

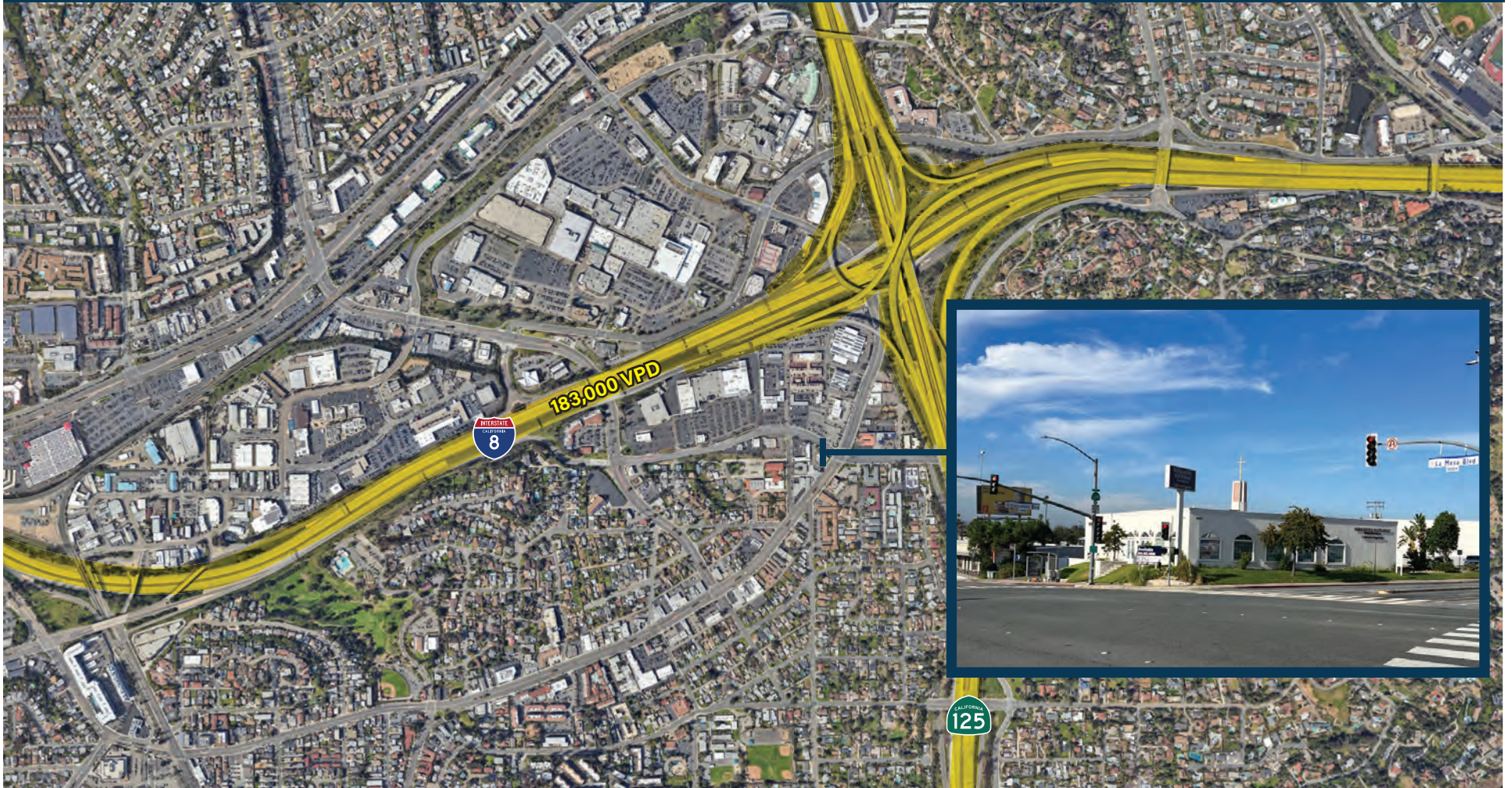
# 8898

La Mesa Blvd. | La Mesa, CA 91942

**FOR LEASE**

Approximately 5,000 SF Freestanding Bldg

**MEDICAL | RETAIL | OFFICE**



**Contact**

**CAMERON CZUBERNAT**

619.462.5100  
cameron@cpgsd.com  
CA Lic. 01383317

**KERRY SCHIMPF**

619.462.3100  
Kerry@cpgsd.com  
CA Lic. 00955075

2295 Fletcher Parkway, Suite 200  
El Cajon, CA 92020  
www.cpgsd.com

**CPG** | COMMERCIAL  
PROPERTIES  
GROUP  
INTEGRITY - KNOWLEDGE - EXPERIENCE

# EXCELLENT HARD CORNER OPPORTUNITY AVAILABLE IN THE HEART OF LA MESA, CA

CALL BROKER  
FOR PRICING

## MEDICAL FEATURES



Free Standing building  
divisible into two (2)  
±2,500 SF Spaces



Single Story



Zoning: City of La Mesa C-D-MU  
allowing office & medical uses



Parking Ratio: 5 per 1,000 SF



Pole sign + Exterior Building  
Signage Available



Close Proximity to Sharp  
Grossmont Hospital /  
Primary Care Referrals



Excellent access to I-8,  
Hwy 125, & Hwy 94

## RETAIL FEATURES



Desired La Mesa trade area



Highly visible ±5,000 SF free standing  
building divisible into two (2)  
±2,500 SF Spaces



Pole sign + exterior building  
signage available



Zoning: City of La Mesa C-D-MU allowing  
for Retail Sales / Service



Strong Daytime, Residential Population  
and Traffic Counts



Close Proximity to Grossmont Center Mall as  
well as National Tenants including Walmart,  
Ross, Hobby Lobby, and Ford Dealership

