

for lease

# BONITA CENTRE

VONS

4404

4340 - 4450 BONITA RD | BONITA, CA | 91902

EXCLUSIVE BROKER



OWNED & OPERATED BY





# ± 98,854 SF SHOPPING CENTER

## PROPERTY HIGHLIGHTS

- Approximately 98,854 SF neighborhood center
- SWC Bonita Road & Otoy Lakes Road
- Premier retail center in trade center
- Vons anchored
- Major remodel recently completed

## TRAFFIC COUNTS

- Bonita Road: 31,500 ADT
- Otoy Lakes Road: 37,800 ADT

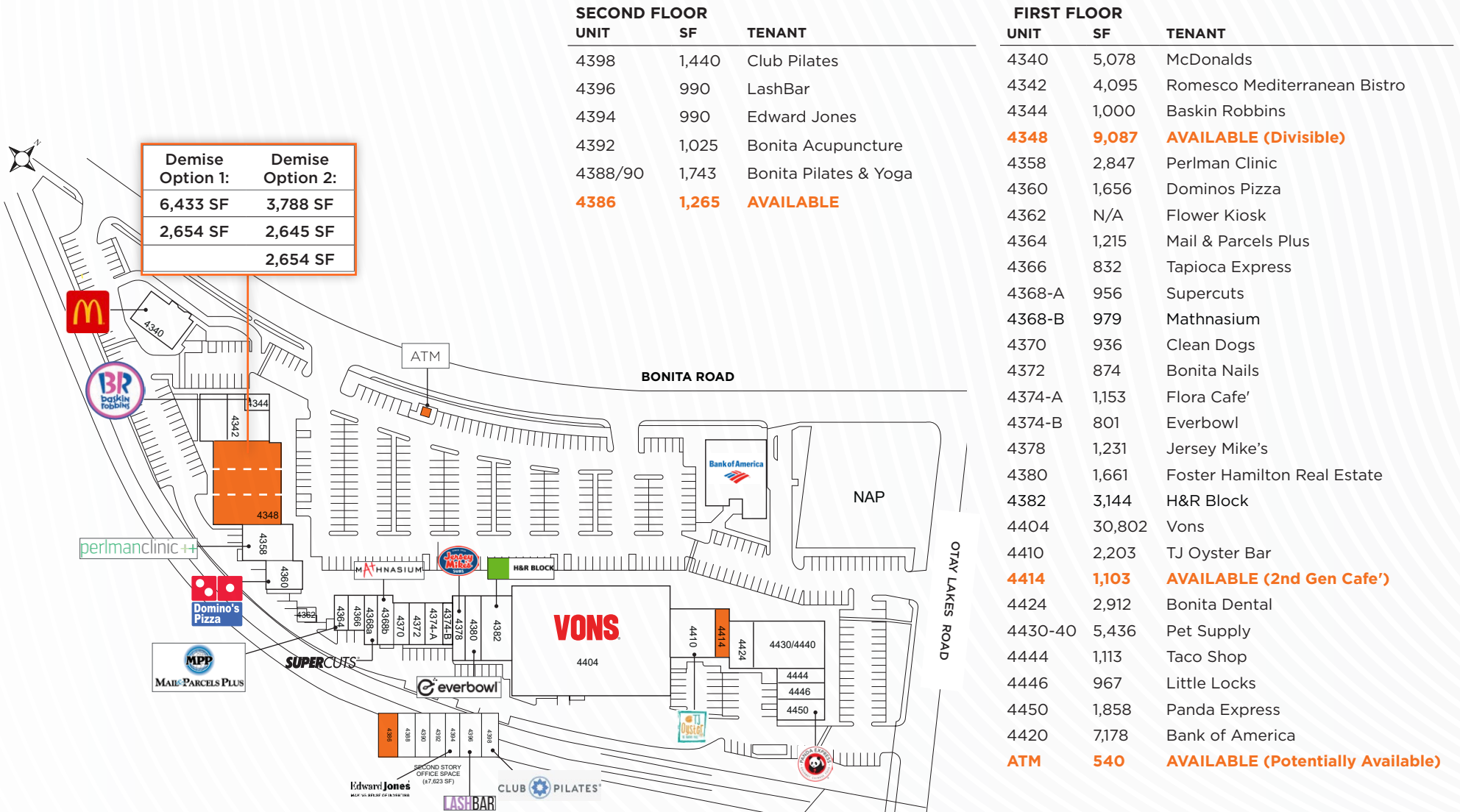
## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Pop (2025)	5,935	147,466	500,957
AHH Income	\$172,648	\$132,618	\$121,379
Daytime Pop.	2,124	26,106	106,622

