

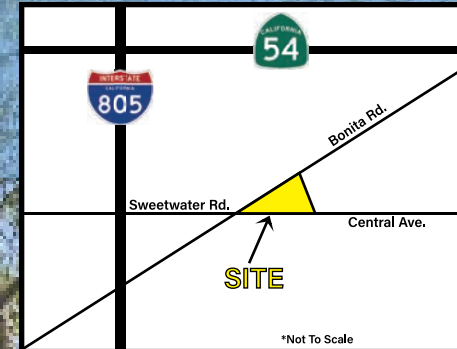
For Lease

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

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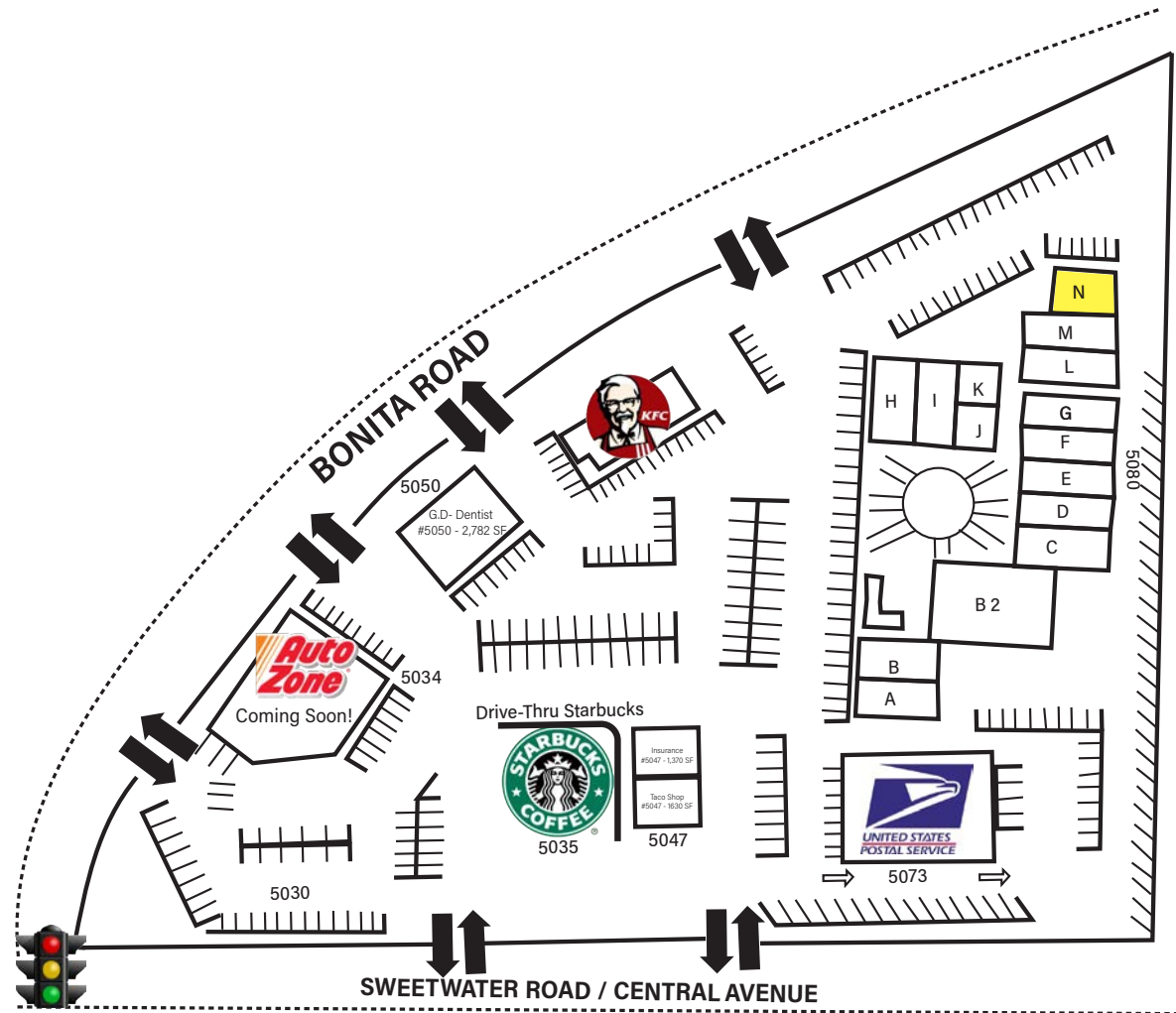


No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



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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