

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 & Otay Lakes Road
- Premier retail center in trade center
- Vons anchored
- Major remodel recently completed

TRAFFIC COUNTS

- Bonita Road: 31,500 ADT
- Otay 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

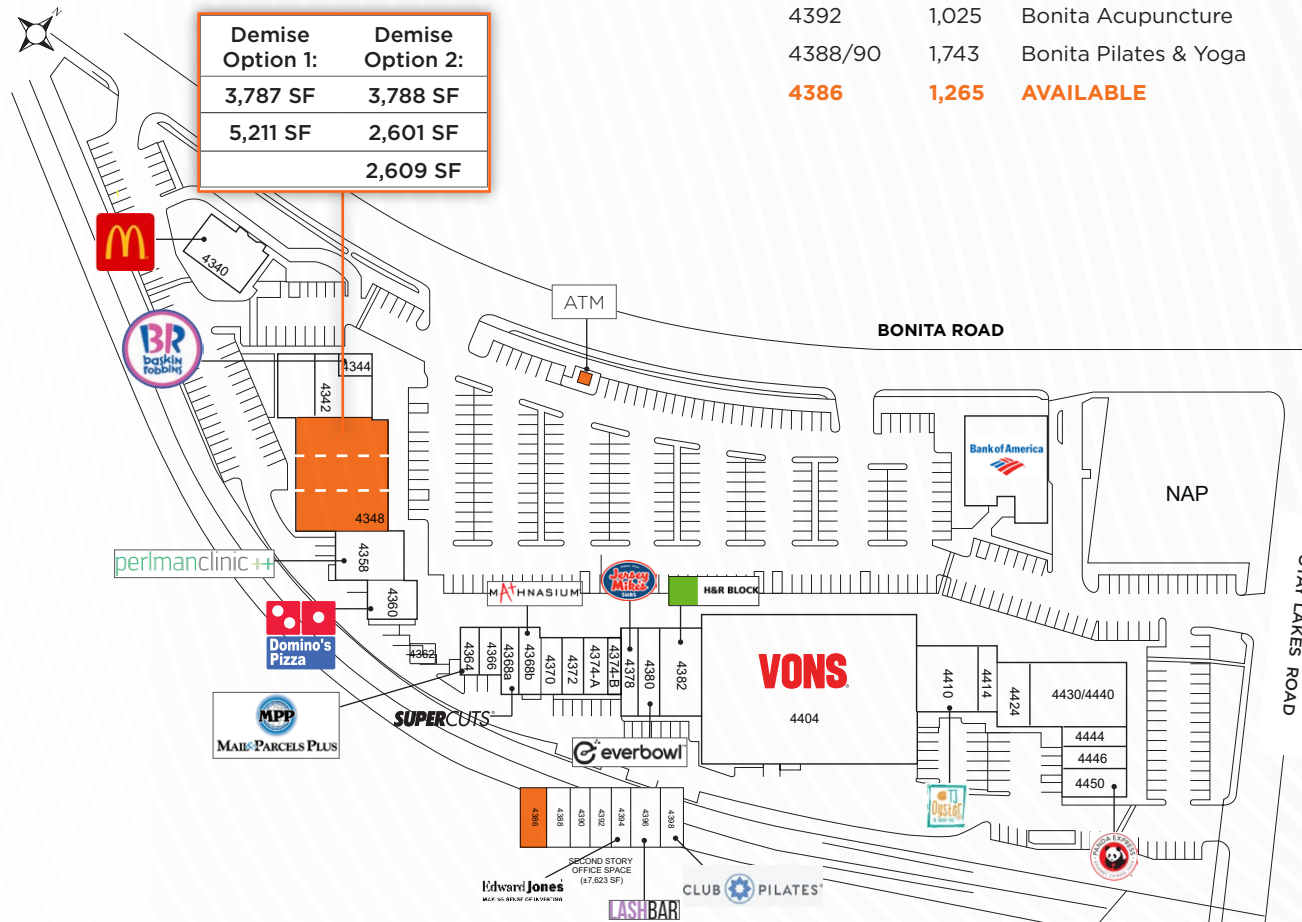
TENANTS



Bank of America



AVAILABILITIES



SECOND FLOOR		
UNIT	SF	TENANT
4398	1,440	Club Pilates
4396	990	LashBar
4394	990	Edward Jones
4392	1,025	Bonita Acupuncture
4388/90	1,743	Bonita Pilates & Yoga
4386	1,265	AVAILABLE

