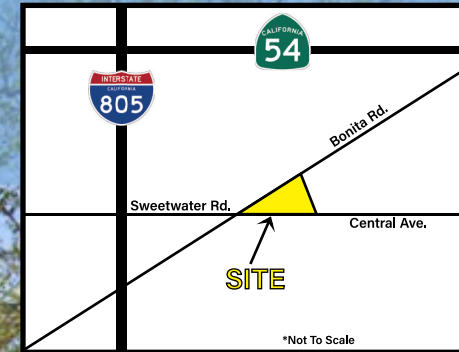


# Fully Leased

**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



**Scott Duhs**

Partner | CA License: 01048874

(619) 491-0614 | [Scott@DuhsCommercial.com](mailto:Scott@DuhsCommercial.com)

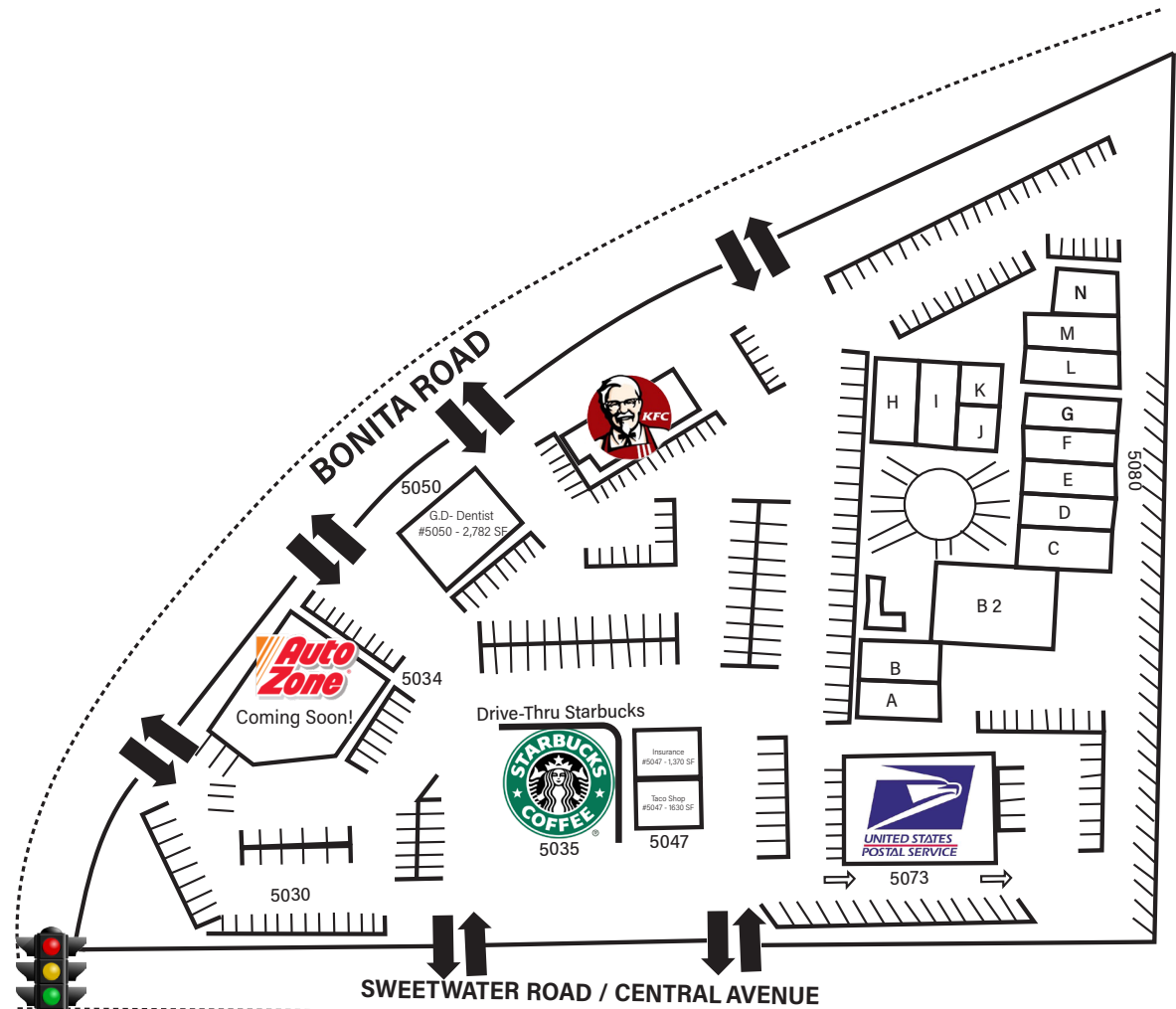


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SITE SOURCE

# Site Plan

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



