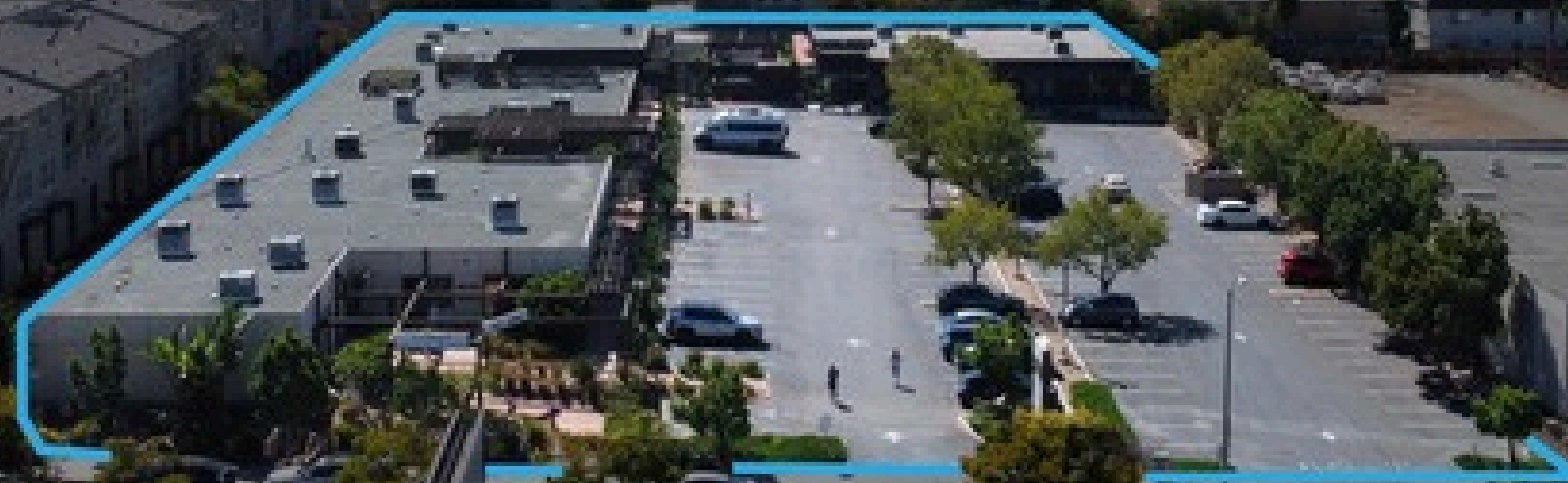


7339 EL CAJON BLVD

LA MESA, CA 91942

FOR LEASE



Garrett Gambal

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 **INFINITY**
INVESTMENT PROPERTIES

