

# JACKSON SQUARE

5200-5232 JACKSON DRIVE, LA MESA, CA 91942

**I-8 RETAIL  
FRONTAGE  
FOR LEASE**



JOIN NEIGHBORING  
TENANTS SUCH AS



**JOSH SIMMS**

Director

619.500.7473

josh.simms@cast-cap.com

CA Lic. #02080261

**KIPP GSTETTENBAUER**

Broker

619.347.3861

kipp@cirepartners.com

CA Lic. #01405420

**CAST**  
CAPITAL PARTNERS

**CIRE** Partners  
COMMERCIAL INVESTMENT REAL ESTATE

# PROPERTY HIGHLIGHTS

- Signage available with I-8 visibility
- Directly off the Eastbound Jackson Drive exit
- Across the street from Wal-Mart Neighborhood Market, Hobby Lobby, Ross, Toys-R-Us and Sherwin Williams
- One block to Grossmont Center Regional Mall
- On-site parking
- **Lease Rate: \$2.25/SF**
- **NNN Expenses = \$0.80 PSF**

## TENANTS / AVAILABILITY

SUITE	TENANT
101-105	Pet Emergency and Specialty Center
108	Peter Do, DDS
109	Venus & Mars Nail Lounge
110	Lash Bar
111	Sea Massage
112-113	Sculpted Lagree Studio
115	JoyBabe
116	Village Pet Salon
116A	Solution Hair Design
117	Al & Eds Autosound
201-203	Pet Emergency and Specialty Center
204	Tree of Life Botanicals
205	<b>VACANT   +1,200 SF</b>
5200	Pet Emergency and Specialty Center





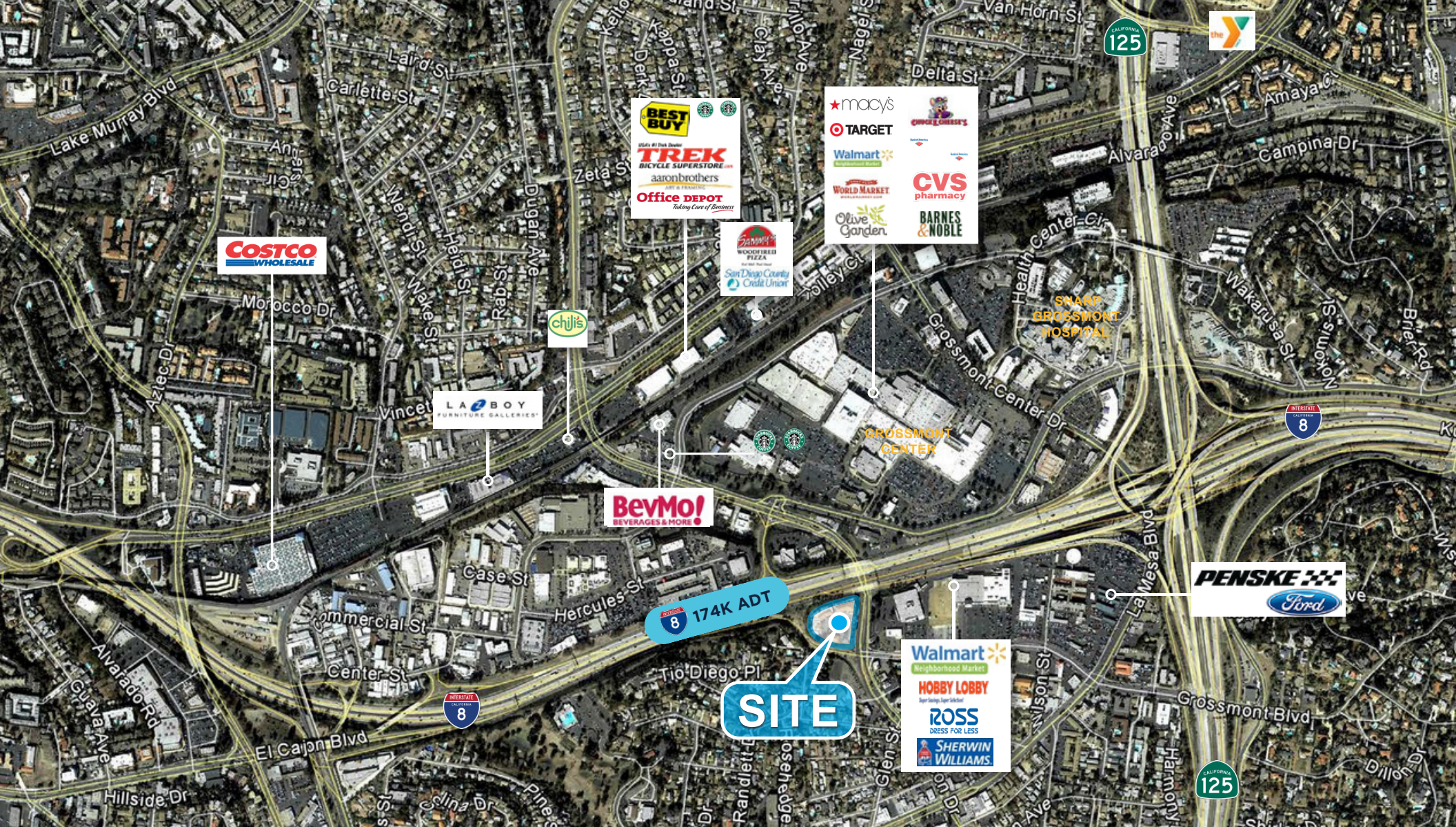
### AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	21,049	167,026	436,897
Median HH Income	\$56,086	\$57,187	\$53,681
Average Age	\$61,582	\$64,796	\$62,021
Total Households	9,229	64,925	157,098

### TRAFFIC COUNTS

STREET CROSSINGS	AVERAGE DAILY TRAFFIC
I-8 @ Jackson Drive	174,030 ADT
Jackson Drive @ Center Drive	21,755 ADT





# CAST

CAPITAL PARTNERS

5090 Shoreham Place Suite 100  
 San Diego, CA 92122  
 information@cast-cap.com  
 619-308-6680  
 www.Cast-Cap.com

**JOSH SIMMS**  
 Director  
 619.500.7473  
 josh.simms@cast-cap.com  
 CA Lic. #02080261

**KIPP GSTETTENBAUER**  
 Broker  
 619.347.3861  
 kipp@ciirepartners.com  
 CA Lic. #01405420