## TENANTS



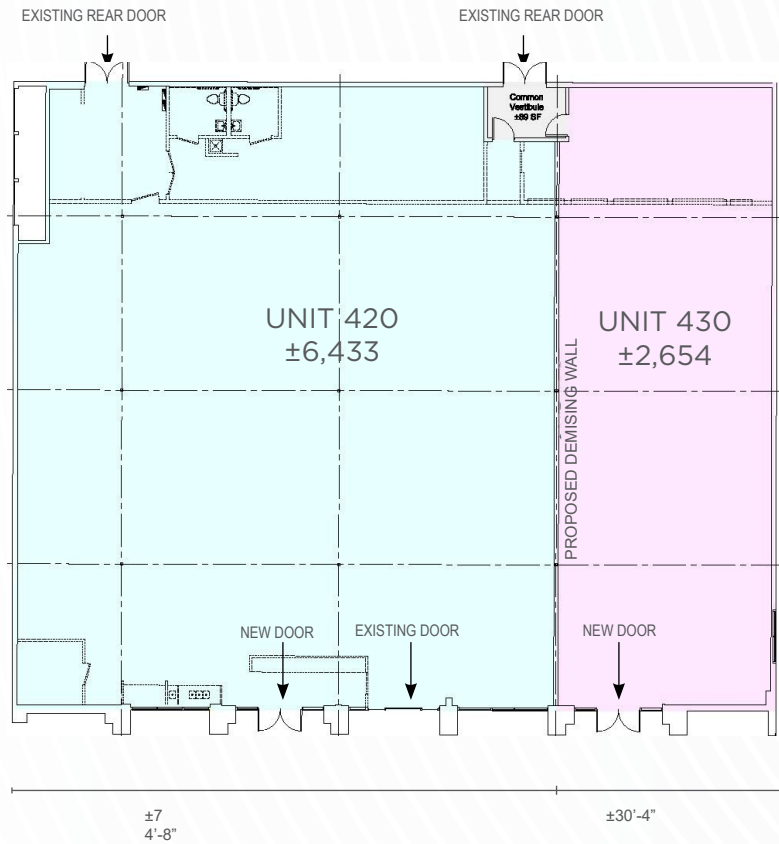
# AVAILABILITIES



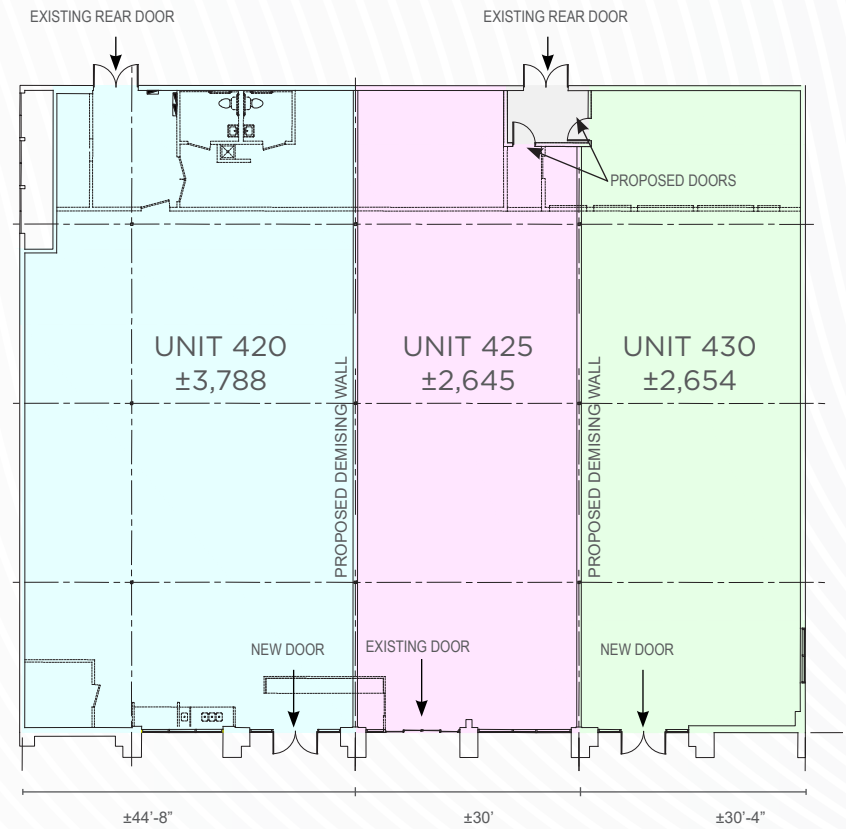
DISCLAIMER: This drawing is for general information purposes only. Any and all features, matters and other information depicted hereon or contained herein are for illustrative marketing purposes only, are subject to modification without notice, are not intended to be relied upon by any party and are not intended to constitute representations and warranties as to the size and nature of improvements to be constructed (or that any improvements will be constructed) or as to the identity or nature of any occupants thereof. The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