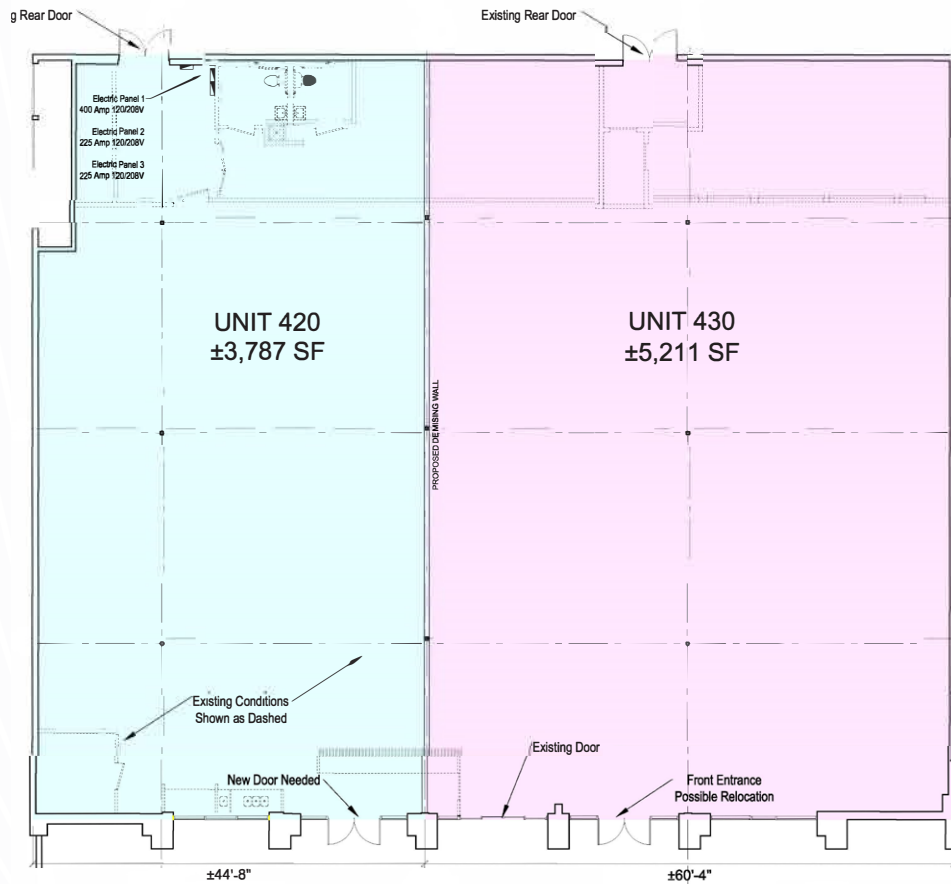
FIRST FLOOR		
UNIT	SF	TENANT
4340	5,078	McDonalds
4342	4,095	Romesco Mediterranean Bistro
4344	1,000	Baskin Robbins
4348	8,872	AVAILABLE (divisible)
4358	2,847	Perlmancinco
4360	1,656	Dominos Pizza
4362	N/A	Flower Kiosk
4364	1,215	Mail & Parcels Plus
4366	832	Tapioca Express
4368-A	956	Supercuts
4368-B	979	Mathnasium
4370	936	Clean Dogs
4372	874	Bonita Nails
4374-A	1,153	Flora Cafe'
4374-B	801	Everbowl
4378	1,231	Jersey Mike's
4380	1,661	Foster Hamilton Real Estate
4382	3,144	H&R Block
4404	30,802	Vons
4410	2,203	TJ Oyster Bar
4414	1,103	Donut Shop
4424	2,912	Bonita Dental
4430-40	5,436	Pet Supply
4444	1,113	Taco Shop
4446	967	Little Locks
4450	1,858	Panda Express
4420	7,178	Bank of America
ATM	540	AVAILABLE (potentially available)

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.