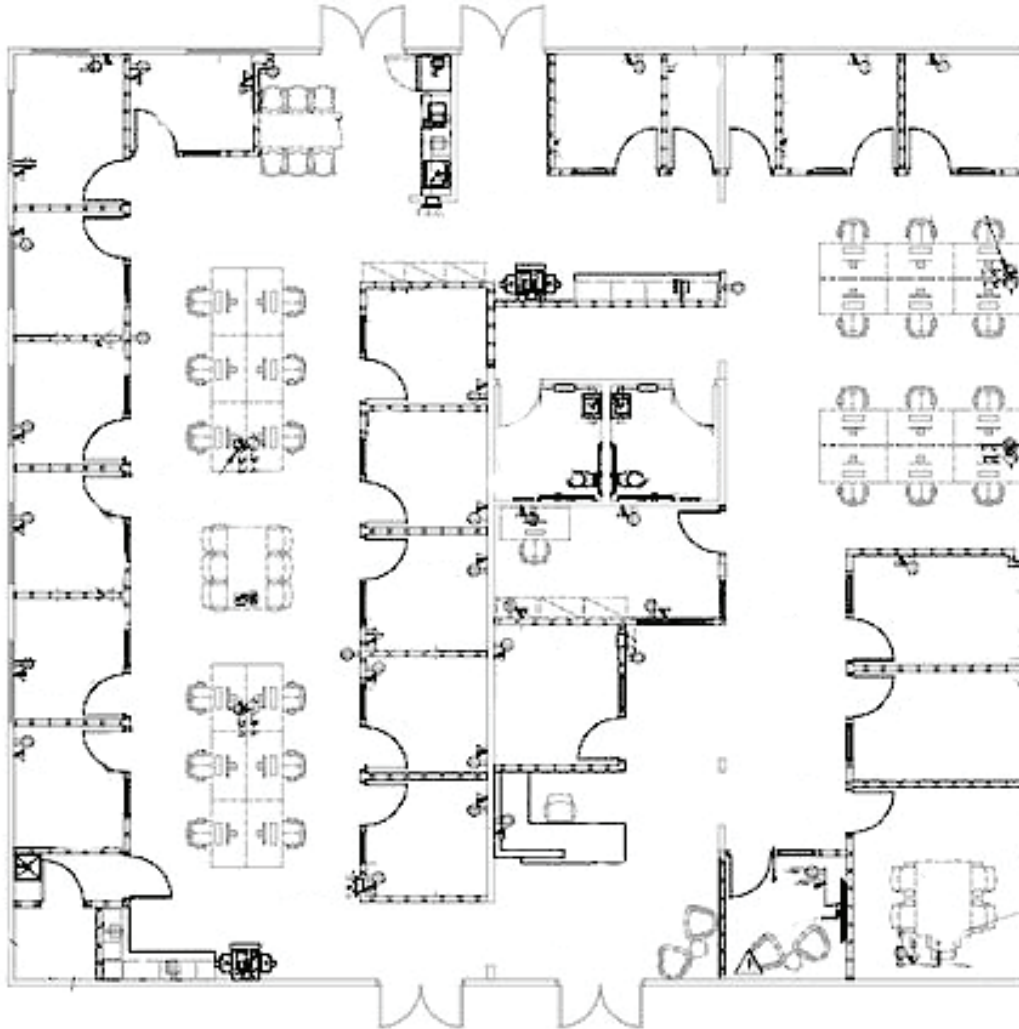


Parking Ratio: 5 per 1,000 SF



Excellent Access to I-8, Hwy 125, & Hwy 94

# FLOOR PLAN



# DEMOGRAPHICS

5-MILE RADIUS



**432,566**

POPULATION



**\$73,536**

MEDIAN HOUSEHOLD INCOME



**37.3**

MEDIAN AGE

# TRAFFIC COUNTS

**22,667**

LA MESA BLVD - CARS PER DAY

**20,805**

GROSSMONT BLVD - CARS PER DAY