# SUITE 4348 DEMISE OPTIONS

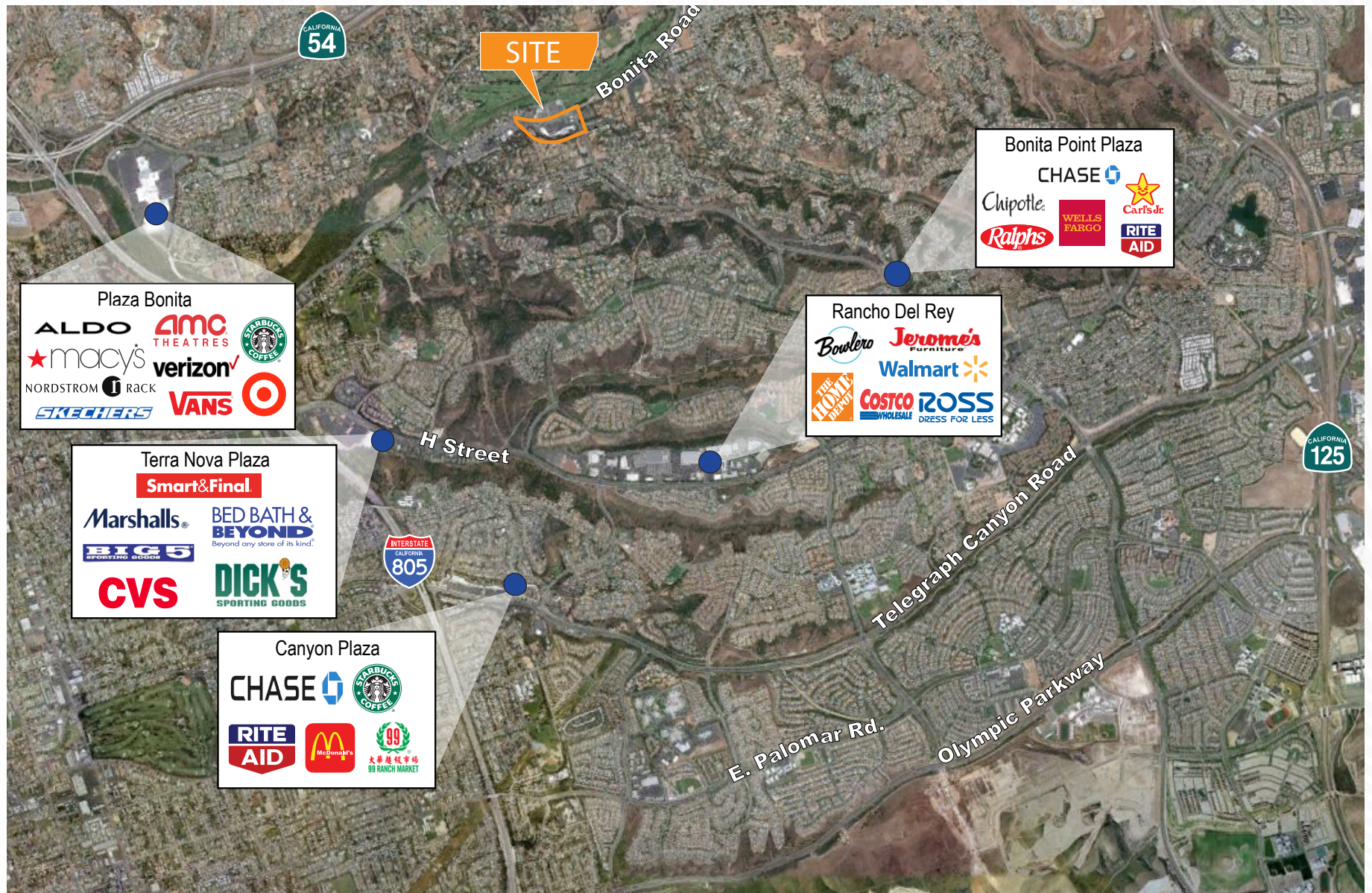
OPTION 1  
(Split 2)



