

PROFESSIONAL OFFICE FOR LEASE

8580 LA MESA BOULEVARD, LA MESA, CA 91942

\$1.00/SF Broker Bonus!

LEASING SPECIAL:

- 2 Months Free Rent
- Min. 3 Year Lease Term Req.
- Qualified Tenant
- 4% CO-OP FEE!!!

AVAILABLE NOW

± 980 RSF Professional Office Space

**Newly Renovated
Professional Office Suite**

Suite Features Includes:

- > Kitchenette
- > Prewired for High Speed Internet
- > Reserved Parking
- > Abundant Natural Light with Operable Windows

Brian Crepeau

Executive Director | Brokerage
Brian@PacificCoastCommercial.com
Lic. 01169628

Vanessa Reza

Senior Advisor - Sales & Leasing
Vanessa@PacificCoastCommercial.com
Lic. 01856646

Valeria Perez Raban

Sales & Leasing Associate
Valeria@PacificCoastCommercial.com
Lic. 02232370

(619) 469-3600 | 10721 Trenea St., Suite 200 | San Diego, CA 92131 | www.PacificCoastCommercial.com | Lic. 01209930


**PACIFIC COAST
COMMERCIAL**
SALES - MANAGEMENT - LEASING

8580

LA MESA BLVD

PROPERTY FEATURES



AVAILABILITY

± 980 RSF Office Space



PROPERTY

± 7,650 SF Professional Office Building on a 0.49 AC Lot
Rosehedge Professional Plaza



HIGHLIGHTS

Well Maintained Building with Professional Image
Kitchenette Included in Each Office Suite



LOCATION

Located 5 Minutes from Historic La Mesa Village
(Shops, Restaurants, Farmer's Market & More)



PARKING

On-Site Reserved Parking



FREEWAY ACCESS

Less than 2 Minutes from I-8 & Hwy 125 & 94



INTERNET

Building Equipped with Cox High Speed Internet

Office Suite Includes Fresh New Upgraded Finishes

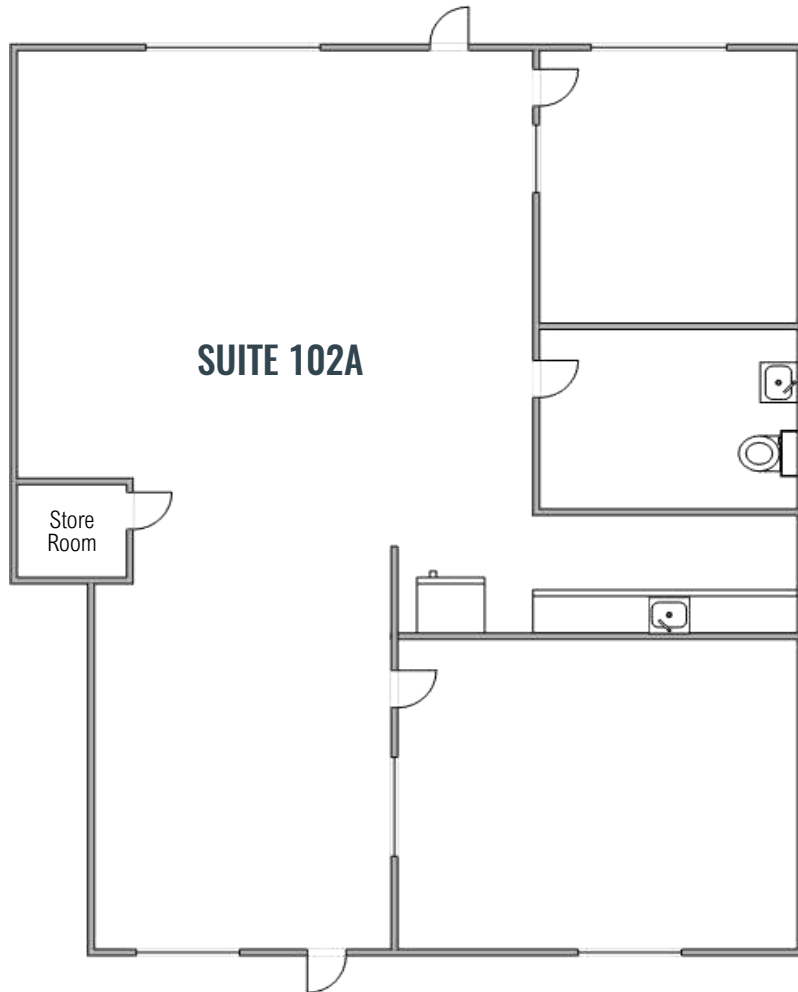


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SUITE FEATURES

Office Suite Includes Fresh New Upgraded Finishes



SUITE 102A: ± 980 RSF

- > Waiting Room, Conference Room, Private Office, Open Office, Kitchenette, IT/ Store Room, Private Restroom
- > Lease Rate: \$2,995.00/Month - Modified Gross + Electric

Floor Plan Not Fit to Scale; for Reference Purposes Only.

