

**FOR LEASE**

# Rare La Mesa Village Retail Space

8243 LA MESA BOULEVARD  
LA MESA, CA 91942



**FOR LEASE**  
LOCATION MATTERS  
ALEXIS COUCH  
858-792-5521

**BALLET**

WE'RE OPEN  
ENROLL TODAY  
CALIFORNIA SCHOOL OF DANCE

**DOG GROOMING**  
619 461-7200

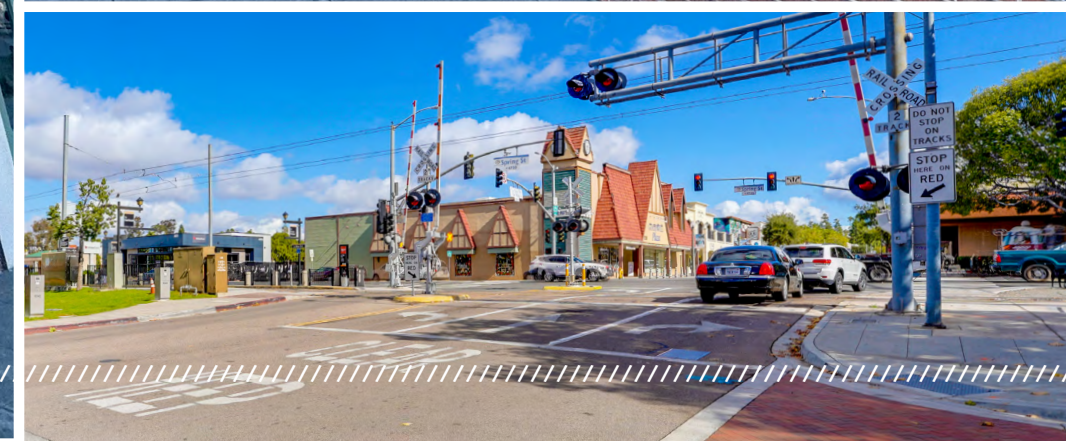
**BERGER MONTAGUE**  
8241

**LOCATION MATTERS**



# The Space

- / **Rare Opportunity** - 1,284 SF of ground floor space with an open floorplan, ideal for retail, fitness, and light food use
- / **Amazing Chance** to be in the heart of La Mesa Village with incredible signage opportunity on La Mesa's Main Drag
- / **Become part of La Mesa's Historic Downtown** a local hot spot that draws in crowds with ongoing events on La Mesa Boulevard
- / **Growing Market** that is seeing an influx of young families, with a welcoming community soon to be recognized with its own distract archway sign
- / **In Good Company** with successful retail and restaurant brands including Farmers Table, Light Bulb Coffee, Swami's Cafe, and more



