

El Cajon Blvd  
±21,888 Cars Per Day



Baltimore Dr  
±23,480 Cars Per Day



±190,496 Cars Per Day

# La Mesa Crossroads

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

**±1,800-2,075 SF Available**



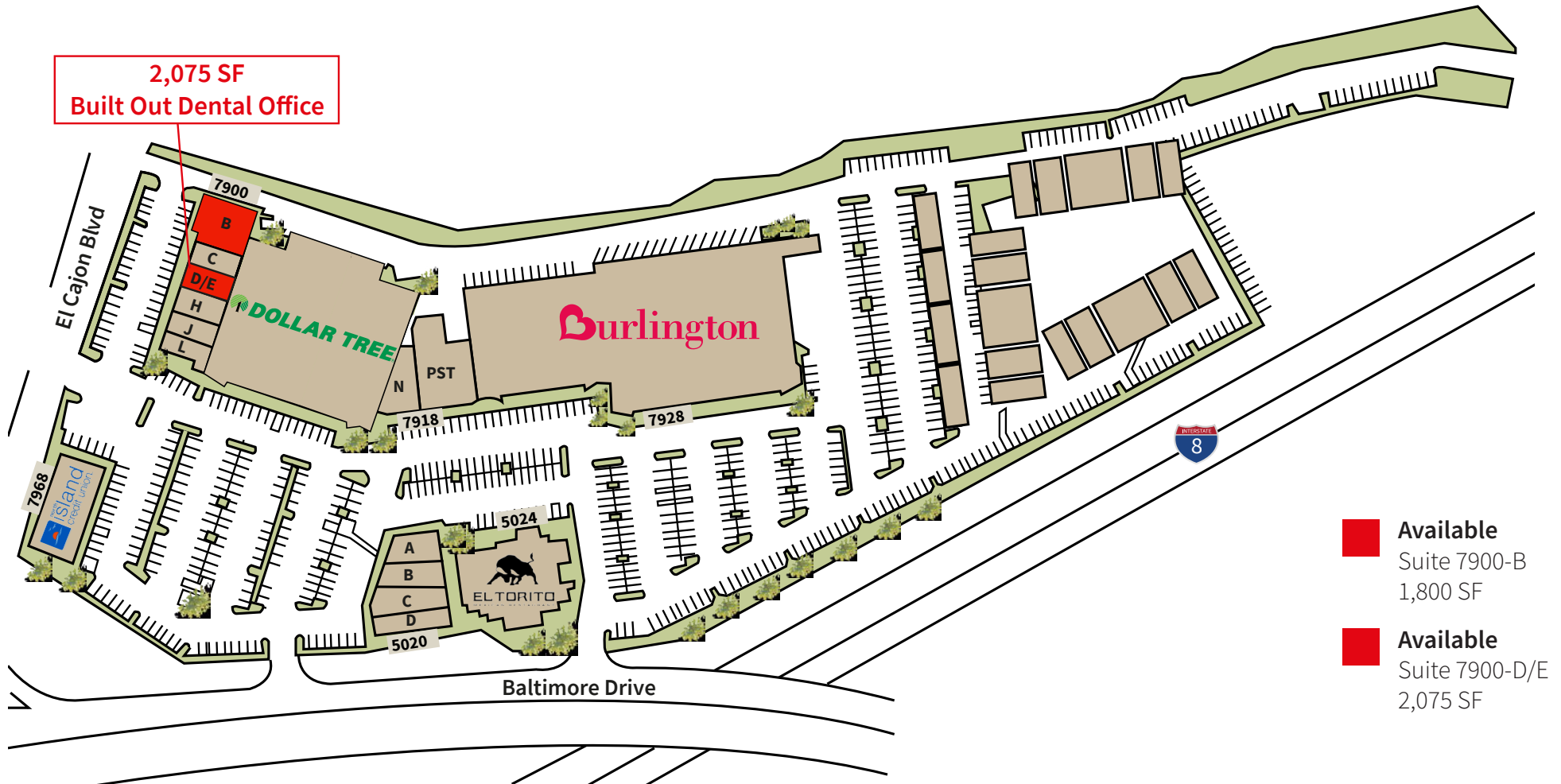
Jones Lang LaSalle Brokerage, Inc. RE lic. #01856260

# 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	Available	2,075
7900-H	Ace Cash Express	1,000
7900-J	Professionalnails	1,250
7900-L	Subway	876

Suite	Tenant	SF
7908-A	Dollar Tree	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
- B's
- CVS pharmacy
- Olive Garden
- theVitamin Shoppe
- TARGET
- Tanera
- AT&T
- WORLD MARKET
- verizon

# La Mesa Crossroads

125

SEIARP  
Government Hospital

TRADER JOE'S

COSTCO  
WHOLESALE

**Walmart**

ROSS  
DRESS FOR LESS

HOBBY LOBBY

±190,496 CPD

El Cajon Blvd

±21,888 CPD

SPROUTS  
FARMERS MARKET

**La Mesa Springs Shopping Center**

- VONS
- Starbucks
- Round Table Pizza
- Hearst SA

125

94

**Spring Street**

- IHOP
- Wendy's

**SAN DIEGO STATE UNIVERSITY**

Alvarado Hospital

**Campus Plaza**

- GNC
- Jamba
- POP-YES
- COLD STONE
- BURGER KING
- VONS

**Campus Pointe**

- CVS Smart & Final

**University Square**

- Food 4 Less
- Carls Jr.
- IHOP
- 99c Only
- Marshall's
- Mobile

University Ave

Spring St

### Grossmont Center



TRADER JOE'S



### La Mesa Crossroads

±23,480 CPD



±190,496 CPD



El Cajon Blvd

±21,888 CPD

### La Mesa Springs Shopping Center





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