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PROPERTY HIGHLIGHTS

±800 - 6,850 SF
Space Available

Medical Office
Business Operations

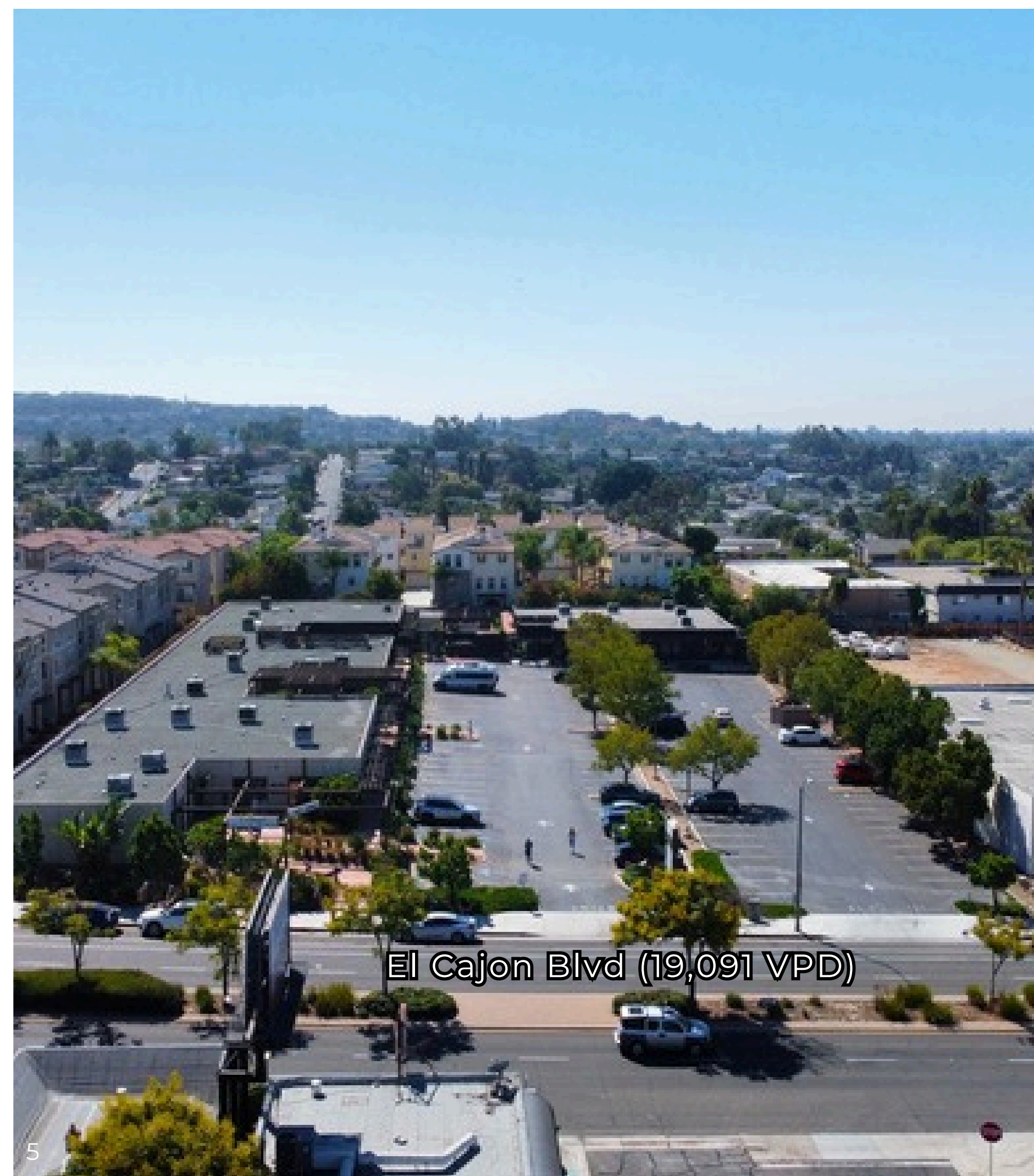
111
Parking Spaces

C-D-MU
Zoning Code

1976
Year Built

El Cajon Blvd
Monument Signage

Interstate 8 & Highway 94
Easy Access



El Cajon Blvd (19,091 VPD)



CURRENT AVAILABILITY

7339 El Cajon Blvd

Building - Suite	Total Size	Rent *
7339 - Suite A	1,850 SF	\$2.05/SF
7339- Suite B	2,700 SF	\$2.60/SF
7339- Suite C	2,300 SF	\$2.60/SF
7339 - Suite B & C	5,000 SF	\$2.60/SF
**Can be combined		
7339 - Suite L	750 SF	\$2.70/SF

Rents are Modified Full Service and include all CAM, water, trash, and electric charges

Suite A

±1,850 SF

Medical office space with a prior dental lab build-out. Multiple wet lines in place. Some improvements needed. Features 2 ensuite restrooms and multiple offices



*TI package is available to qualified tenants.



Suite B

±2,700 SF

7339 El Cajon Blvd, Suite B, is best suited as medical or traditional office space. The suite features a large main room, two private bathrooms, and ten large offices or treatment rooms. Can be combined with Suite C.





Suite C

±2,300 SF

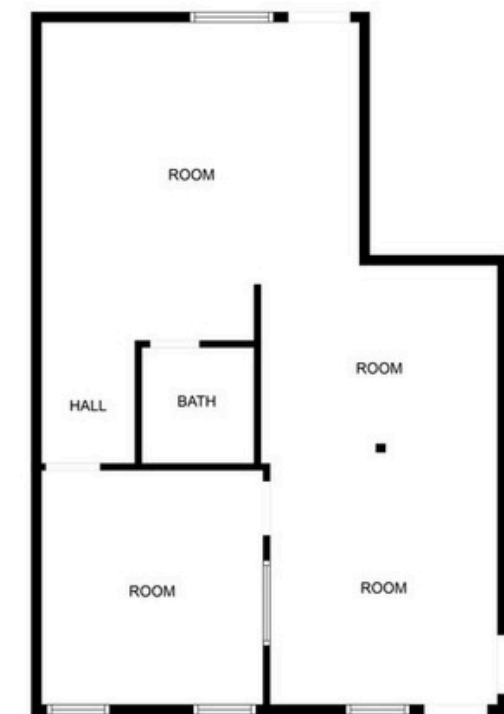
7339 El Cajon Blvd, Suite C, is best suited as medical office space. The suite features a large lobby or reception room, one private restroom, and four treatment rooms with water access. Suite C can be combined with Suite B.



Suite L

±750 SF

7339 El Cajon Blvd, Suite L is the endcap and could be retail, office, or medical office use. The suite features 1 a main room, an ensuite bathroom, a large private office, and reception area.

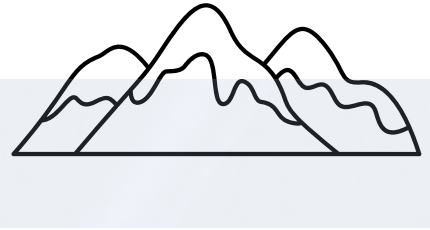


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

SUITE B



QUICK FACTS



Demographic Advantage: With a median age of 38, La Mesa offers a diverse mix of young professionals, families, and retirees.



Community Appeal: Known as the "Jewel of the Hills," La Mesa boasts a thriving business scene and year-round events, driving steady foot traffic.



Healthcare & Medical Growth: Home to Sharp Grossmont Hospital (536 beds, 3,000+ employees), La Mesa's medical sector has grown by 8% in five years, reinforcing its status as a healthcare hub.



Outdoor & Active Lifestyle: La Mesa enjoys 266 sunny days per year, with top-rated hiking at Cowles Mountain and Lake Murray, attracting thousands of visitors and active residents year-round.



DEMOGRAPHICS

1 MILE

POPULATION
27,343

AVERAGE HH INCOME
\$83,881

HOUSEHOLDS
11,429

3 MILE

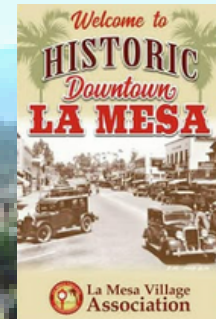
POPULATION
188,909

AVREAGE HH INCOME
\$95,429

HOUSEHOLDS
69,470



AMENITIES



EL CAJON BLVD





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