

# 3607 AVOCADO BLVD

LA MESA, CA 91941

FOR SALE OR FOR LEASE



52,443 CARS PER DAY

**RARE 40K SF OPPORTUNITY  
WITH FREEWAY FRONTAGE**



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# PROPERTY HIGHLIGHTS

This exceptional  $\pm 39,900$  SF commercial property offers unparalleled flexibility and value, featuring a  $\pm 25,900$  SF main building with 14-foot clear heights and drop ceilings (expandable to 18 feet upon confirmation), complemented by an additional  $\pm 8,000$  SF of covered storage with 18-foot clearance and a  $\pm 14,000$  SF covered garden area—all situated on a generous 4.61-acre lot with prominent 94 Freeway frontage and ample surface parking (220 spaces at a 5.5/1,000 SF ratio).

Available for lease at \$2.15/SF plus NNN or for sale with all offers considered, the building will be delivered vacant at close, providing immediate occupancy and customization opportunities for discerning tenants or buyers.

Zoned General Commercial (C36) and perfectly positioned within a thriving community center mix, this strategically located property is ideally suited for a diverse range of commercial applications including medical facilities, retail operations, service-based businesses, or any enterprise seeking exceptional visibility, accessible infrastructure, and room to grow.



**\$2.15/SF + NNN**  
LEASE RATE



**CONTACT BROKER!**  
SALE PRICE



**94 Freeway Frontage, Covered Outdoor Storage, Community Center Mix**  
FEATURES



**$\pm 25,900$  SF BLDG | 14' CLEAR WITH DROP CEILINGS (UP TO 18' POTENTIAL, SUBJECT TO BUYER/TENANT CONFIRMATION)**  
BUILDING SIZE



**Building Delivered Vacant At Close**  
OCCUPANCY



**$\pm 39,900$  SF**  
TOTAL BUILDING SIZE

**$\pm 8,000$  SF | 18' CLEAR**  
BONUS COVERED STORAGE



**$\pm 200,811$  SF (4.61 AC)**  
LOT SIZE



**$\pm 14,000$  SF | 18' COVERED, NO HVAC**  
GARDEN AREA



**14'-18' FT**  
CLEAR HEIGHT



**220 (Ratio 5.51/1000 SF)**  
SURFACE PARKING SPACES



**APN: 502-150-40-00**  
PARCEL 1



**GENERAL COMMERCIAL - C36**  
ZONED

# KEY INFORMATION FOR INVESTORS / BUSINESS OWNERS

**Prime Location & Visibility:**

- Excellent exposure from Hwy 94, ensuring strong visibility for any occupant.
- 52,443 Cars Per Day travel past the building on Hwy 94.

**Established Retail Hub:**

- The property is part of a 218,787 SF community center with a 98.4% occupancy rate, indicating strong tenant demand in the area.

**Retail Synergy:**

- Surrounded by national and regional tenants, enhancing foot traffic and potential customer base.