<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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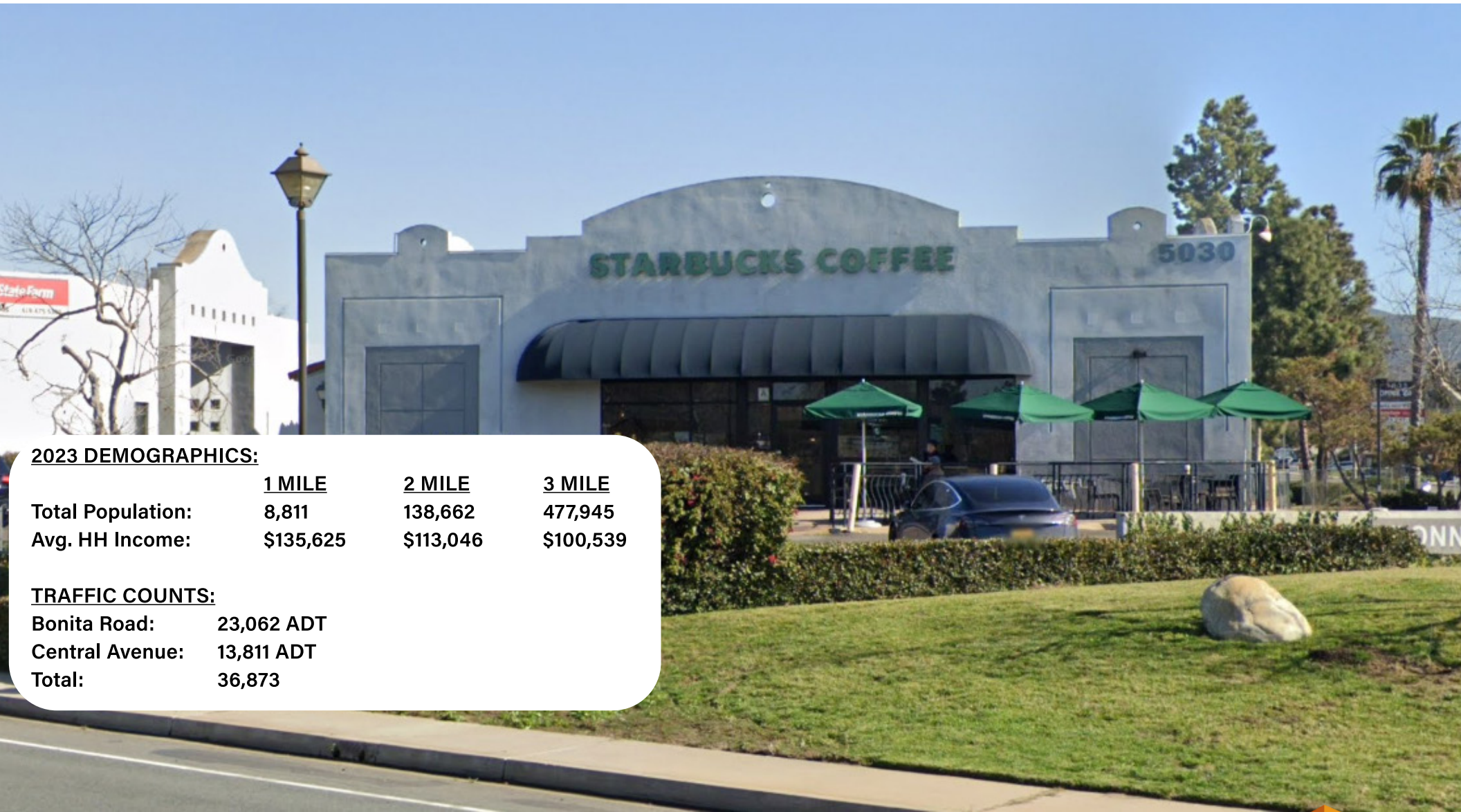
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[SITE SOURCE](https://www.site-source.com)



# Demographics

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



## **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

## **Scott Duhs**

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