

LA MESA VILLAGE RETAIL & OFFICE AVAILABLE FOR LEASE





PROPERTY ADDRESS

8347 La Mesa Boulevard & 4730 3rd Street, La Mesa, CA

PROPERTY TYPE

Retail & Office

OCCUPANCY

Multi tenant

BUILDING SIZE

6,862 Sq. Ft.

PARKING

12 spaces - building
exclusive adjacent lot

MIN. DIVISIBLE

2,016 Sq. Ft.

MAX CONTIGUOUS

6,862 Sq. Ft.

LEASE TYPE

NNN

LEASE RATE

Negotiable

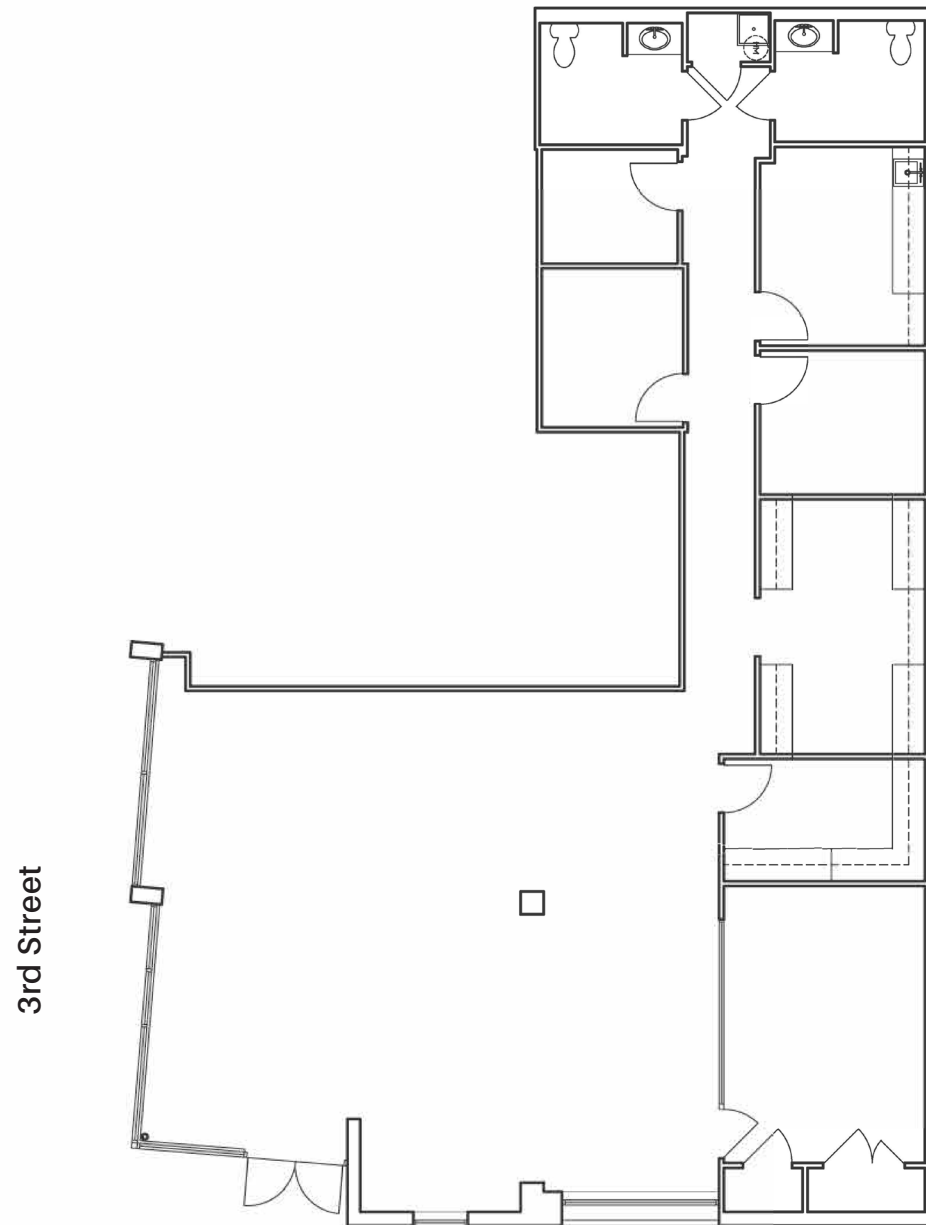
AVAILABILITY

ADDRESS	SIZE - SF	TYPE	AVAILABLE	TENANT	RATE
4730-A	1,400	Office		law office	
4730-B	1,007	Retail		music school	
4730-C	2,016	Medical	Now	vacant	negotiable
8347	2,444	Retail	Now	vacant	negotiable

