

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 (2026)	7,371	148,035	496,701
AHH Income	\$170,013	\$137,985	\$126,513
Daytime Pop.	2,137	32,134	107,463

TENANTS





AVAILABILITIES



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

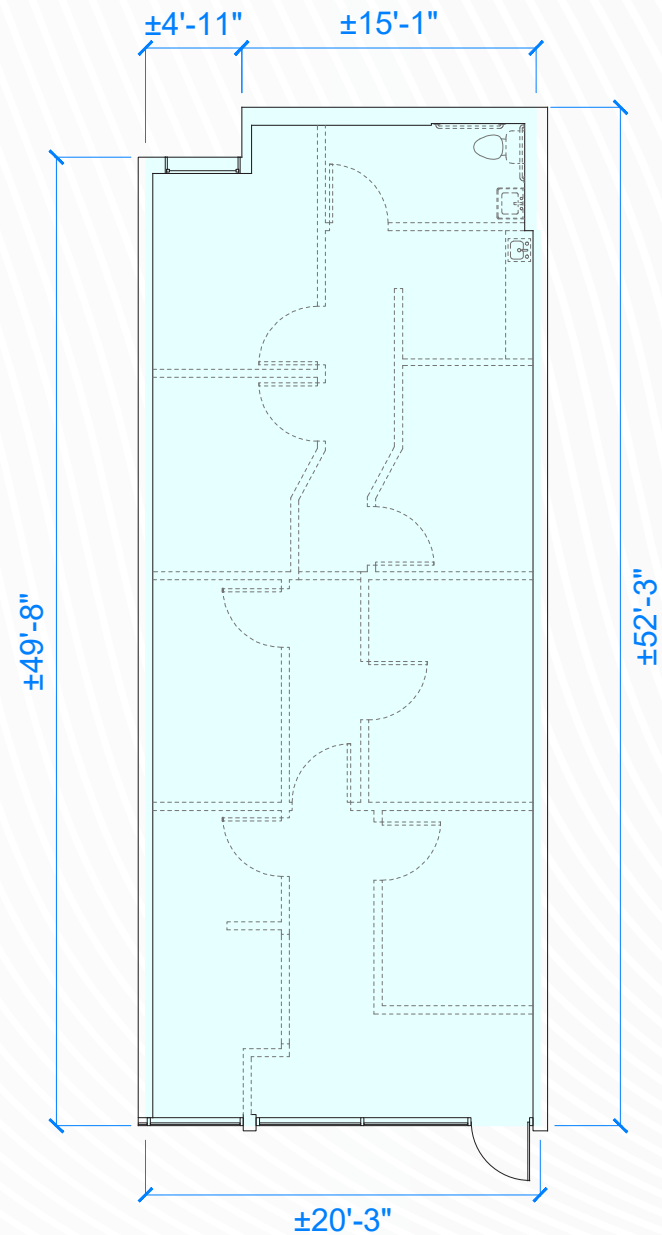
FIRST FLOOR		
UNIT	SF	TENANT
4340	5,078	McDonalds
4342	4,095	Romesco Mediterranean Bistro
4344	1,000	Baskin Robbins
4348	8,998	Sola Salons
4358	2,847	Perlman Clinic
4360	1,656	Dominos Pizza
4362	N/A	Flower Kiosk441
4364	1,215	Mail & Parcels Plus
4366	832	Tapioca Express
4368-A	956	Supercuts
4368-B	979	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	AVAILABLE (2nd Gen Cafe')
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.