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LA MESA BLVD
INTERIOR PHOTOS

Office Suite Includes Fresh New Upgraded Finishes



8580 LA MESA BLVD

LA MESA VILLAGE

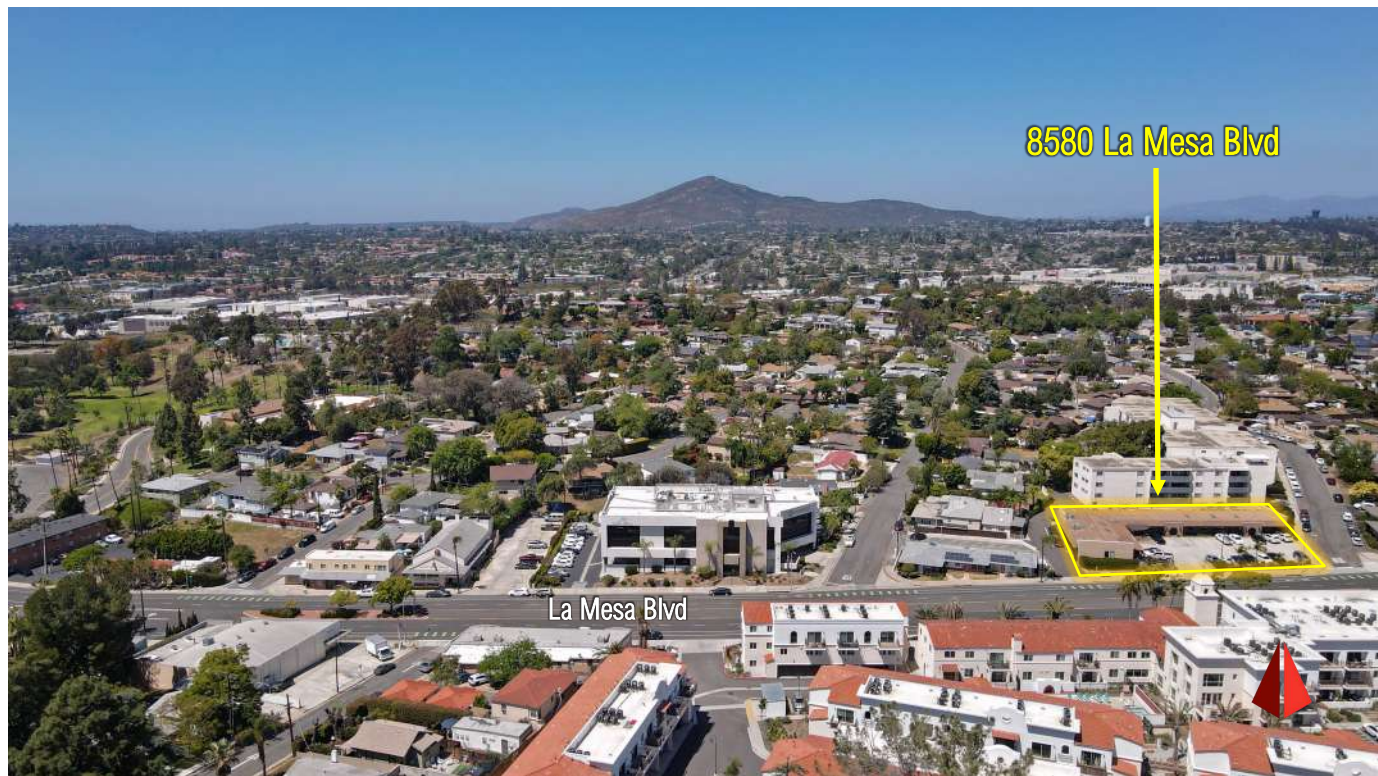


RESTAURANTS WITHIN 10 MINUTE WALK

- > Casa Gabriela's
- > Farmers Table
- > Johnny B's
- > Centifonti Bar & Restaurant
- > Curbside Eatery & Drinkery
- > Mario's De La Mesa
- > Tiramisu Trattoria
- > Swami's Café
- > Por Favor
- > The Hills Pub
- > Boss Bird Kitchen

The La Mesa Village is the historical center of La Mesa. Many of the surrounding buildings remain as they were in 1912 when the City of La Mesa was incorporated. La Mesa Boulevard features many one-of-a-kind retail shops, antique stores and great places to dine. La Mesa Village business owners place an emphasis on high quality products and personalized, friendly service.

Within just five square blocks, you can experience a hassle free shopping experience that puts the malls to shame.



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LA MESA BLVD

DEMOGRAPHICS



POPULATION	2 MILE	5 MILE
2023 Population	72,717	444,338
2028 Population	71,831	437,290
Population Growth (2010-2023)	0.4%	0.3%
Median Age	39.2	37



HOUSEHOLDS	2 MILE	5 MILE
Total Households	30,188	157,492
HH Growth (2010-2023)	0.5%	0.3%
Avg. HH Income	\$100,133	\$95,458
Renter Occupied	15,611	74,829
Owner Occupied	14,167	79,962



ECONOMY	2 MILE	5 MILE
Businesses	4,503	17,302
Employees	35,648	129,974
Consumer Spending	\$1 B+	\$5.4 B+

* demographics source: costar



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LA MESA BLVD

NEARBY AMENITIES

COSTCO WHOLESALE **Carl's Jr.**
KAISER PERMANENTE **BOLT BREWERY** **CHIPOTLE MEXICAN GRILL**
the Habit BURGER GRILL **McDonald's** **O'Reilly AUTO PARTS**
HELIX BREWING CO **FedEx**

VONS **Swami's CAFE** **CHASE**
SPROUTS FARMERS MARKET **Round Table PIZZA** **Pizza Hut**

BevMo! **Walmart**
TARGET **Office DEPOT** **24 HOUR**
TRADER JOE'S **petco** **Olive Garden ITALIAN KITCHEN**
SHARP **CHUZE FITNESS**
Red Lobster **STARBUCKS COFFEE** **Chuck E. Cheese**

ROSS DRESS FOR LESS **Walmart**
Jack in the box **HOBBY LOBBY** **HYUNDAI**
DISCOUNT TIRE **Ford**



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information, including zoning, financials, leases, square footage, permits and use should be verified during due diligence and prior to completing a transaction.