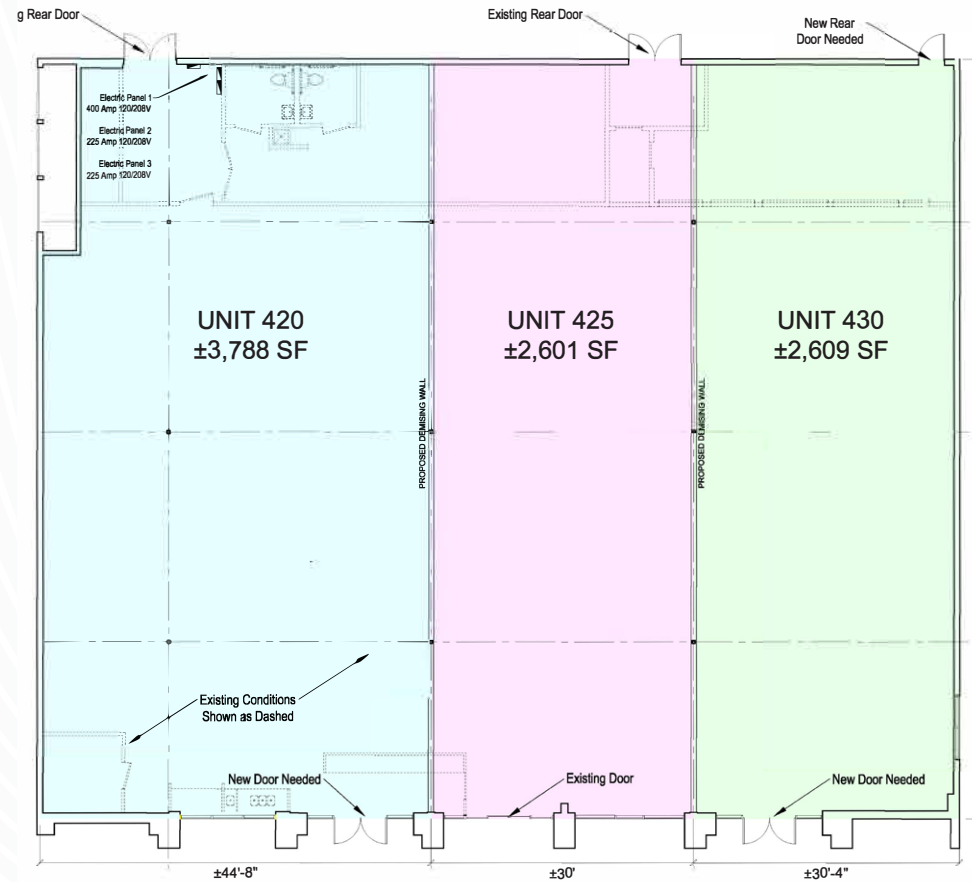
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. K:_Retail Packages\Bonita Centre \Flyers\bonita_centre-cw.indd

SUITE 4348 DEMISE OPTIONS

OPTION 1
(Split 2)



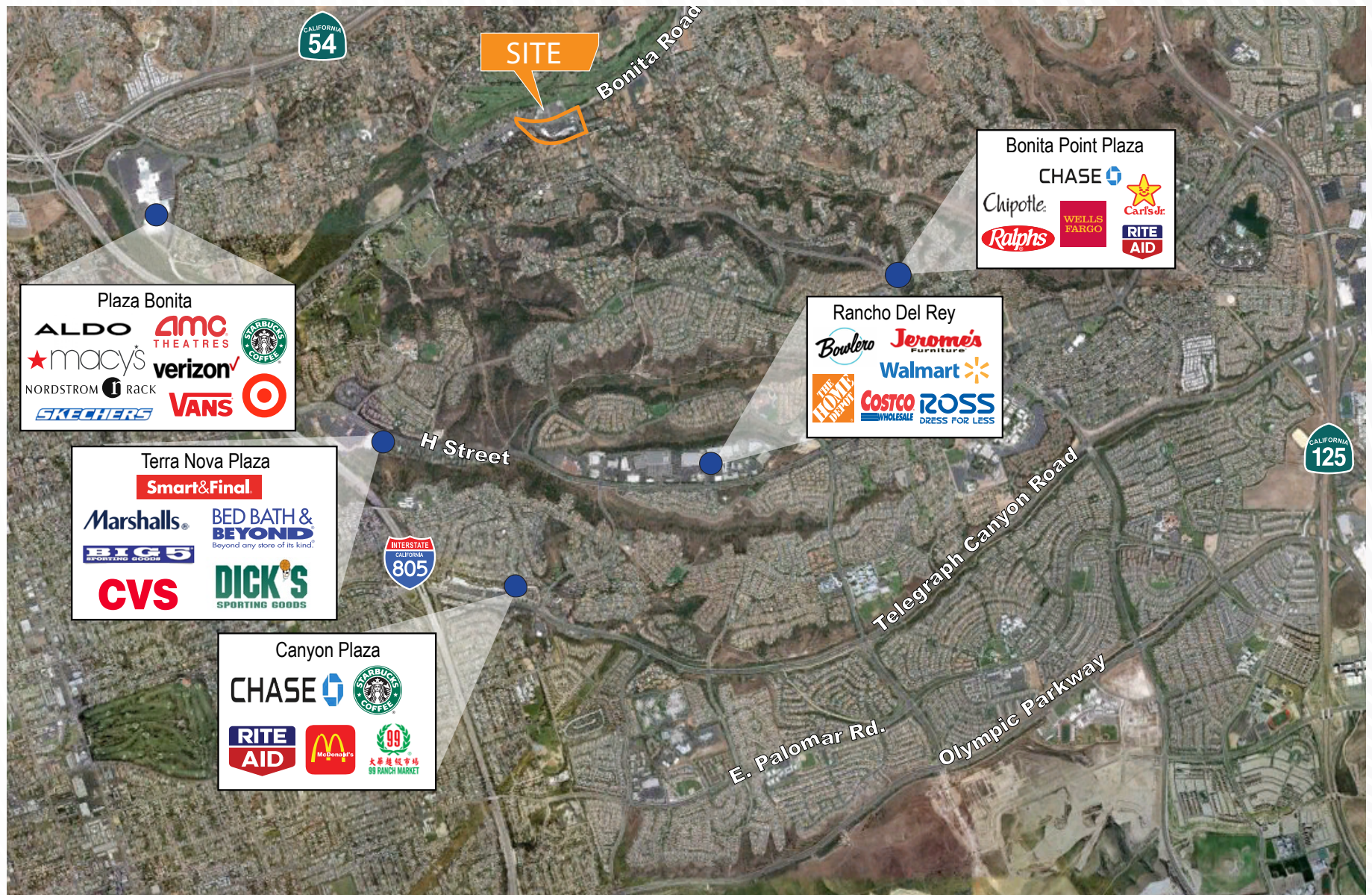
OPTION 2
(Split 3)