FEATURES

- ±2,444 SF street front retail/office
- Open office/showroom
- Three private offices
- Two restrooms
- Copy/storage rooms
- Breakroom
- Former bank location
- Adjacent parking available
- Prominent corner location with window line facing La Mesa Blvd. and 3rd Street

Lease Rate: negotiable



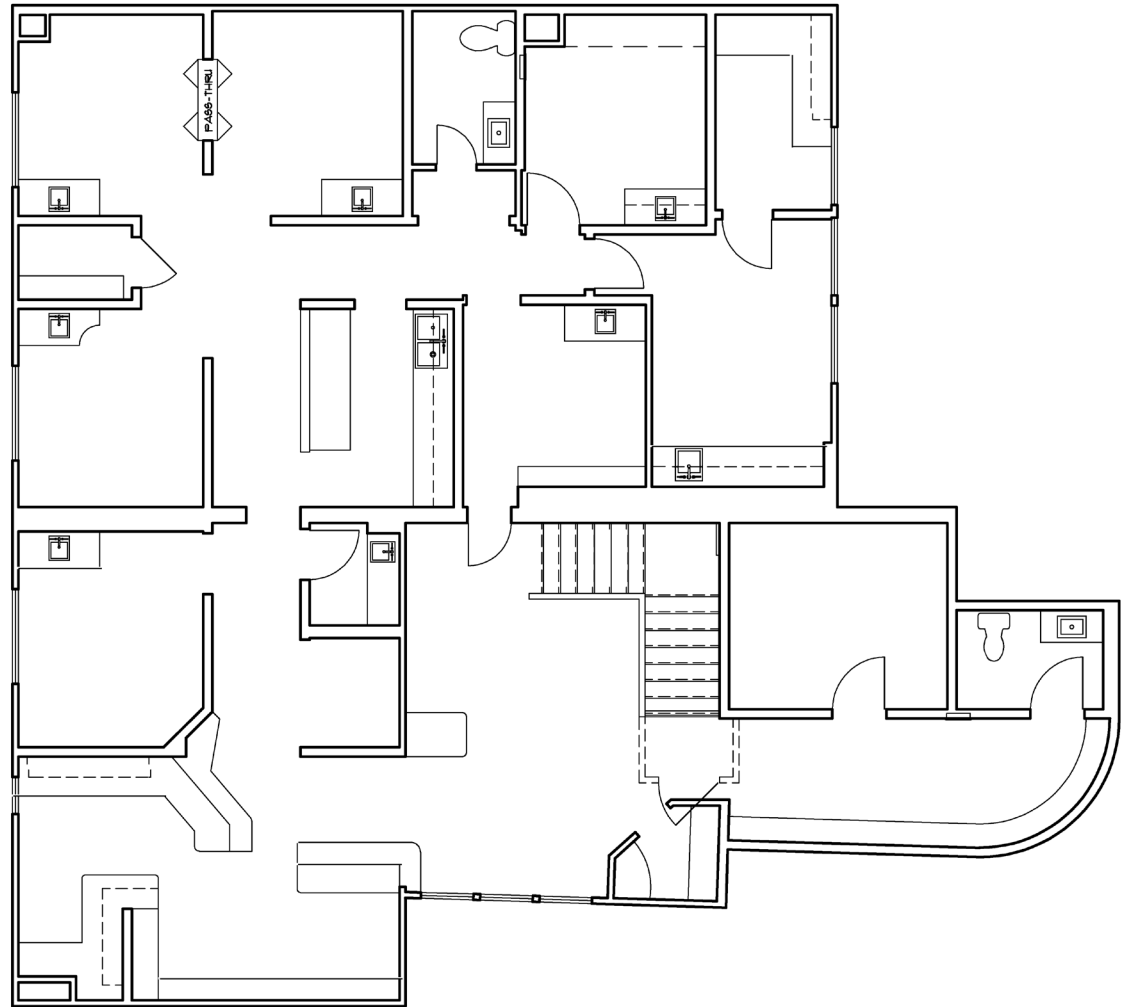
Space plan not to scale; for reference purposes only



FEATURES

- ±2,016 SF second floor office
- Open reception and lobby area
- Seven (7) office/exam areas
- Lab/X-ray area
- Restroom
- Storage
- Breakroom
- Former dental office (in-place plumbing)
- Adjacent parking available