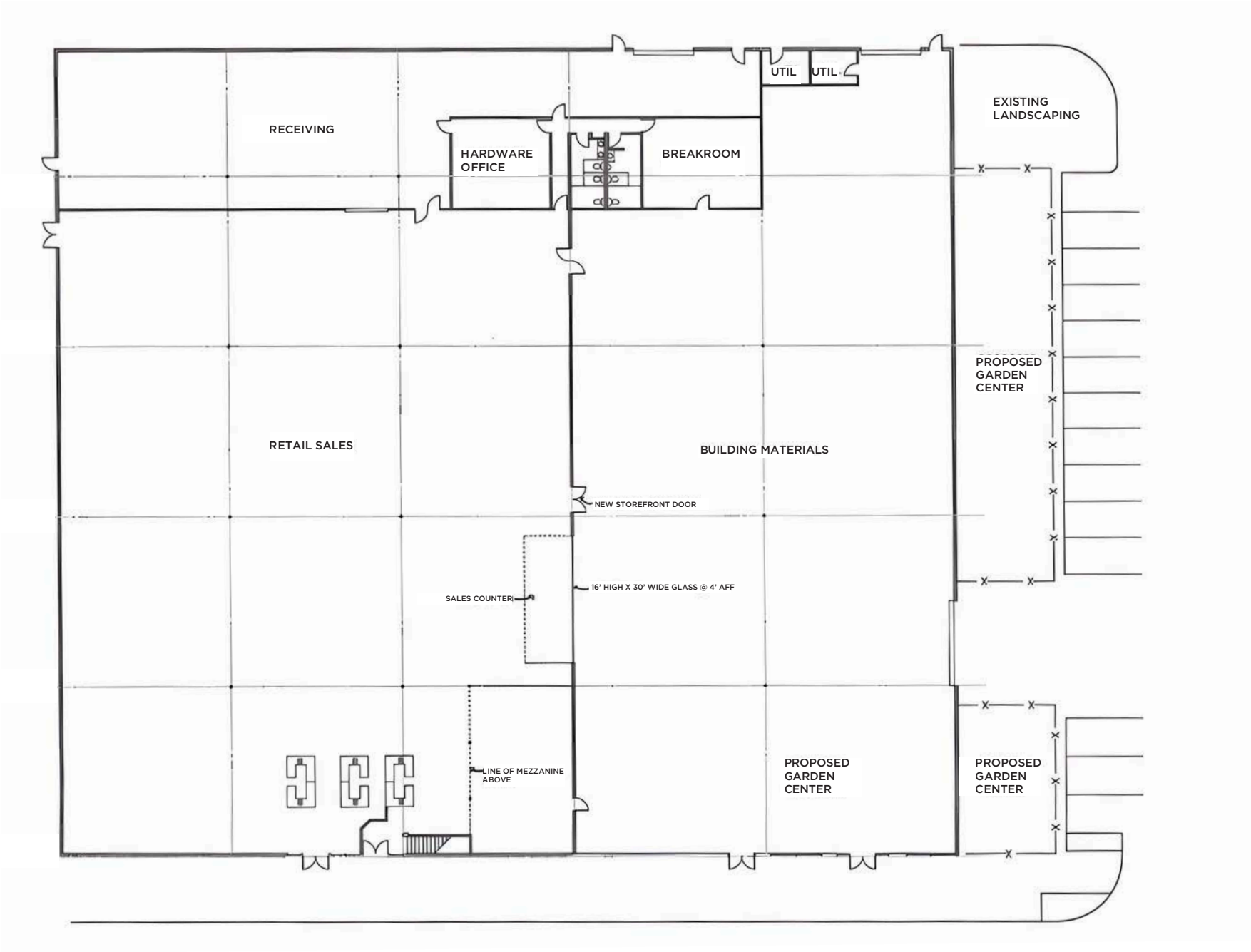
**Accessibility:**

- Convenient access to Highway 94 and a 21-minute drive from San Diego International Airport, making it easy for customers and employees to reach the location.

PROPERTY SUMMARY	
RETAIL	Community Center
GLA	39,900 SF
BUILT	1981
TENANCY	Single
LAND SF	200,811 SF (4.61 AC)
PARKING	220 total parking spots (2 handicap) in front of building 64 spots on the west side
ZONING	General commercial zoning in San Diego County (C36) allows a variety of commercial uses, including medical, retail, wholesaling, and service uses. It may also allow industrial uses that meet performance and power standards.
PARCEL	502-150-40
ROLL UP DOORS	3 Roll-Up Doors Total: 2 - 13’ x 20’   1 - 11’ x 14’



# FLOOR PLAN





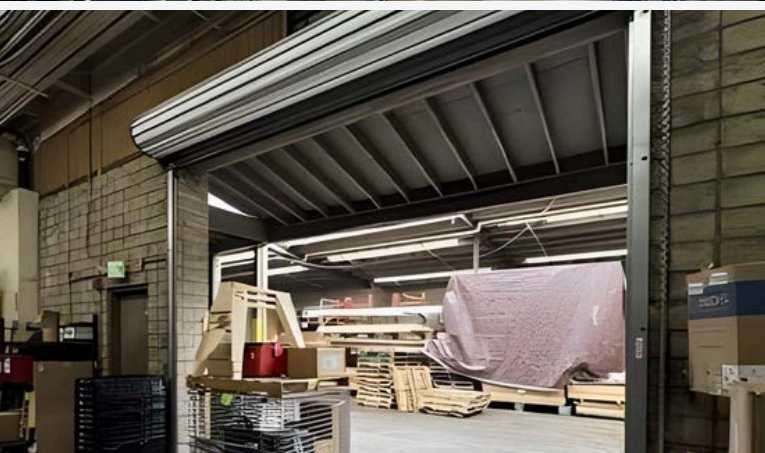
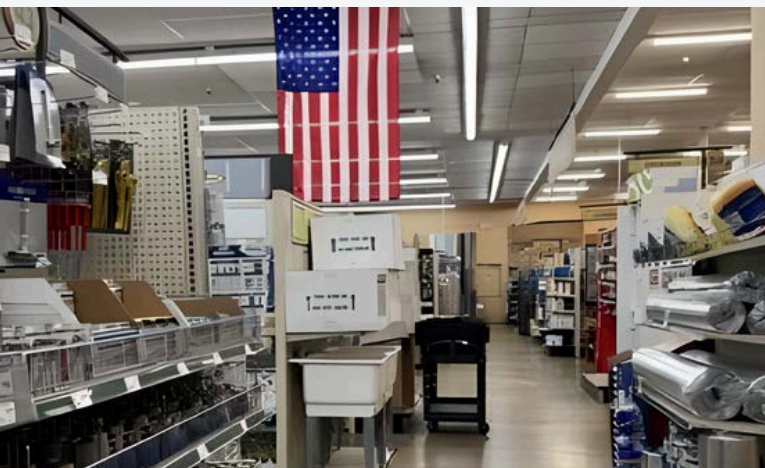