OPTION 2  
(Split 3)



# AERIAL



# DEMOGRAPHICS

1 Mile Radius

3 Mile Radius

## Demographic and Income Profile

**4340 Bonita Rd, Bonita, California, 91902 2**

4340 Bonita Rd, Bonita, California, 91902

Ring: 1 mile radius

Latitude: 32.66143, Longitude: -117.03426



Summary	Census 2010	Census 2020	2025	2030
Population	5,753	6,095	5,935	5,812
Households	1,920	1,962	1,941	1,920
Families	1,492	-	1,500	1,486
Average Household Size	2.99	3.10	3.05	3.02
Owner Occupied Housing Units	1,400	-	1,421	1,416
Renter Occupied Housing Units	520	-	520	503
Median Age	40.9	-	42.2	42.3

Trends: 2024-2029 Annual Rate	Area	State	National
Population	-0.42%	0.07%	0.30%
Households	-0.22%	0.33%	0.49%
Families	-0.19%	0.32%	0.44%
Owner HHs	-0.07%	0.49%	0.66%
Median Household Income	2.30%	2.33%	2.57%

Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$15,000	24	1.2%	21	1.1%
\$15,000 - \$24,999	17	0.9%	13	0.7%
\$25,000 - \$34,999	52	2.7%	42	2.2%
\$35,000 - \$49,999	108	5.6%	89	4.6%
\$50,000 - \$74,999	180	9.3%	150	7.8%
\$75,000 - \$99,999	253	13.0%	220	11.5%
\$100,000 - \$149,999	487	25.1%	458	23.9%
\$150,000 - \$199,999	267	13.8%	268	14.0%
\$200,000+	553	28.5%	660	34.4%

Median Household Income	\$129,257	\$144,834
Average Household Income	\$172,648	\$189,405
Per Capita Income	\$57,835	\$64,145

Population by Age	Census 2010		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	295	5.1%	264	4.4%	267	4.6%
5 - 9	336	5.8%	284	4.8%	272	4.7%
10 - 14	386	6.7%	342	5.8%	295	5.1%
15 - 19	424	7.4%	371	6.3%	325	5.6%
20 - 24	380	6.6%	370	6.2%	329	5.7%
25 - 34	658	11.4%	824	13.9%	836	14.4%
35 - 44	689	12.0%	729	12.3%	771	13.3%
45 - 54	882	15.3%	682	11.5%	700	12.0%
55 - 64	813	14.1%	756	12.7%	648	11.1%
65 - 74	490	8.5%	675	11.4%	677	11.6%
75 - 84	280	4.9%	487	8.2%	506	8.7%
85+	119	2.1%	151	2.5%	187	3.2%

© 2025 Cushman & Wakefield. All rights reserved. The information contained within this report is gathered from multiple sources believed to be reliable. The information may contain errors or omissions and is presented without any warranty or representations as to its accuracy.

