

MART SQUARE | LA MESA

8675-8697 La Mesa Blvd | La Mesa, CA
FOR LEASE



THE SPACE

Location	8675-8697 La Mesa Blvd La Mesa, CA 91942
County	San Diego
Traffic Count	11,004
Square Feet	3,432
Rent Per SF (Monthly)	\$2.00
Lease Type	NNN
Floor	1st

Notes Classy Creative Office or Retail!

HIGHLIGHTS

- Highly Visible Retail!
- Former Creative Office Suite Available!
- Classy Improvements!
- Good Ingress/Egress!
- Pylon Signage Available!
- 11,004 Average Daily Traffic Count on La Mesa Blvd!
- 8697 -D | Available with 30-60 days notice!
- \$2.00/sf + NNN's (+/-\$.45/sf)
- DO NOT DISTURB TENANT!



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
16,577	164,913	454,345

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$107,421	\$109,834	\$105,250

NUMBER OF HOUSEHOLDS

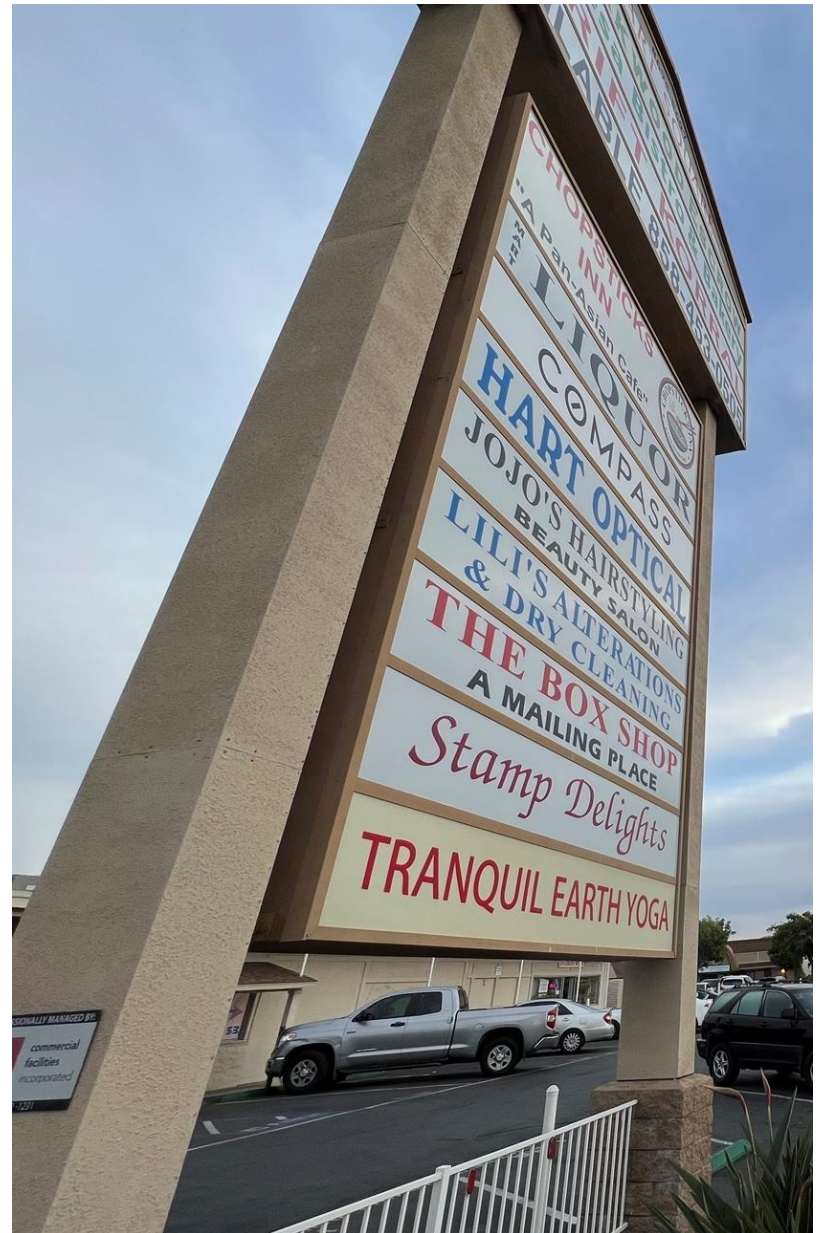
1.00 MILE	3.00 MILE	5.00 MILE
6,956	61,701	157,990



Phil Emery
Principal & Broker
(619) 955-6070
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PROPERTY FEATURES

