

Rancho San Diego Village

3681 AVOCADO BLVD, LA MESA, CA 91941

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PROPERTY HIGHLIGHTS



AVAILABILITIES

SUITE	SF
Suite 3703	2,085 SF
Suite 3721	1,390 SF
Suite 3735	1,520 SF



This ±230,000 SF community shopping center is positioned at the gateway to the affluent Rancho San Diego trade area



Anchored by Smart & Final, CVS, Dixieline and 24 Hour Fitness, this project offers phenomenal exposure and excellent access to the 94 Freeway



Excellent opportunity for financial, restaurant and retail/service tenants



Strategically located at the NEQ of Hwy 94 (46,498 ADT) and Avocado Boulevard (15,198 ADT)

SITE PLAN

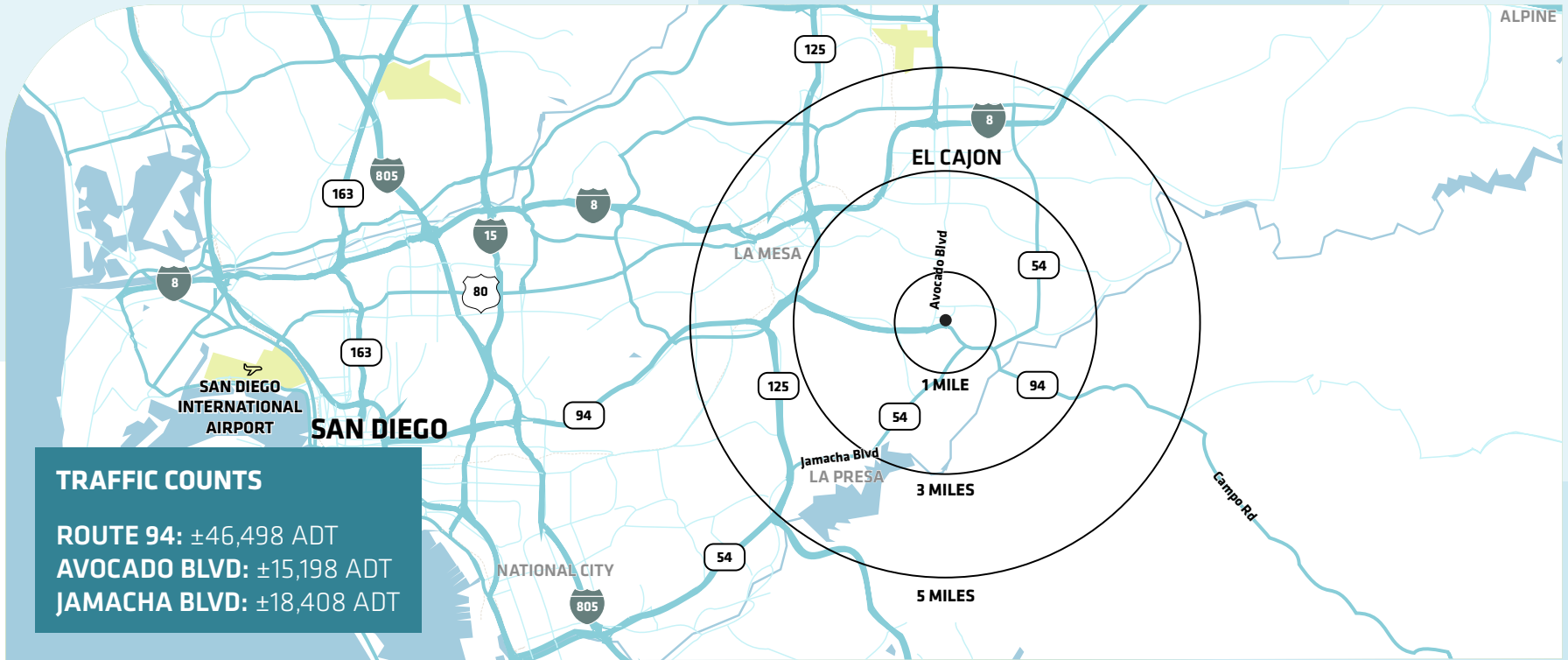


Suite	Tenant	SF
3605	Little Sprouts Academy	7,556
3607	Dixieline Lumber	NAP
3633	24 Hour Fitness	25,000
3637	Jjang Korean BBQ	4,680
3641	Wei Wei Asian Express	1,020
3647	Rancho Village Veterinary	3,033
3649	Cox Communications	1,580
3651	Skin MD	1,280
3653	LVG Water	857
3655	Bougie Beauty	1,100
3657	Fur Gala	800
3667	Remi's Hair Extensions	768
3659	Modern Barber Shop	600
3661	State Farm Insurance	600
3663	Del Rancho Jewelers	630
3681	Smart & Final	39,777
3703	Available	2,085
3705	Phra Ram 9	1,390
3707	Domino's Pizza	1,297
3709	Tappi Sushi & Grill	1,900
3715	Goodwill	7,973
3719	Avocado Nails	1,020
3721	Vacant	1,390
3723	Natural Delights	678

Suite	Tenant	SF
3727	Massage Envy	3,492
3729	IB Pet Supply	2,653
3731	H&R Block	1,622
3733	Mathnazium	1,291
3735	Available	1,520
3737	Bricks & Minifigs	1,500
3739	Subway	1,520
3741	Frank's Pizza	1,600
3743	Lazer Away	1,550
3745	Spine & Sport	2,335
3749	CVS	NAP
3753	Nutrimart	1,080
3755	The UPS Store	1,200
3757	Machos Tacos	1,200
3759	Wingstop	1,488
3761	Great Clips	1,100
3767	Rancho San Diego Dentists	3,600
3769	Keller Williams Realty	2,278
3773	Keg N Bottle	2,306
3777	Starbucks	3,245
3781	McDonalds	3,872
3787	California Bank & Trust	4,946
3788	Cingular Wireless Tower	



DEMOGRAPHICS



	1 MILES	3 MILES	5 MILES
POPULATION	10,067	105,292	311,249
AVERAGE HOUSEHOLD INCOME	\$109,406	\$101,318	\$88,279
DAYTIME POPULATION	\$1,040,930	\$944,777	\$840,699

SURROUNDING RETAIL AND LANDMARKS



GALLERY





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