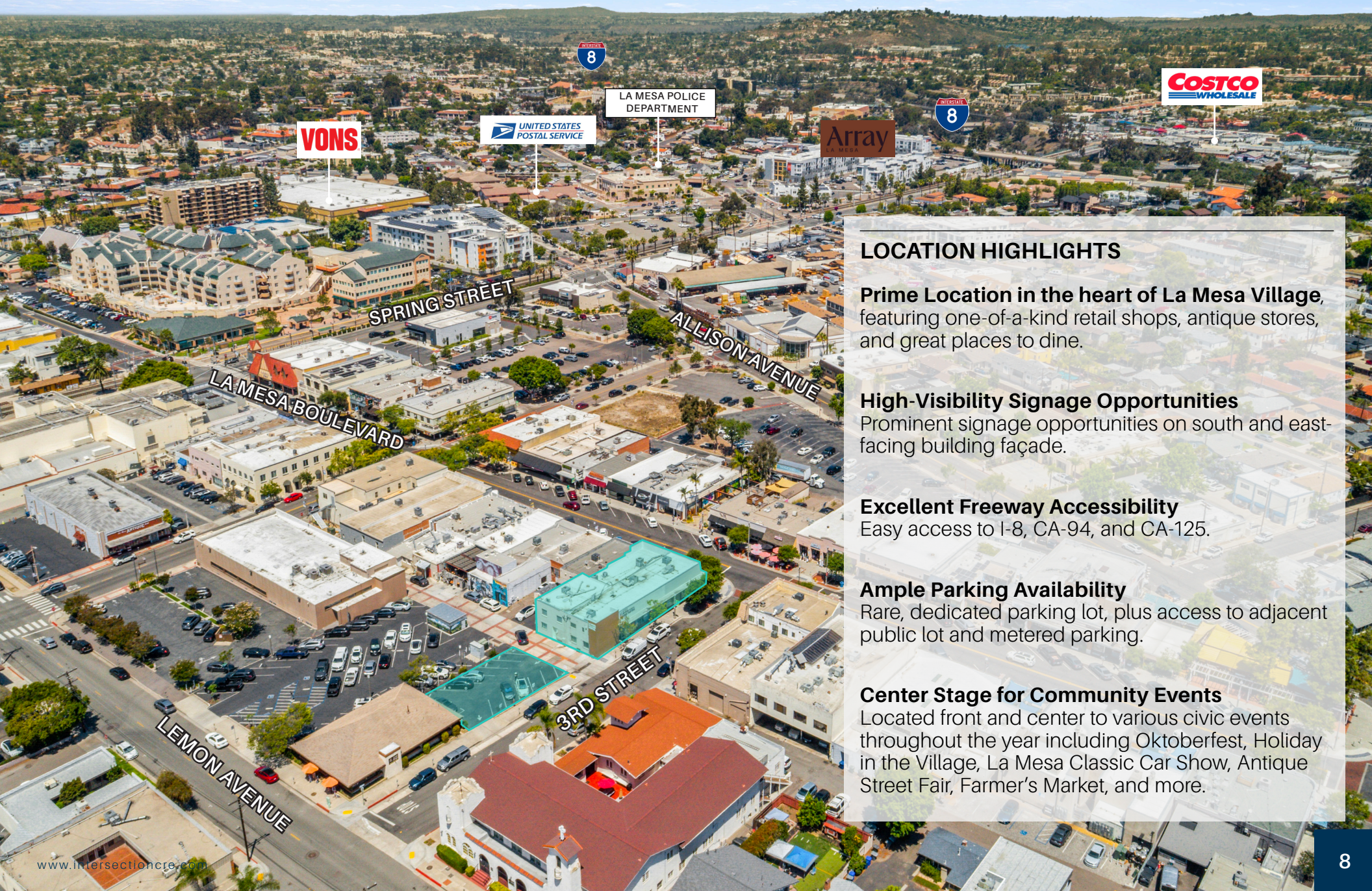
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LOCATION HIGHLIGHTS

Prime Location in the heart of La Mesa Village, featuring one-of-a-kind retail shops, antique stores, and great places to dine.

High-Visibility Signage Opportunities

Prominent signage opportunities on south and east-facing building façade.

Excellent Freeway Accessibility

Easy access to I-8, CA-94, and CA-125.

Ample Parking Availability

Rare, dedicated parking lot, plus access to adjacent public lot and metered parking.

Center Stage for Community Events

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.

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