

# LA MESA VILLAGE

BUILD-TO-SUIT OFFICE FOR LEASE

LA MESA VILLAGE DENTAL



4730 3rd Street | La Mesa, CA 91941  
*TI Package Offered to Qualified Tenants and Term*

 **Intersection**

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# Availability

Second Floor

Suite C

Approx. 2,016 SF

Available Now



## Property Highlights

- Located in the heart of the historic La Mesa Village, featuring one-of-a-kind retail shops, antique stores and great places to dine
- Rare, dedicated parking lot, plus access to adjacent public lot and metered parking
- Prominent signage opportunities on south and east facing building facade
- Adjacent to Curbside Eatery & Drinkery and directly behind co-tenant First Republic Bank
- Located front and center to various civic events throughout the year including Oktoberfest, Holiday in the Village, La Mesa Classic Car Show, Antique Street Fair, Farmer's Market, and more
- Easy access to I-8, CA-94 and CA-125



LA MESA  
VILLAGE  
DENTAL

LANDMARK SIGNAGE OPPORTUNITY

ON-SITE PARKING



LA MESA  
VILLAGE  
DENTAL

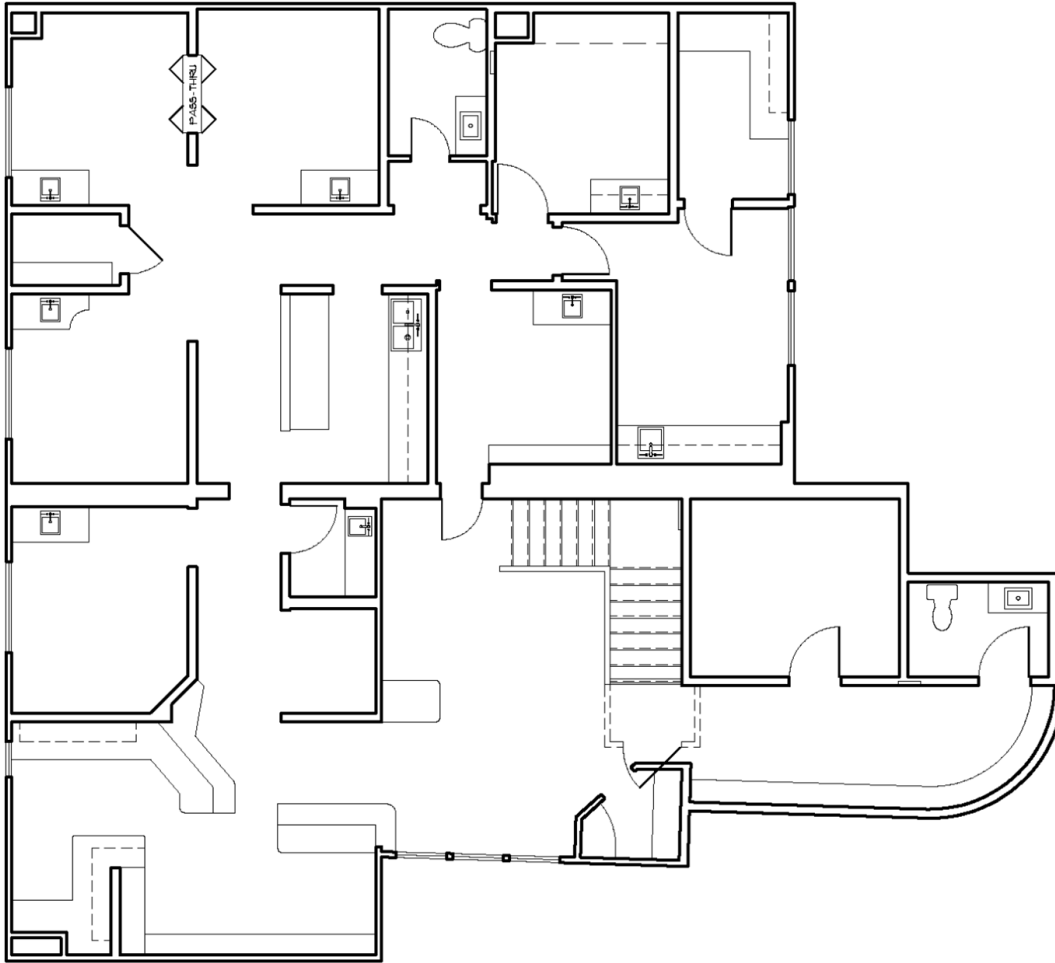


McCrea Music  
Company

FARMER'S  
MARKET  
EVERY FRIDAY  
9AM - 12PM  
Carmel Valley Association

