



# FOR SALE NET LEASED INVESTMENT OR OWNER/USER

8090 PARKWAY DR, LA MESA, CA 91942



**\$2.7M**

SALE PRICE

**6%**

YEAR 1 CAP RATE



CURRENT TENANT  
CONCENTRA HEALTH



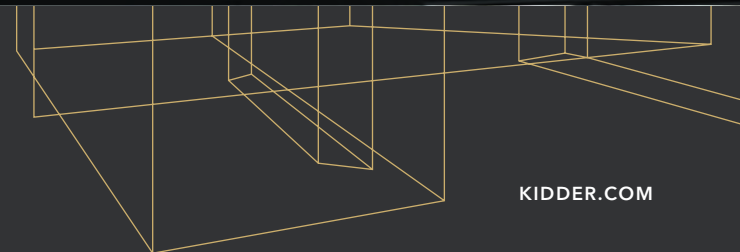
ABSOLUTE  
NNN LEASE



LEASE EXPIRATION  
MARCH 31, 2021

**Kidder  
Mathews**

**JEFF BROWN**  
858.369.3016  
jeff.brown@kidder.com  
LIC N° 01496665



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**FOR SALE**

**±5,400 SF on ±.39 AC of Land**

8090 PARKWAY DR, LA MESA, CA 91942



Kaiser Permanente's  
491,357 SF, 12-acre campus

**SUBJECT  
PROPERTY**

 **TRAFFIC COUNT**  
31,873



**\$2,700,000**

**SALE PRICE**

**6%**

**YEAR 1 CAP RATE**

**±5,400 SF**

**ON ±0.39 AC OF LAND**

**4.5/1,000**

**PARKING RATIO**

**TENANT** Concentra Health Services

**LEASE TYPE** Absolute NNN

**LEASE EXPIRATION** March 31, 2021

**2-STORY** Medical / Office Building

**ELEVATOR** Served

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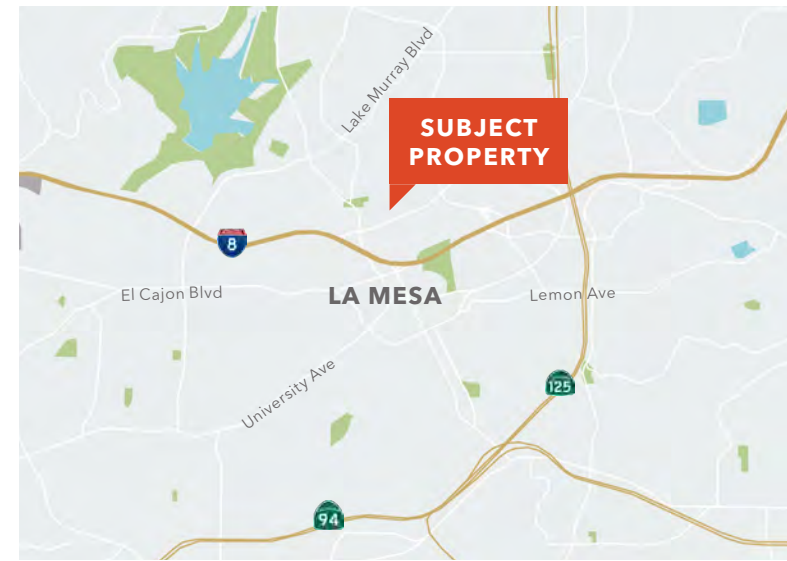


**DEMOGRAPHICS**

2019	1 Mile	3 Miles	5 Miles
Estimated Population	24,551	160,117	457,252
Estimated Avg HH Income	\$73,478	\$90,610	\$85,485
Estimated Total Employess	17,058	51,940	140,197

**LOCATION** Adjacent to Kaiser Permanente

**IMMEDIATE ACCESS** to I-8 and Highway 125



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