SUITE 4446 FULLY BUILT-OUT SALON



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		Number	Percent	2025 Number	2030 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 Number	Census 2010 Percent	2025 Number	2025 Percent	2030 Number	2030 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%

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	Number	Percent	2025 Number	2030 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 Number	Census 2010 Percent	2025 Number	2025 Percent	2030 Number	2030 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%

DEMOGRAPHICS (continued)

5 Mile Radius

Demographic and Income Profile

4340 Bonita Rd, Bonita, California, 91902 2

4340 Bonita Rd, Bonita, California, 91902

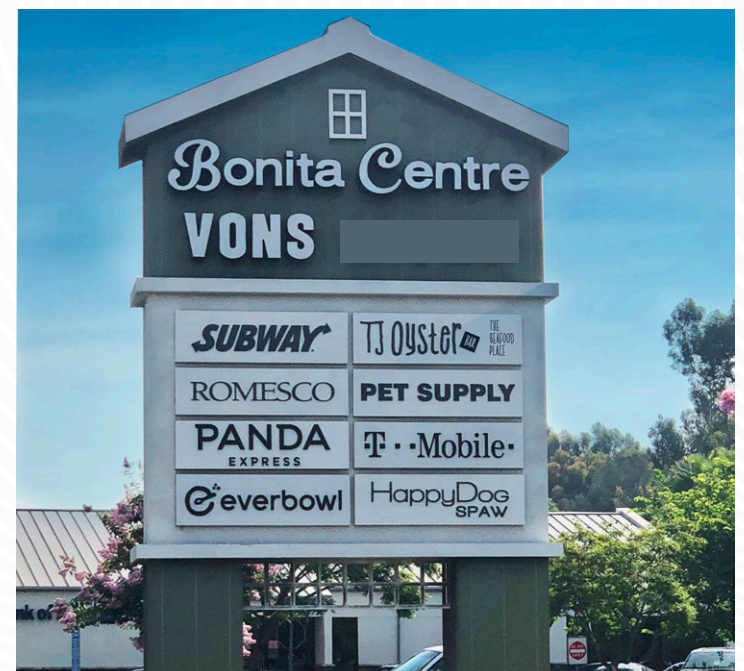
Ring: 5 mile radius

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			2025	2030
	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
0 - 4	33,554	7.1%	27,584	5.5%
5 - 9	34,285	7.3%	29,671	5.9%
10 - 14	37,079	7.8%	32,465	6.5%
15 - 19	40,211	8.5%	34,778	6.9%
20 - 24	38,043	8.0%	35,023	7.0%
25 - 34	64,878	13.7%	77,422	15.5%
35 - 44	64,417	13.6%	69,119	13.8%
45 - 54	64,081	13.6%	60,846	12.1%
55 - 64	46,336	9.8%	56,420	11.3%
65 - 74	26,002	5.5%	45,662	9.1%
75 - 84	17,071	3.6%	23,353	4.7%
85+	6,851	1.4%	8,614	1.7%

GALLERY





BONITA CENTRE

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EXCLUSIVE BROKER



OWNED & OPERATED BY