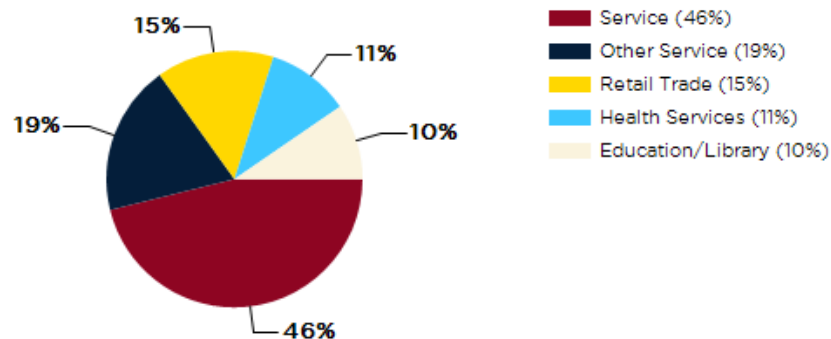
CURRENT OCCUPANCY	90.00%
TOTAL TENANTS	13
BUILDING SF	23,999
LAND SF	85,813
LAND ACRES	1.97
YEAR BUILT	1970
YEAR RENOVATED	Multiple
ZONING TYPE	Commercial
TOPOGRAPHY	Level
LOCATION CLASS	A
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	4
NUMBER OF PARKING SPACES	120
PARKING RATIO	3.3:1000
NUMBER OF INGRESSES	4
NUMBER OF EGRESSES	4



La Mesa-Jewel of the Hills!

- Centrally located in the rolling hills of San Diego County, La Mesa is known as the Jewel of the Hills. A near perfect climate, tree-lined streets, walkable neighborhoods, easy access to retail and commercial areas, and a quaint downtown village make La Mesa a highly desirable community in which to live and work. With massive growth the last two years, La Mesa has become the place to be with the turnover in housing along with new development projects!

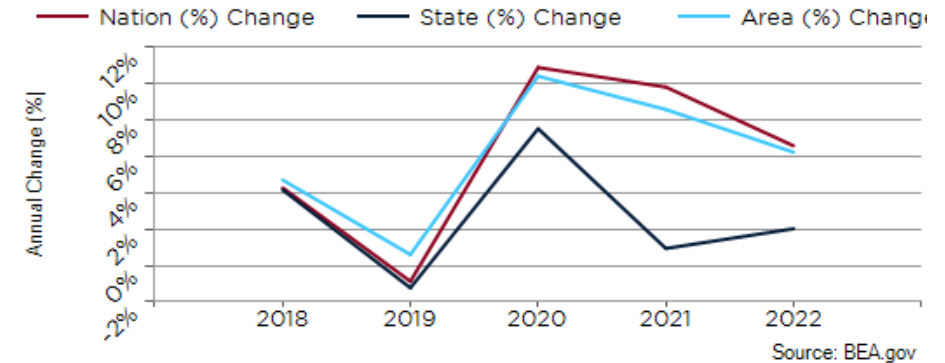
Major Industries by Employee Count



Largest Employers

City of La Mesa	201,500
El Super	100,249
University of California San Diego	26,000
Jack in the Box	16,000
San Diego Unified School District	15,881
Sharp Healthcare	14,390
City of San Diego	11,820
Kaiser Permanente	7,608