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LEASE**

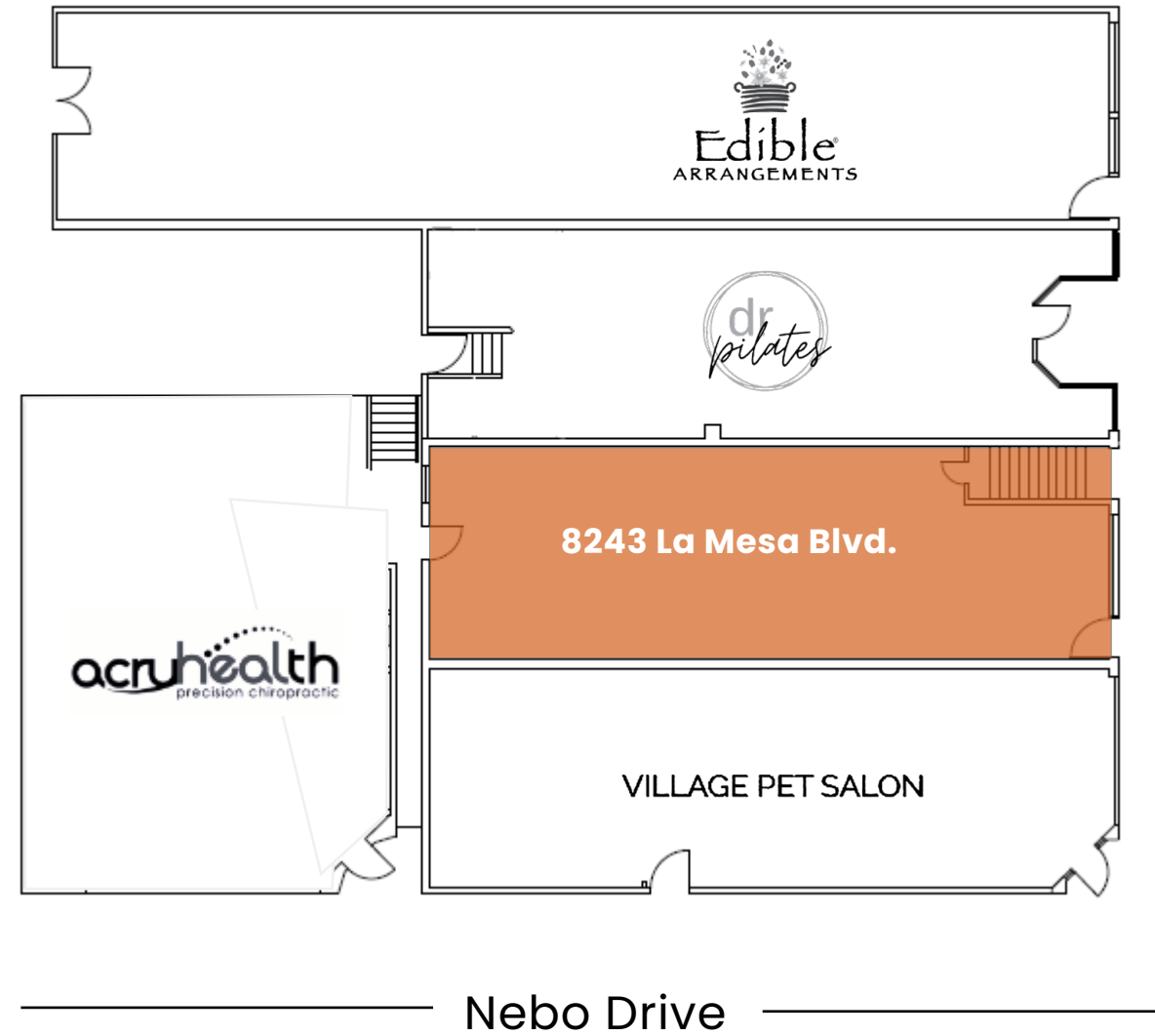
ALEXIS COUCH  
858-427-2593  
alexis@locationmatters.com  
CA LIC #02040500

