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FOR LEASE 3041-3047 Bonita Road | Bonita, CA



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CBRE

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PROPERTY HIGHLIGHTS:



Newly built center ideally located in the heart of Bonita



Located less than one mile from Westfield's Plaza Bonita Mall



Located off of the I-805 off ramp at the gateway to Plaza Bonita Mall and within close proximity to Highway 54



All suites have grease interceptors already installed



Tremendous exposure from Bonita Road with over 34,000 cars per day.



Excellent daytime population of over 432,929 within 5 miles and an Average Household



Income within 1 mile of over \$106,000

SITE PLAN



PLAZA BONITA RD

Suite 102
±1,477 SF

Suite 103
±1,307 SF

DENTAL
OFFICE

(Suites 102-103 can be
combined for a
total of 2,784 SF)

Nails
EL POLLO
GRILL

Happy Head
NY
PIZZERIA

Starbucks

BONITA RD | 45,000 cars per day



PLAZA BONITA RD

Suite 102
±1,477 SF

Suite 103
±1,307 SF

(Suites 102-103 can be
combined for a
total of 2,784 SF)

BONITA RD







Suite 102
±1,477 SF

Suite 103
±1,307 SF

DEMOGRAPHICS

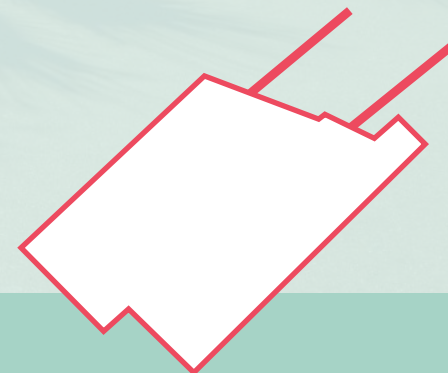
	1 MILE	3 MILES	5 MILES
2020 Population	13,235	200,114	472,010
2025 Population	13,304	203,727	480,178
2020 Avg HH Income	\$106,598	\$80,330	\$83,909
Daytime Employment	4,269	57,373	135,926

AVAILABILITIES:

Suite 102 ± 1,477 SF
Suite 103 ± 1,307 SF

Suite 102
±1,477 SF

Suite 103
±1,307 SF





805



PLAZA BONITA RD

BONITA RD | 45,000 cars per day



Bonita GATEWAY

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2020 Population	13,235	200,114	472,010
2025 Population	13,304	203,727	480,178
2010 Population	13,104	191,929	448,888
2000 Population	12,619	184,107	405,387
Percent Pop Change: 2010 to 2020	0.10%	0.41%	0.49%
Percent Pop Change: 2020 to 2025	0.10%	0.36%	0.34%

HOUSEHOLDS

2020 Households	4,542	62,963	133,854
2025 Households	4,549	63,854	135,699
2010 Households	4,521	60,984	128,524
2000 Households	4,457	60,277	119,090
Percent HH Change: 2010 to 2020	0.05%	0.31%	0.40%
Percent HH Change: 2020 to 2025	0.03%	0.28%	0.27%
Average Household Size	2.90	3.14	3.41

HOUSEHOLD INCOME

2000 Average Household Income	\$106,598	\$80,330	\$83,909
2020 Average Household Income	\$121,945	\$90,296	\$94,233
2025 Average Household Income	\$90,541	\$60,834	\$64,743
2000 Median Household Income	\$101,242	\$67,025	\$71,687
2020 Median Household Income	\$35,835	\$25,198	\$24,659
2025 Median Household Income	\$40,871	\$28,210	\$27,532
2020 Per Capita Income	\$34,231	\$22,193	\$20,549

HOUSING UNITS

2020 Housing Units	4,867	65,755	140,092
2020 Occupied Housing Units	4,542	62,963	133,854
2020 Vacant Housing Units	325	2,792	6,238
2020 Owner-Occupied Housing Units	3,042	29,307	71,744
2020 Renter-Occupied Housing Units	1,500	33,656	62,110
2020 Median Home Value	\$463,998	\$374,500	\$359,925
2020 Average Home Value	\$550,711	\$421,016	\$401,725



TRAFFIC COUNTS
Source: Sandag & Caltrans, 2015



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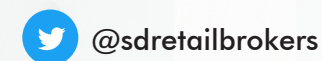
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