## Allowed Uses

**You can operate the following by right:**

- Hardware, lumber, or building material supply stores
- Retail (General)
- Professional offices
- Garden centers or nurseries
- Medical offices or clinics
- Auto parts retail (no installation or repair)
- Church

**CALL TO DISCUSS**





# PROPERTY LOCATION





# AERIAL VIEW

CALLE VERDE DR

CALLE VERDE DR

VIA MERCADO

AVOCADO  
BLVD

CAMPO RD

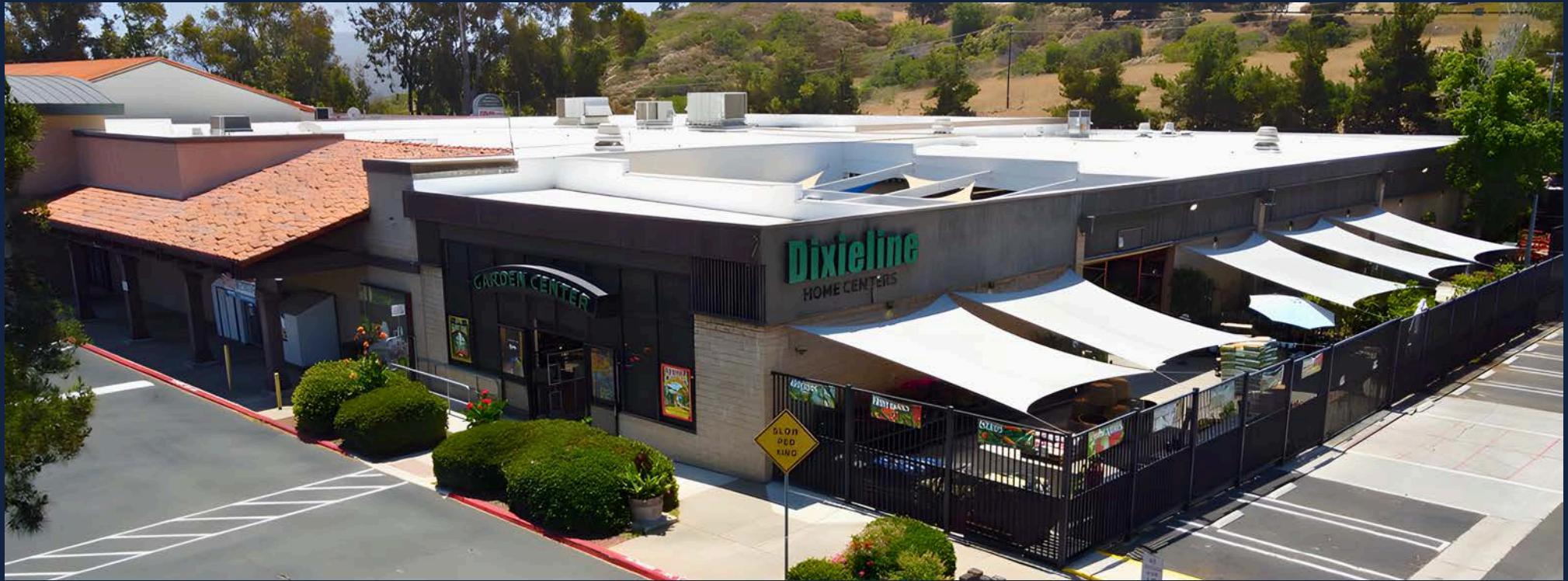


SUBJECT  
PROPERTY



8,000 SF  
BONUS STORAGE







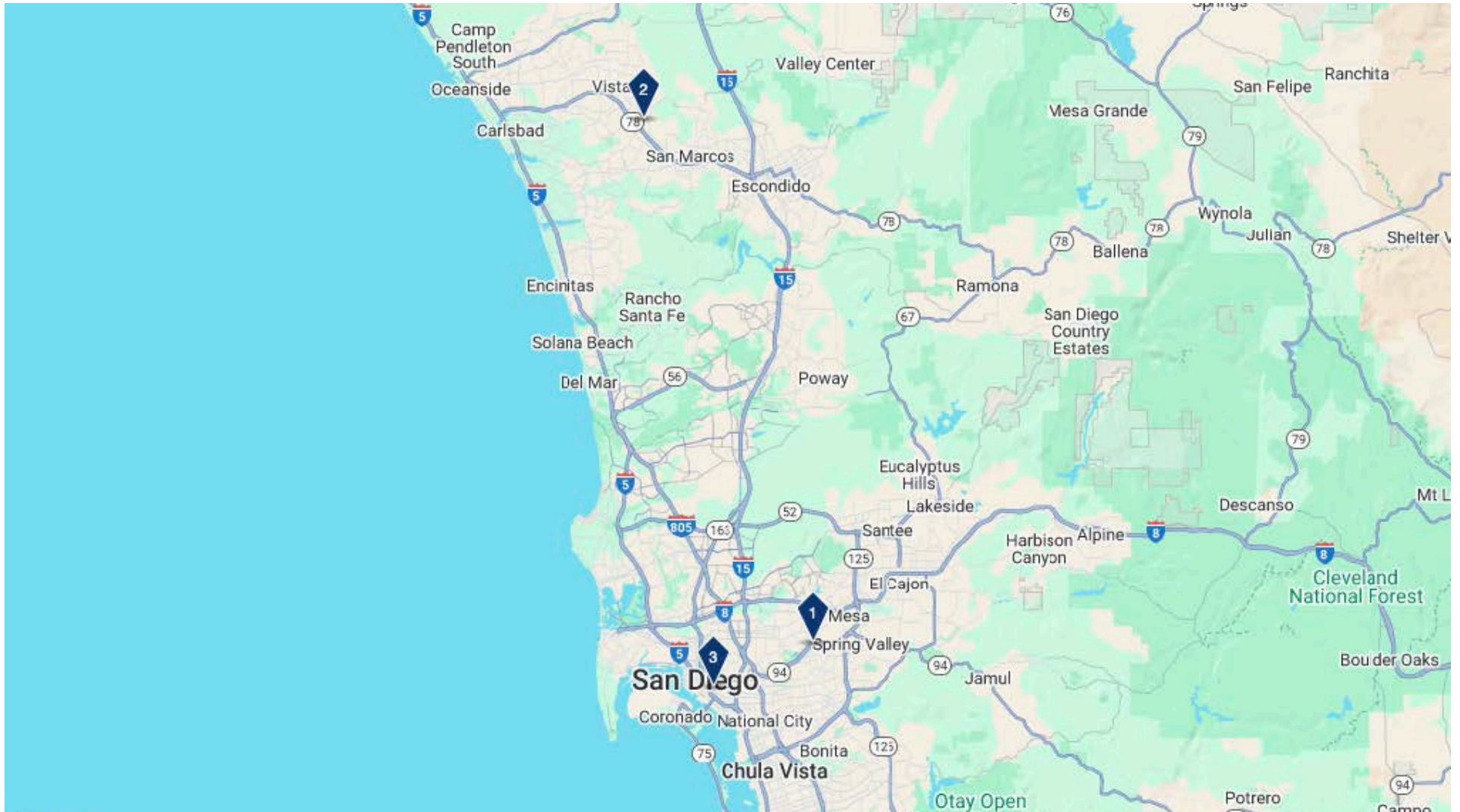


METRIC	1 MILE	3 MILES	5 MILES
Population	10,067	105,292	311,249
Average Household Income	\$109,406	\$101,318	\$88,279
Daytime Population	\$1,040,930	\$944,777	\$840,699



TRAFFIC COUNT	
ROUTE 94	46,498 ADT
AVOCADO BLVD	15,198 ADT
JAMACHA BLVD	18,408 ADT







# SALES COMPARABLES

	#	PROPERTY ADDRESS & NAME	BUILT / RENOVATED	SIZE	ASKING PRICE	PRICE/SF
	1	7065 Broadway, Lemon Grove, CA 91945	1985	40,000 SF/4.13 AC	\$15,000,000	\$375.00/SF
	2	310 Sycamore Ave, Vista, CA 92083	2006	14,820 SF/2.98 AC	\$6,000,000	\$404.86/SF
	3	2121 E Imperial Ave, San Diego, CA 92102	1916/2013	40,800 SF/2.08 AC	\$22,500,000	\$491.27/SF



# 3607 AVOCADO BLVD

LA MESA, CA 91941

CALIFORNIA  
94  
52,443 CARS PER DAY

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