LOCATION  
MATTERS 





1,284 SF of open floor plan space ideal for retail and fitness uses



# Floor Plans











La Mesa Boulevard

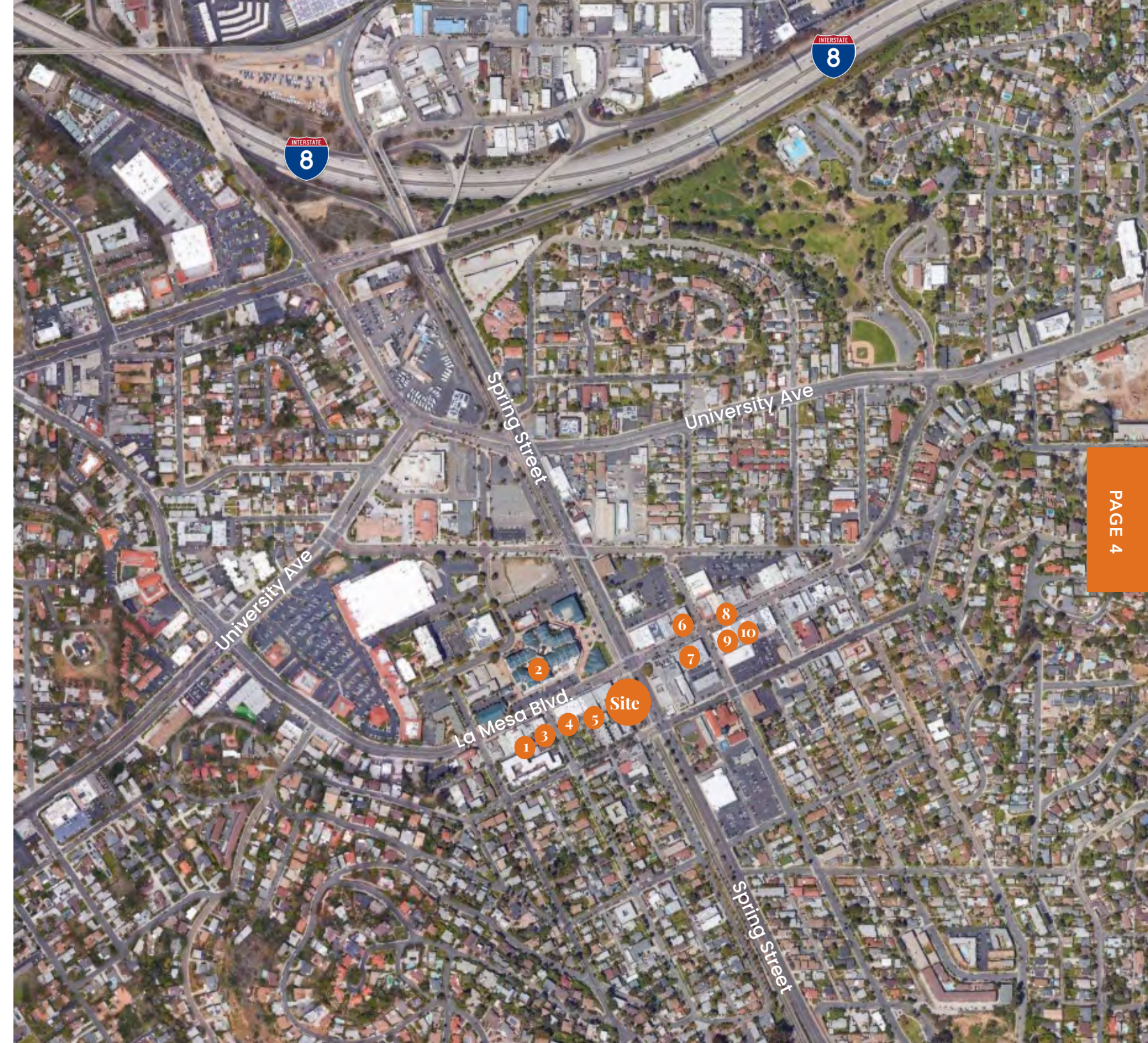
Nebo Drive



# The Neighborhood



<p>1</p> 	<p>6</p> 
<p>2</p> 	<p>7</p> 
<p>3</p> 	<p>8</p> 
<p>4</p> 	<p>9</p> 
<p>5</p> 	<p>10</p> 