San Diego County GDP Trend



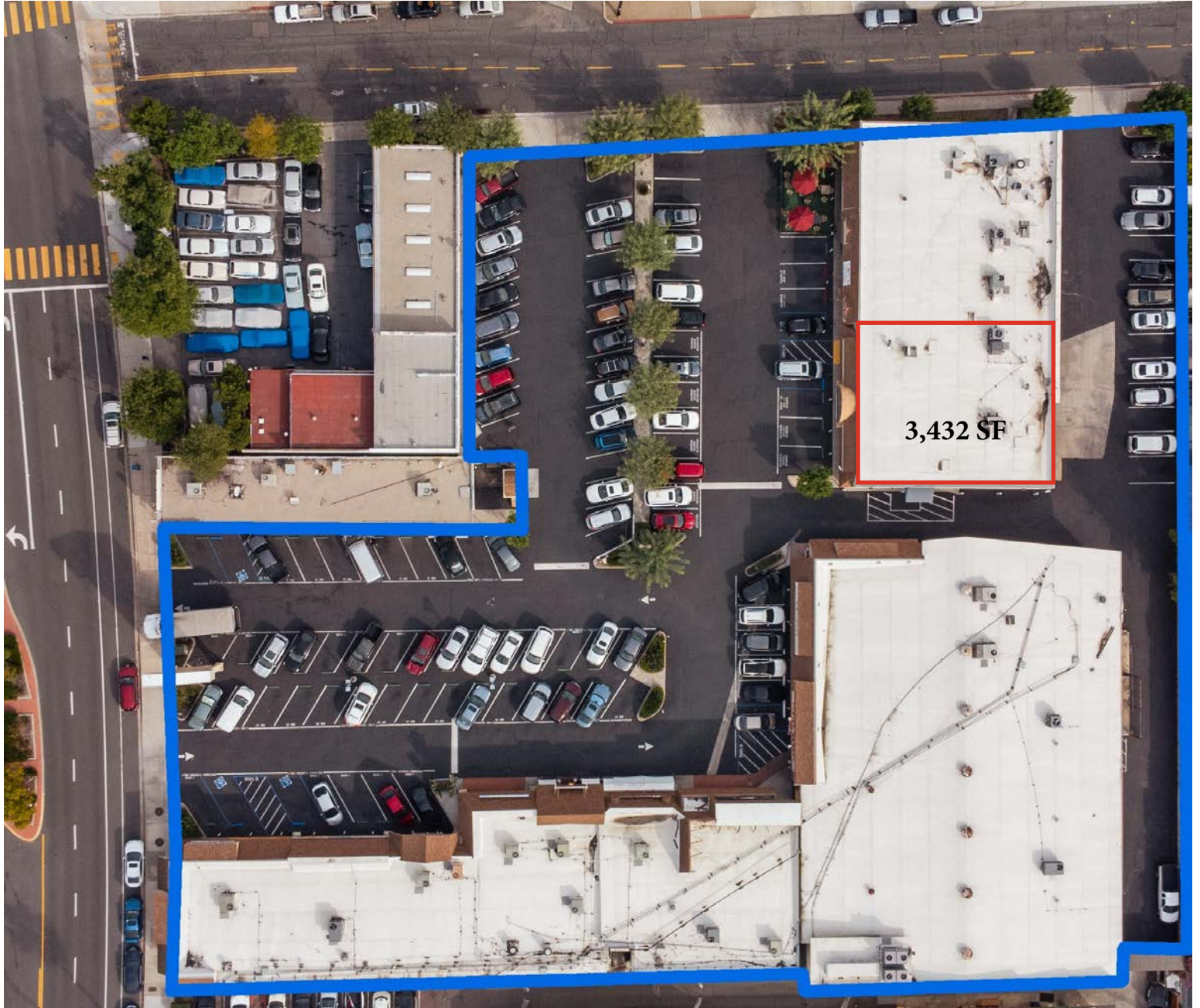
GROSSMONT
CENTER



La Mesa Boulevard



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SQUARE FOOT STUDIOS
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TEL: 858.201.8156
WWW.SQUAREFOOTSTUDIOS.NET