Source: Esri, U.S. Census

July 17, 2025

## Demographic and Income Profile

**4340 Bonita Rd, Bonita, California, 91902 2**

4340 Bonita Rd, Bonita, California, 91902

Ring: 3 mile radius

Latitude: 32.66143, Longitude: -117.03426



Summary	Census 2010	Census 2020	2025	2030
Population	147,235	151,367	147,466	145,462
Households	44,953	46,180	46,142	46,076
Families	36,054	-	36,426	36,412
Average Household Size	3.24	3.25	3.16	3.13
Owner Occupied Housing Units	28,797	-	29,933	30,210
Renter Occupied Housing Units	16,156	-	16,209	15,866
Median Age	36.2	-	39.8	40.7

Trends: 2024-2029 Annual Rate	Area	State	National
Population	-0.27%	0.07%	0.30%
Households	-0.03%	0.33%	0.49%
Families	-0.01%	0.32%	0.44%
Owner HHs	0.18%	0.49%	0.66%
Median Household Income	2.48%	2.33%	2.57%

Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$15,000	2,312	5.0%	2,063	4.5%
\$15,000 - \$24,999	1,400	3.0%	1,089	2.4%
\$25,000 - \$34,999	2,176	4.7%	1,750	3.8%
\$35,000 - \$49,999	3,490	7.6%	2,917	6.3%
\$50,000 - \$74,999	5,618	12.2%	4,980	10.8%
\$75,000 - \$99,999	5,976	13.0%	5,414	11.8%
\$100,000 - \$149,999	10,212	22.1%	9,953	21.6%
\$150,000 - \$199,999	6,318	13.7%	6,908	15.0%
\$200,000+	8,640	18.7%	11,002	23.9%

Median Household Income	\$107,985	\$122,063
Average Household Income	\$132,618	\$147,500
Per Capita Income	\$41,452	\$46,664

Population by Age	Census 2010		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	9,259	6.3%	7,468	5.1%	7,302	5.0%
5 - 9	9,457	6.4%	7,953	5.4%	7,393	5.1%
10 - 14	10,761	7.3%	8,856	6.0%	7,991	5.5%
15 - 19	11,692	7.9%	9,012	6.1%	8,372	5.8%
20 - 24	11,058	7.5%	8,948	6.1%	8,433	5.8%
25 - 34	19,159	13.0%	22,021	14.9%	20,599	14.2%
35 - 44	18,661	12.7%	19,786	13.4%	21,015	14.4%
45 - 54	21,284	14.5%	17,400	11.8%	17,992	12.4%
55 - 64	17,328	11.8%	17,585	11.9%	15,994	11.0%
65 - 74	9,551	6.5%	16,262	11.0%	15,950	11.0%
75 - 84	6,334	4.3%	8,968	6.1%	10,778	7.4%
85+	2,691	1.8%	3,207	2.2%	3,643	2.5%

© 2025 Cushman & Wakefield. All rights reserved. The information contained within this report is gathered from multiple sources believed to be reliable. The information may contain errors or omissions and is presented without any warranty or representations as to its accuracy.

