Olive Garden
- CHOE FITNESS
- theVitamin Shoppe
- TARGET
- Panera
- AT&T
- WORLD MARKET
- verizon

La Mesa Crossroads

±190,496 CPD

Campus Plaza

- GNC
- Subway
- POP-INS
- COLD STONE
- BURGER KING
- VONS

Campus Pointe

- CVS
- Smart & Final

University Square

- Food 4 Less
- Starbucks
- Carl's Jr.
- ihop
- Panda Express
- 99c only
- Marshall's
- Mobile

±21,888 CPD

La Mesa Springs Shopping Center

- VONS
- Starbucks
- Round Table
- Hearst

Walmart

- ROSS
- HOBBY LOBBY

Spring Street

- ihop
- Wendy's



Grossmont Center



TRADER JOE'S

DAVID'S
DENTAL

Walmart

ROSS
DRESS FOR LESS

HOBBY
LOBBY

La Mesa
Crossroads

±23,480 CPD

COSTCO
WHOLESALE

±190,496 CPD

±21,888 CPD

La Mesa Springs Shopping Center

VONS



ROUND TABLE
PIZZA ROYALTY

HearUSA
America's Most Trusted Name in Hearing Care





Contact

Brian J. Quinn

Senior Vice President

+1 858 352 2902

brian.quinn@jll.com

Bryan Cunningham

Senior Vice President

+1 858 410 6326

bryan.cunningham@jll.com

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2022. Jones Lang LaSalle IP, Inc. All rights reserved.