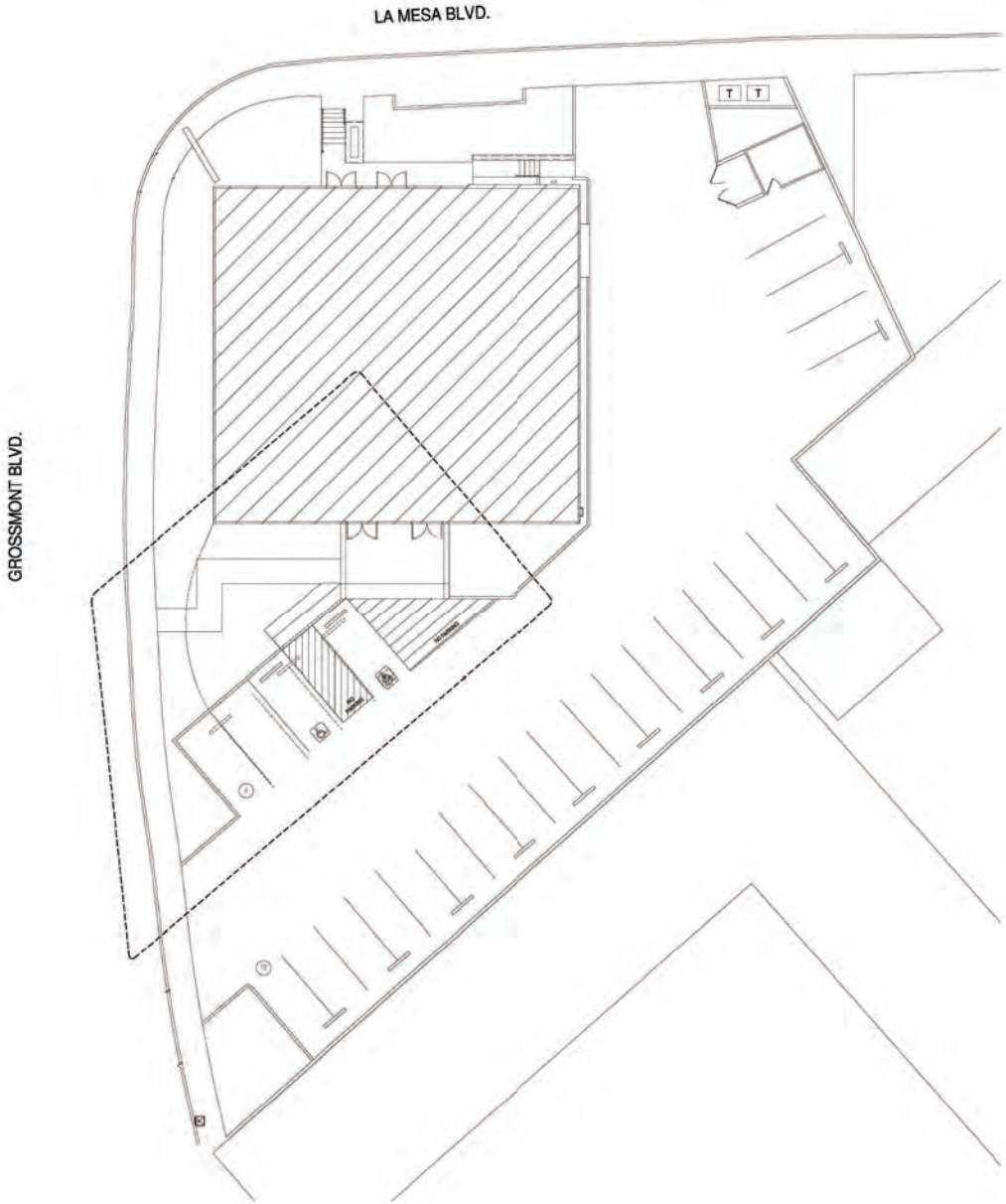
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# AREA AMENITIES



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# SITE PLAN



# INTERIOR PROPERTY



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# LEASE OPPORTUNITY IN THE HEART OF LA MESA

La Mesa Blvd. | La Mesa, CA 91942



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