# Availability - Suite C

EXISTING



## Features - 2,016 SF



Reception Lobby



(7) Office/Exam Rooms



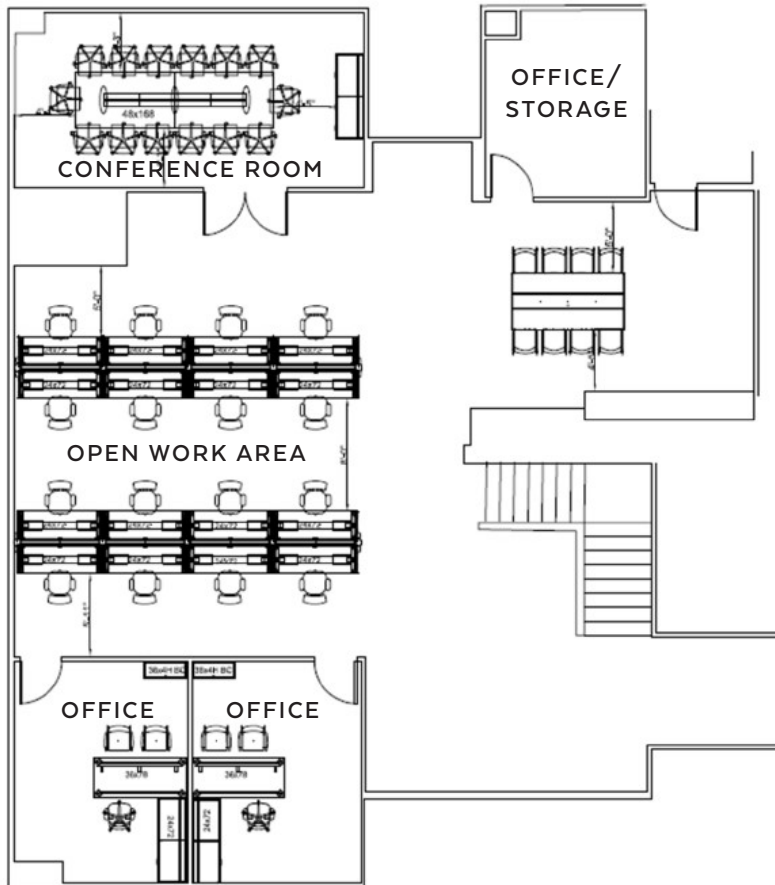
Lab/X-ray Area



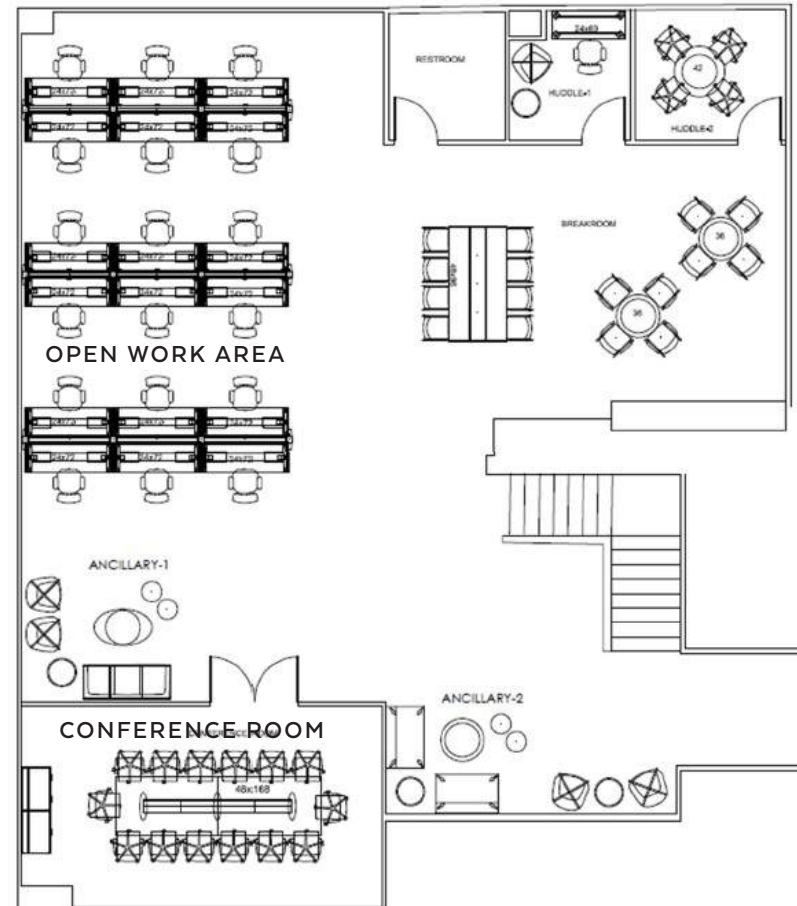
Break Room

# Availability - Suite C

PROPOSED - OPTION 1



PROPOSED - OPTION 2



\*Note: Proposed plan is shown for demonstrative purposes only. Actual space plan to be determined during lease negotiation.

# Featured Suite

SUITE C - BUILD-TO-SUIT SECOND FLOOR OFFICE



CURRENT DENTAL OFFICE BUILD OUT



SECOND FLOOR LANDING

# Location Details



- |  |                                     |                                    |                             |
|--|-------------------------------------|------------------------------------|-----------------------------|
| 1. Coin Haus, First Republic Bank, The Regal Bar, City Taco, Swami's Goodwill, Curbside Eatery, Moze Guitars, Centifonti's, Surfrider Pizza, Whissel Realty & More | 3. Chase Bank & Union Bank          | 8. La Mesa Police Dept.            | 13. 99 Cents Only Stores    |
| 2. Sprouts Farmer's Market   | 4. Pacific Southwest Railway Museum | 9. Heartland Fire Station          | 14. Burlington Coat Factory |
| 7. La Mesa Branch Library  | 5. La Mesa School District          | 10. Vons, Club Pilates & More      | 15. A-1 Self Storage        |
|  | 6. La Mesa City Hall                | 11. Social Security Administration | 16. Kuhlken Field           |
|  |                                     | 12. Christ Luthern Church          | 17. La Mesa Municipal Pool  |

# Demographics



## LA MESA VILLAGE

95k

AVERAGE  
HHI (3-MILES)

\$2.3B

TOTAL CONSUMER  
SPENDING (3-MILES)



6k

CPD LA MESA  
BLVD/3RD STREET

56k

DAYTIME POP.  
(3-MILES)

### Drive Time To

15min.

SAN DIEGO  
INTN'L AIRPORT

20min.

DOWNTOWN  
SAN DIEGO

25min.

US/MEXICO  
INTN'L BORDER

30min.

DOWNTOWN  
LA JOLLA

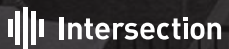


# INQUIRE TODAY.

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## Disclosure

The information set forth herein has been received by us from sources we believe to be reliable, but we have made no independent investigation of the accuracy or completeness of the information and make no representation with respect thereto. The above is submitted to errors, prior sale or lease, change in status or withdrawal without notice. DRE Lic #02208857



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