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LA MESA, CA 91942

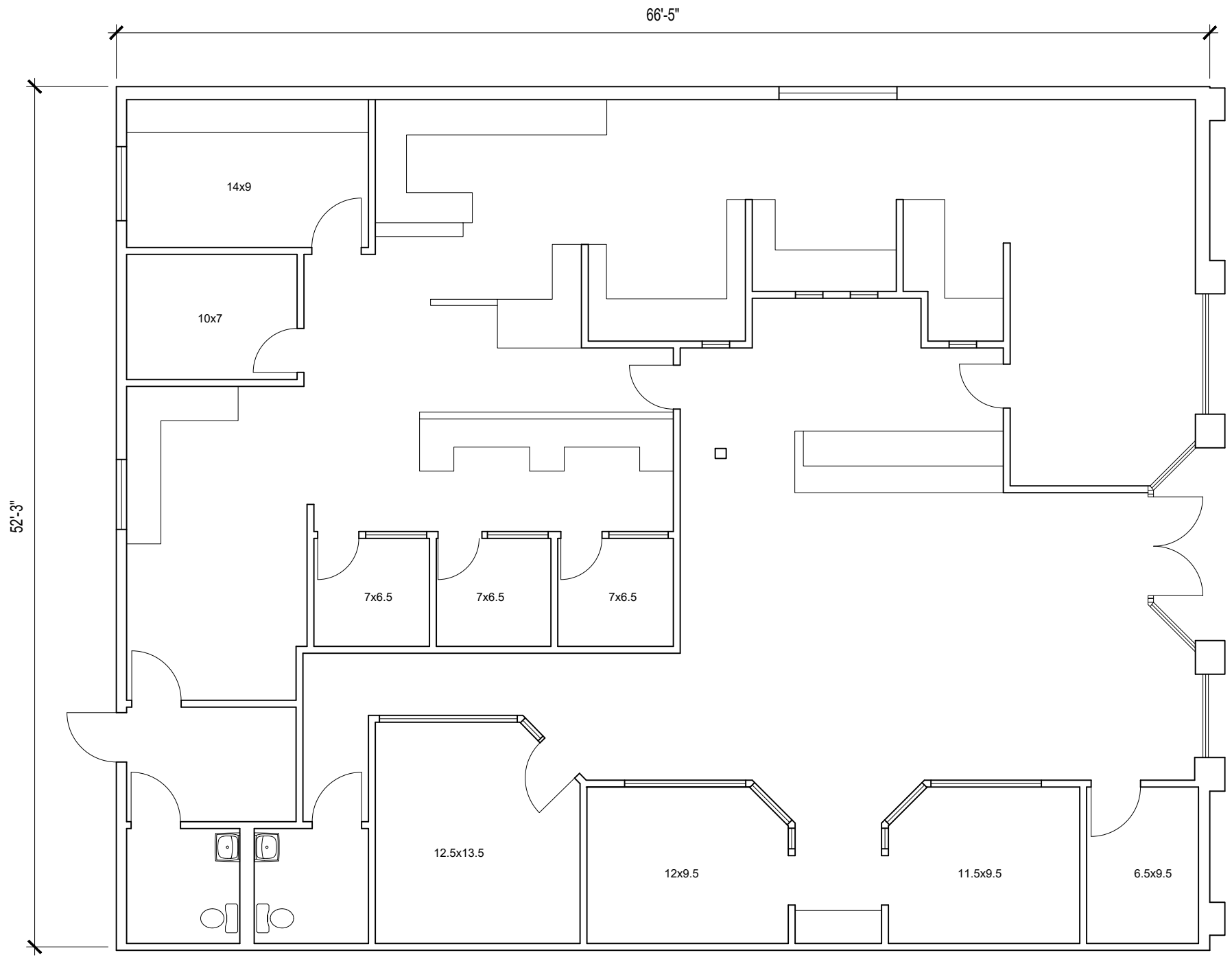
SHEET TITLE

Existing Plan

DATE: 5/23/23

SHEET NO.

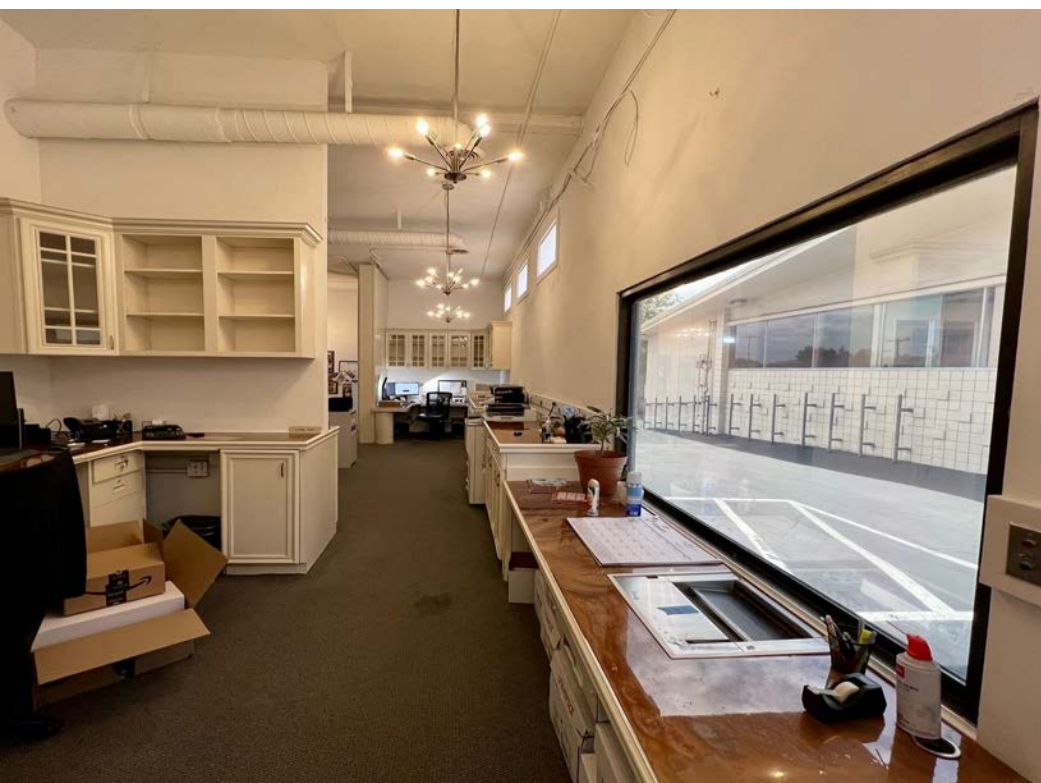
X1



EXISTING FLOOR PLAN

SCALE: 1/8" = 1'-0"

3470 SF



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Exclusively Marketed by:



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