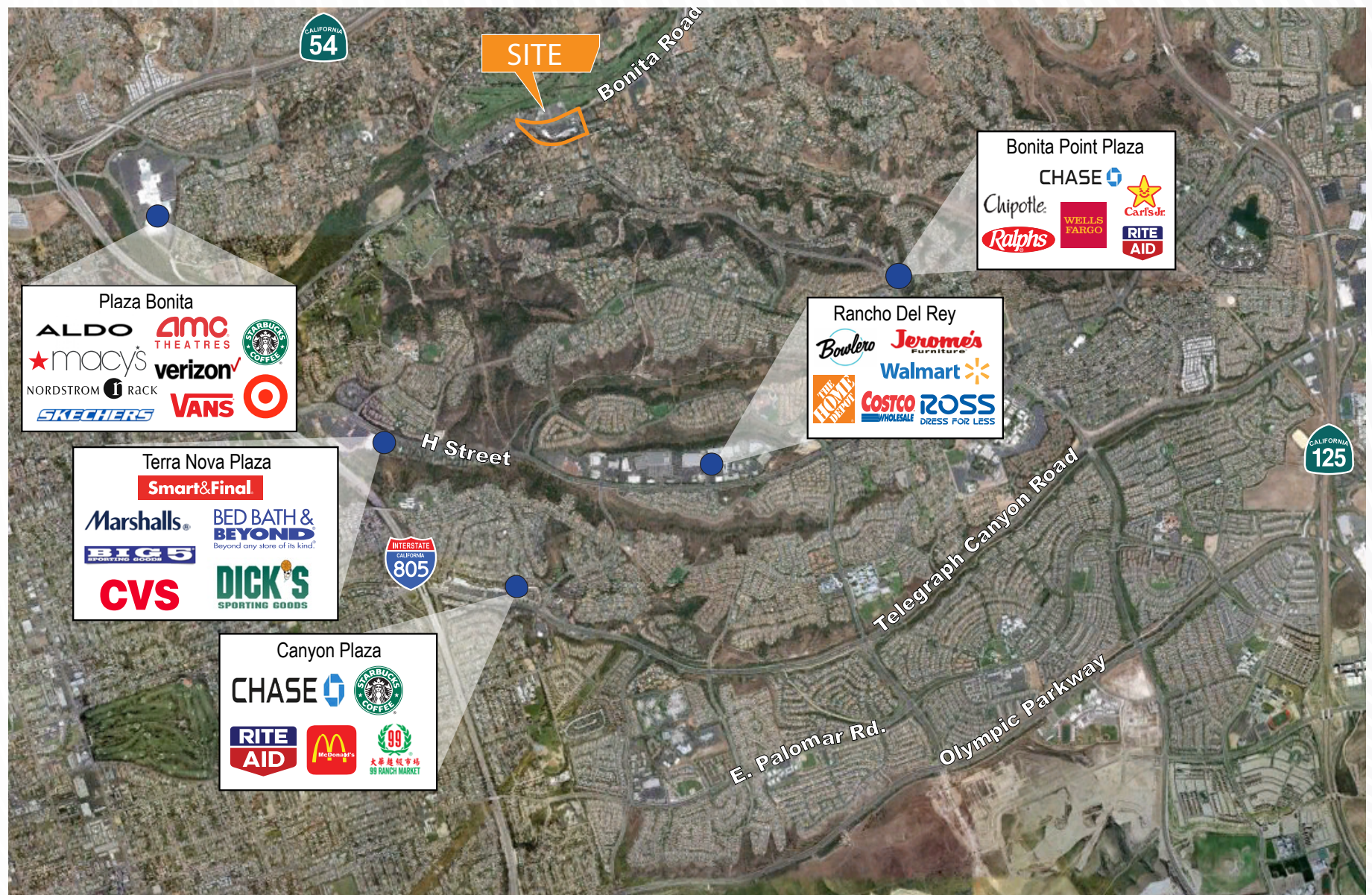
SUITE 4392

SUITE HIGHLIGHTS:

- ±1,025 SF
- Private Bathroom
- Private Offices
- 2nd Floor



AERIAL



DEMOGRAPHICS

1 Mile Radius

3 Mile Radius

Demographic and Income Profile

4340 Bonita Rd, Bonita, California, 91902 4

4340 Bonita Rd, Bonita, California, 91902

Ring: 1 mile radius

Latitude: 32.66143, Longitude: -117.03420



Summary	Census 2010	Census 2020	2026	2031
Population	7,203	7,574	7,371	7,221
Households	2,461	2,508	2,486	2,458
Families	1,893	-	1,919	1,898
Average Household Size	2.92	3.01	2.96	2.93
Owner Occupied Housing Units	1,822	-	1,842	1,836
Renter Occupied Housing Units	639	-	644	622
Median Age	41.3	-	42.4	42.9
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	-0.41%	0.17%	0.30%	
Households	-0.23%	0.42%	0.49%	
Families	-0.22%	0.37%	0.44%	
Owner HHs	-0.07%	0.48%	0.66%	
Median Household Income	3.14%	2.75%	2.57%	
Households by Income	Number	Percent	2026	2031
<\$15,000	26	1.0%	24	1.0%
\$15,000 - \$24,999	27	1.1%	19	0.8%
\$25,000 - \$34,999	63	2.5%	48	2.0%
\$35,000 - \$49,999	137	5.5%	110	4.5%
\$50,000 - \$74,999	260	10.5%	209	8.5%
\$75,000 - \$99,999	278	11.2%	231	9.4%
\$100,000 - \$149,999	617	24.8%	552	22.4%
\$150,000 - \$199,999	328	13.2%	332	13.5%
\$200,000+	750	30.1%	934	38.0%
Median Household Income		\$132,013		\$154,090
Average Household Income		\$170,013		\$192,235
Per Capita Income		\$58,289		\$66,533
Population by Age	Number	Percent	2026	2031
0 - 4	367	5.1%	329	4.5%
5 - 9	411	5.7%	353	4.8%
10 - 14	472	6.6%	409	5.6%
15 - 19	519	7.2%	458	6.2%
20 - 24	473	6.6%	418	5.7%
25 - 34	836	11.6%	1,047	14.2%
35 - 44	860	11.9%	933	12.7%
45 - 54	1,113	15.4%	844	11.5%
55 - 64	1,018	14.1%	929	12.6%
65 - 74	619	8.6%	850	11.5%
75 - 84	365	5.1%	612	8.3%
85+	152	2.1%	187	2.5%

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Source: Esri, U.S. Census

September 24, 2026

Demographic and Income Profile

4340 Bonita Rd, Bonita, California, 91902 4

4340 Bonita Rd, Bonita, California, 91902

Ring: 3 mile radius

Latitude: 32.66143, Longitude: -117.03420



Summary	Census 2010	Census 2020	2026	2031
Population	147,645	151,797	148,035	145,904
Households	45,190	46,384	46,537	46,422
Families	36,182	-	36,733	36,625
Average Household Size	3.23	3.24	3.15	3.11
Owner Occupied Housing Units	28,932	-	30,087	30,143
Renter Occupied Housing Units	16,258	-	16,450	16,279
Median Age	36.2	-	39.9	40.9
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	-0.29%	0.17%	0.30%	
Households	-0.05%	0.42%	0.49%	
Families	-0.06%	0.37%	0.44%	
Owner HHs	0.04%	0.48%	0.66%	
Median Household Income	2.81%	2.75%	2.57%	
Households by Income	Number	Percent	2026	2031
<\$15,000	2,344	5.0%	2,090	4.5%
\$15,000 - \$24,999	1,389	3.0%	1,056	2.3%
\$25,000 - \$34,999	1,988	4.3%	1,530	3.3%
\$35,000 - \$49,999	3,277	7.0%	2,670	5.8%
\$50,000 - \$74,999	5,293	11.4%	4,501	9.7%
\$75,000 - \$99,999	5,560	11.9%	4,884	10.5%
\$100,000 - \$149,999	10,386	22.3%	9,937	21.4%
\$150,000 - \$199,999	6,430	13.8%	6,884	14.8%
\$200,000+	9,873	21.2%	12,870	27.7%
Median Household Income		\$114,002		\$130,967
Average Household Income		\$137,985		\$156,871
Per Capita Income		\$43,498		\$50,024
Population by Age	Number	Percent	2026	2031
0 - 4	9,271	6.3%	7,461	5.0%
5 - 9	9,452	6.4%	7,824	5.3%
10 - 14	10,764	7.3%	8,854	6.0%
15 - 19	11,733	7.9%	8,919	6.0%
20 - 24	11,094	7.5%	8,765	5.9%
25 - 34	19,220	13.0%	22,492	15.2%
35 - 44	18,689	12.7%	19,934	13.5%
45 - 54	21,346	14.5%	17,405	11.8%
55 - 64	17,394	11.8%	17,387	11.7%
65 - 74	9,608	6.5%	16,498	11.1%
75 - 84	6,367	4.3%	9,209	6.2%
85+	2,706	1.8%	3,288	2.2%

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Source: Esri, U.S. Census

September 24, 2026

DEMOGRAPHICS (continued)