# The Demographics

## 1 MILE

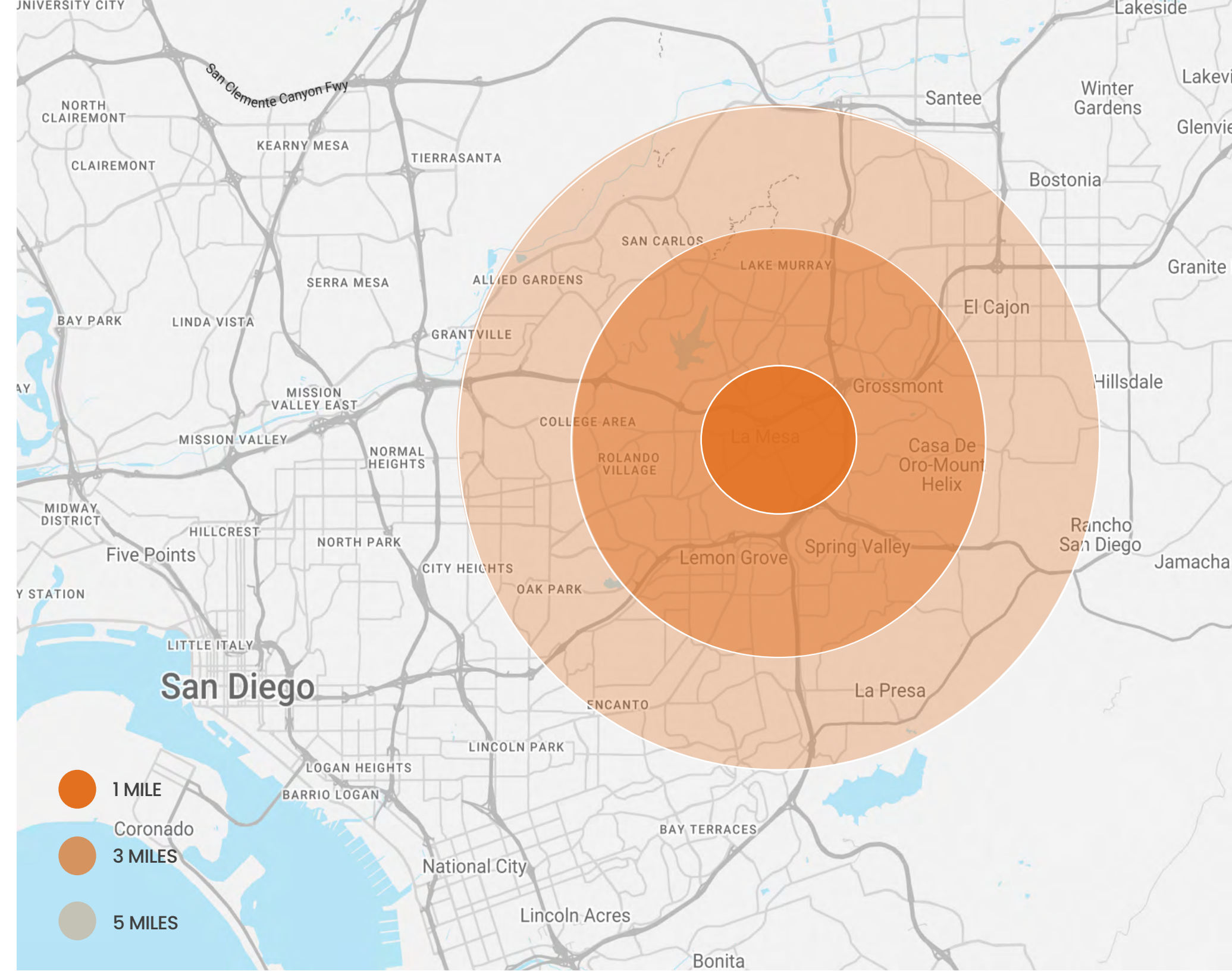
Daytime Population	13,359
Population	20,896
Average HH Income	\$88,834

## 3 MILES

Daytime Population	57,233
Population	170,554
Average HH Income	\$94,110

## 5 MILES

Daytime Population	134,382
Population	469,864
Average HH Income	\$91,417



*La Mesa* is a San Diego suburb with the motto "The Jewel of the Hills," with picturesque landscape ranging from Mount Helix Park to Lake Murray. An up-and-coming market attracting more businesses and young families due to its great schools, recreational sites, and quaint downtown. Located 9 miles East of downtown San Diego it offers an ideal residential community outside of the city.





# What is Happening Around *La Mesa*

## Farmers Market



The La Mesa Village Farmers Market has been a cherished community event since 1993. **Featuring 60 vendors selling a variety of food and artisan items** ranging from fresh produce, seafood, baked goods, flowers to handcrafted products, and more. Every Friday it brings together San Diego's favorite vendors and highlights local La Mesa merchants.

## Classic Car Show



A La Mesa summer staple is ***the La Mesa Classic Car Show taking place weekly from June to August***. Every Thursday evening La Mesa Boulevard is lined with an abundance of pre-1974 cars, trucks, and vans. This free family friendly event features live bands and allows visitors to cruise downtown La Mesa, enjoy music, check out the cool classics, and support local restaurants and shops.

## Oktoberfest



***For half a century, La Mesa Oktoberfest has presented top traditional Bavarian festivities to honor the German holiday.*** It's a true spotlight for La Mesa as one of the largest Oktoberfest celebrations in San Diego county. With 3 biergartens, live music, a craft faire, interactive kinder playground, and Dachshund races, this 3-day event in September is fun for all.

## Holiday Events



As a community driven city, there is no shortage of festive events. Throughout the year, La Mesa Village hosts ***annual holiday traditions including the Flag Day Parade on the 4th of July, Halloween trick-or-treating, and Holiday in the Village.*** These events are coordinated by local organization with participating business and resident to enrich the neighborhood.



# Leasing Inquiries:



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