

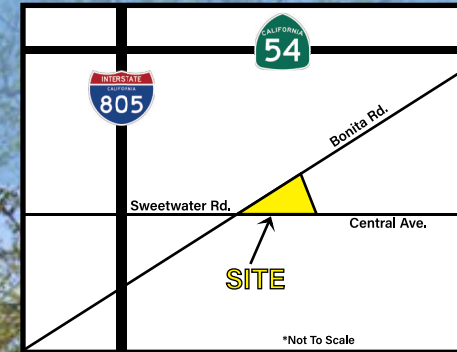
For Lease

BONNIE BRAE CENTER
NEC of Bonita Rd. & Central Ave, Bonita, CA 91902

PROPERTY HIGHLIGHTS:

- Located in the affluent community of Bonita at Bonita Road and Central Avenue.
- This center has great tenants including: U.S Post Office, Starbucks, KFC, and AutoZone (Coming Soon!)
- Impressive demographics and visibility at this location

AVAILABILITY: See Site Plan



Scott Duhs

Partner | CA License: 01048874

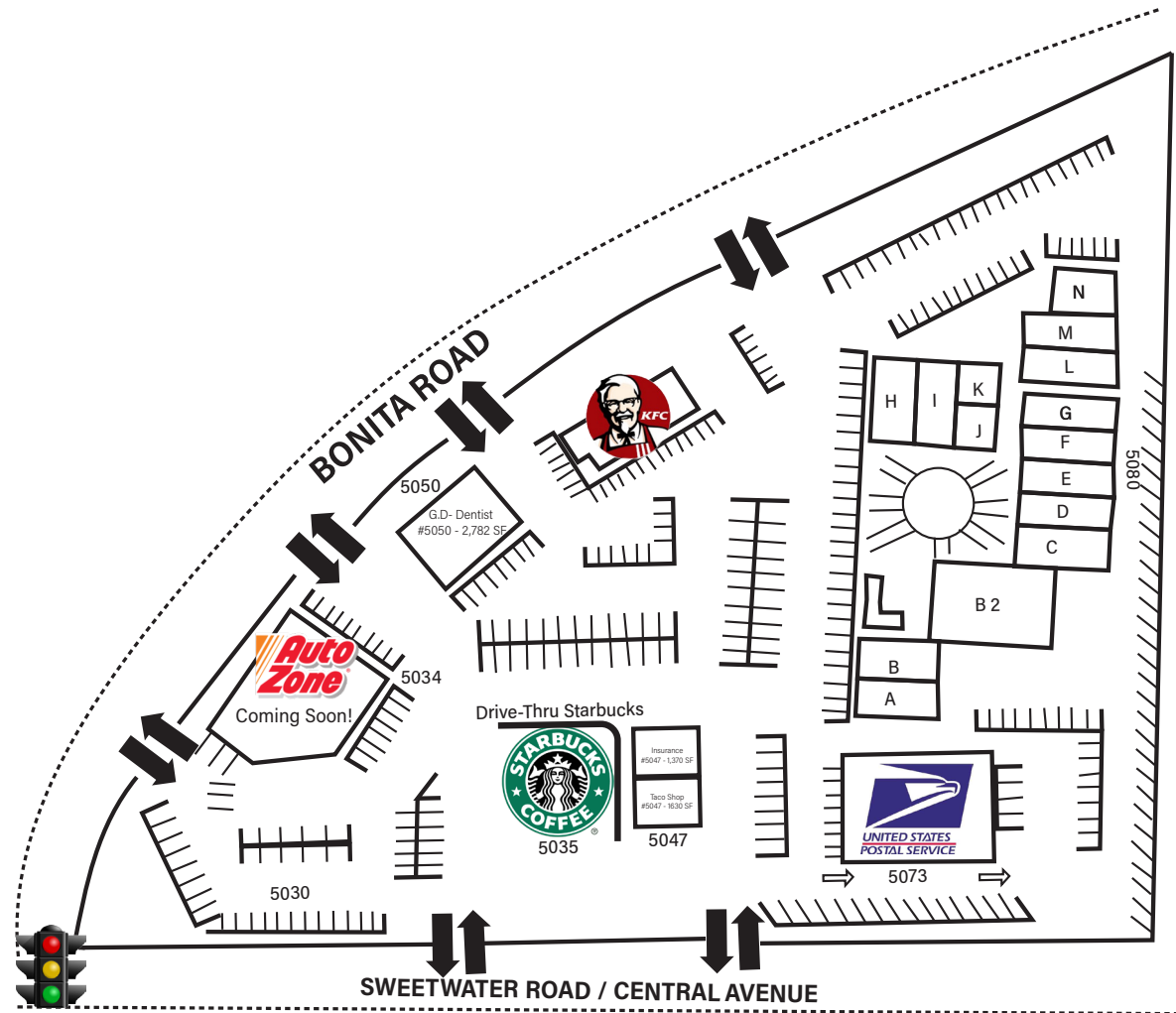
(619) 491-0614 | Scott@DuhsCommercial.com



No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

Site Plan

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<u>Tenant</u>	<u>Suite</u>	<u>SF</u>
Starbucks	5030 A	1,327
Chiropractor	5030 B	3,250
AutoZone	5034 C,D,E	6,624
Meican Restaurant	5047	1,630
Insurance	5047	1,370
Gregory Davis D.D.S	5050	2,782
U.S Post Office	5073	4,957
Bikram Yoga	5080 A	3,025
Dance Studio	5080 B	1,062
Han's and Harrys Bakery	5080 B2	3,330
Karate / Cross Fit	5080 C	2,400
Allstate	5080 D	600
Veterinary	5080 E,F	2,540
Veterinary	5080 G	1,920
Caribe Restaurant	5080 H	5,040
Counseling Center	5080 L	1,428
Mexican Market	5080 M	1,380
Dr. Sims-Dentist	5080 N	1,280

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Aerial

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Demographics

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2023 DEMOGRAPHICS:

	<u>1 MILE</u>	<u>2 MILE</u>	<u>3 MILE</u>
Total Population:	8,811	138,662	477,945
Avg. HH Income:	\$135,625	\$113,046	\$100,539

TRAFFIC COUNTS:

Bonita Road:	23,062 ADT
Central Avenue:	13,811 ADT
Total:	36,873

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