

# FOR LEASE

## BONNIE BRAE CENTER

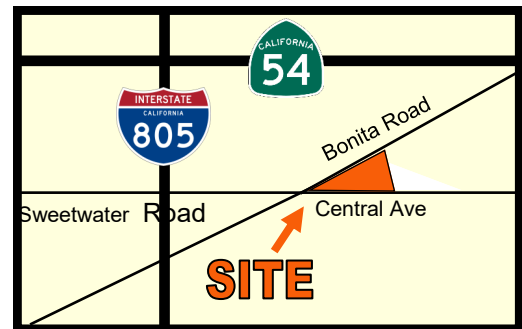


**NEC of Bonita Road and Central Avenue  
Bonita, CA**

**AVAILABLE:** See Site Plan

**TRAFFIC COUNT:**

Bonita Road	21,788 ADT (2014)
Central Ave	<u>10,239 ADT (2014)</u>
<b>Total</b>	<b>32,027</b>



**2015 DEMOGRAPHICS:**

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Total Population:	9,099	146,292	474,326
Average HH Income:	\$112,419	\$85,844	\$76,427

**COMMENTS:**

- Located in the affluent community of Bonita at Bonita Road and Central Avenue.
- This center has great tenants including the U.S. Post Office, Starbucks, KFC, and Allstate Insurance.
- Impressive demographics and visibility at this location.

For more information about this property, please contact:

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3830 Ray Street, San Diego, CA 92104 | Phone (619) 491-0335 | Fax (619) 491-0696 | www.DuhsCommercial.com



# SITE PLAN



<u>Tenant</u>	<u>Suite</u>	<u>SF</u>	<u>Tenant</u>	<u>Suite</u>	<u>SF</u>
Starbucks	5030A	1,327	Bikram Yoga	5080A	3,025
Chiropractor	5030B	3,250	Dance Studio	5080B	1,062
<b>Lease Pending</b>	<b>5034C</b>	<b>4,515</b>	Han's and Harry's Bakery	5080B2	3,330
<b>Lease Pending</b>	<b>5034D</b>	<b>750</b>	Karate/ Cross Fit	5080C	2,400
<b>Lease Pending</b>	<b>5034E</b>	<b>1,409</b>	Allstate	5080D	600
<b>Lease Pending</b>	<b>5035A,B</b>	<b>1,280</b>	Veterinary	5080E,F	2,540
<b>Lease Pending</b>	<b>5035C</b>	<b>500</b>	Central Hair	5080G	1,920
<b>Lease Pending</b>	<b>5035D</b>	<b>1,700</b>	<b>Caribe Restaurant (May Be Available)</b>	<b>5080H</b>	<b>5,040</b>
<b>Lease Pending</b>	<b>5035F</b>	<b>666</b>	Counseling Center	5080L	1,428
Mexican Restaurant	5047	1,630	Mexican Market	5080M	1,380
<b>AVAILABLE</b>	<b>5047</b>	<b>1,370</b>	Dr. Sims-Dentist	5080N	1,280
Gregory Davis, D.D.S	5050	2,782			
U.S Post Office	5073	4,957			

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# AERIAL



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