5 Mile Radius

Demographic and Income Profile

4340 Bonita Rd, Bonita, California, 91902 4

4340 Bonita Rd, Bonita, California, 91902

Ring: 5 mile radius

Latitude: 32.66143, Longitude: -117.03420



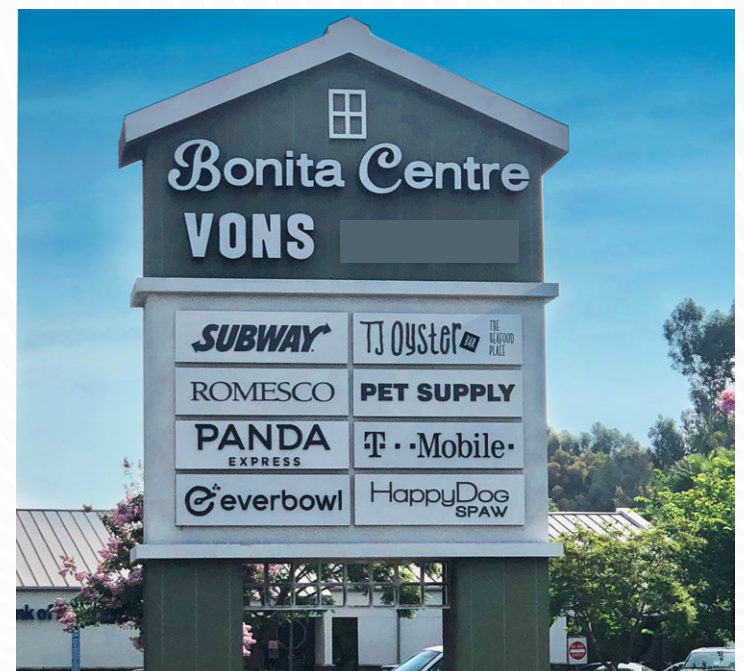
Summary	Census 2010		Census 2020		2026		2031
Population	471,459		496,016		496,701		495,440
Households	138,716		148,582		152,158		153,785
Families	109,872		-		118,533		119,778
Average Household Size	3.33		3.31		3.22		3.17
Owner Occupied Housing Units	77,649		-		84,471		85,373
Renter Occupied Housing Units	61,068		-		67,687		68,412
Median Age	33.1		-		37.1		38.3
Trends: 2024-2029 Annual Rate	Area		State		National		
Population	-0.05%		0.17%		0.30%		
Households	0.21%		0.42%		0.49%		
Families	0.21%		0.37%		0.44%		
Owner HHs	0.21%		0.48%		0.66%		
Median Household Income	2.76%		2.75%		2.57%		
Households by Income			2026		2031		
			Number	Percent	Number	Percent	
<\$15,000			8,707	5.7%	7,588	4.9%	
\$15,000 - \$24,999			6,482	4.3%	5,042	3.3%	
\$25,000 - \$34,999			7,475	4.9%	5,814	3.8%	
\$35,000 - \$49,999			11,971	7.9%	9,963	6.5%	
\$50,000 - \$74,999			20,022	13.2%	17,511	11.4%	
\$75,000 - \$99,999			19,713	13.0%	18,305	11.9%	
\$100,000 - \$149,999			31,912	21.0%	32,275	21.0%	
\$150,000 - \$199,999			19,493	12.8%	22,092	14.4%	
\$200,000+			26,381	17.3%	35,195	22.9%	
Median Household Income			\$101,902		\$116,748		
Average Household Income			\$126,513		\$144,667		
Per Capita Income			\$39,018		\$45,175		
Population by Age	Census 2010		2026		2031		
	Number	Percent	Number	Percent	Number	Percent	
0 - 4	33,457	7.1%	27,105	5.5%	26,853	5.4%	
5 - 9	34,176	7.2%	28,622	5.8%	27,447	5.5%	
10 - 14	36,934	7.8%	31,752	6.4%	28,639	5.8%	
15 - 19	40,064	8.5%	34,067	6.9%	30,969	6.3%	
20 - 24	37,941	8.0%	34,293	6.9%	33,099	6.7%	
25 - 34	64,670	13.7%	77,954	15.7%	74,934	15.1%	
35 - 44	64,183	13.6%	68,399	13.8%	73,380	14.8%	
45 - 54	63,904	13.6%	60,139	12.1%	61,437	12.4%	
55 - 64	46,255	9.8%	55,851	11.2%	53,064	10.7%	
65 - 74	25,971	5.5%	46,145	9.3%	46,712	9.4%	
75 - 84	17,058	3.6%	23,668	4.8%	29,391	5.9%	
85+	6,845	1.5%	8,706	1.8%	9,514	1.9%	

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Source: Esri, U.S. Census

September 24, 2026

PHOTO GALLERY





BONITA CENTRE

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