Source: Esri, U.S. Census

July 17, 2025

# DEMOGRAPHICS (continued)

## 5 Mile Radius

### Demographic and Income Profile

**4340 Bonita Rd, Bonita, California, 91902 2**

4340 Bonita Rd, Bonita, California, 91902

Ring: 5 mile radius

Latitude: 32.66143, Longitude: -117.03426



Summary	Census 2010	Census 2020	2025	2030		
Population	472,807	498,640	500,957	501,750		
Households	139,108	149,335	152,743	154,865		
Families	110,212	-	119,018	120,910		
Average Household Size	3.33	3.31	3.23	3.19		
Owner Occupied Housing Units	77,818	-	85,403	87,130		
Renter Occupied Housing Units	61,291	-	67,340	67,736		
Median Age	33.1	-	36.9	38.1		
Trends: 2024-2029 Annual Rate	Area	State	National			
Population	0.03%	0.07%	0.30%			
Households	0.28%	0.33%	0.49%			
Families	0.32%	0.32%	0.44%			
Owner HHs	0.40%	0.49%	0.66%			
Median Household Income	2.52%	2.33%	2.57%			
Households by Income	Census 2010		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	8,685	5.7%	7,531	4.9%		
\$15,000 - \$24,999	6,474	4.2%	5,039	3.3%		
\$25,000 - \$34,999	8,157	5.3%	6,703	4.3%		
\$35,000 - \$49,999	12,724	8.3%	10,774	7.0%		
\$50,000 - \$74,999	21,094	13.8%	18,916	12.2%		
\$75,000 - \$99,999	21,299	13.9%	20,415	13.2%		
\$100,000 - \$149,999	31,258	20.5%	31,953	20.6%		
\$150,000 - \$199,999	19,732	12.9%	22,810	14.7%		
\$200,000+	23,319	15.3%	30,724	19.8%		
Median Household Income		\$96,925		\$109,784		
Average Household Income		\$121,379		\$136,558		
Per Capita Income		\$37,103		\$42,236		
Population by Age	Census 2010		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	33,554	7.1%	27,584	5.5%	27,508	5.5%
5 - 9	34,285	7.3%	29,671	5.9%	28,049	5.6%
10 - 14	37,079	7.8%	32,465	6.5%	29,955	6.0%
15 - 19	40,211	8.5%	34,778	6.9%	31,695	6.3%
20 - 24	38,043	8.0%	35,023	7.0%	33,917	6.8%
25 - 34	64,878	13.7%	77,422	15.5%	75,829	15.1%
35 - 44	64,417	13.6%	69,119	13.8%	73,819	14.7%
45 - 54	64,081	13.6%	60,846	12.1%	61,926	12.3%
55 - 64	46,336	9.8%	56,420	11.3%	53,902	10.7%
65 - 74	26,002	5.5%	45,662	9.1%	47,124	9.4%
75 - 84	17,071	3.6%	23,353	4.7%	28,527	5.7%
85+	6,851	1.4%	8,614	1.7%	9,499	1.9%

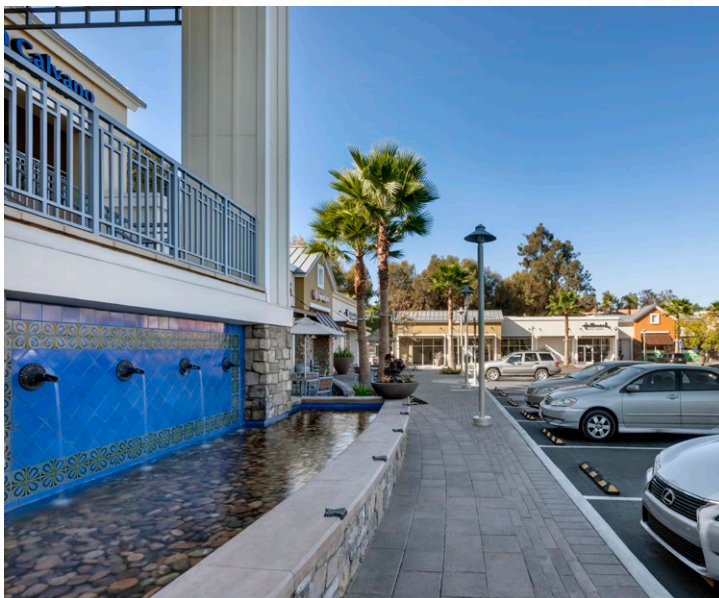
© 2025 Cushman & Wakefield. All rights reserved. The information contained within this report is gathered from multiple sources believed to be reliable. The information may contain errors or omissions and is presented without any warranty or representations as to its accuracy.

Source: Esri, U.S. Census

July 17, 2025

# GALLERY

---





# BONITA CENTRE

4340 - 4450 BONITA ROAD | BONITA, CA | 92024

**Phil Lyons, CCIM**  
+1 760 431 4210  
phil.lyons@cushwake.com  
LIC #01093731

**Vince Provenzano**  
+1 760 431 4212  
vince.provenzano@cushwake.com  
LIC #01926894

12830 El Camino Real, Suite 100  
San Diego, CA 92130  
cushmanwakefield.com

EXCLUSIVE BROKER



OWNED & OPERATED BY



©January 26, 2026 8:18 AM Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.