

# FOR LEASE • LA MESA VILLAGE OFFICE/RETAIL

## 3,167 SF GROUND FLOOR SUITE AVAILABLE

8270 LA MESA BLVD. • LA MESA CA 91942

**GREAT LOCATION IN BUSY DOWNTOWN HISTORIC LA MESA VILLAGE**



CREATIVE CLO  
EXECUTIVE  
#300 A

BANKS & BANKS  
EST. 1986

1Post

8270

OPEN  
GIFTS

Personalized Gifts  
Gourmet Treats

Keys Collection  
Gourmet



858.360.3000 | caacre.com

**ROC BEAS**  
Senior Vice President  
Roc@caacre.com  
DRE Lic # 01985515

**BRIAN JENKINS**  
Principal  
Brian@caacre.com  
DRE Lic # 01814828



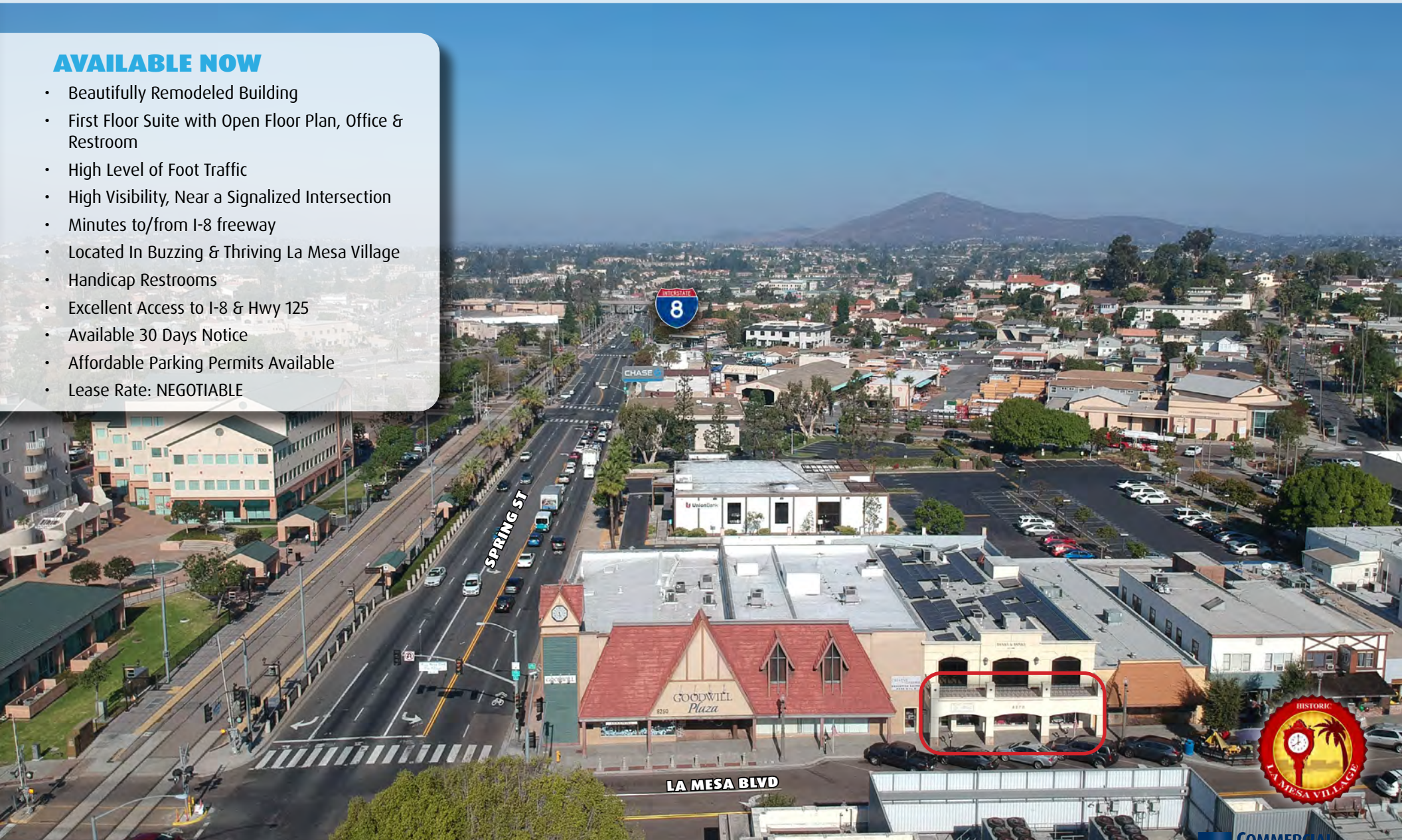
# FOR LEASE • LA MESA VILLAGE OFFICE/RETAIL

## 3,167 SF GROUND FLOOR SUITE AVAILABLE

8270 LA MESA BLVD. • LA MESA CA 91942

### AVAILABLE NOW

- Beautifully Remodeled Building
- First Floor Suite with Open Floor Plan, Office & Restroom
- High Level of Foot Traffic
- High Visibility, Near a Signalized Intersection
- Minutes to/from I-8 freeway
- Located In Buzzing & Thriving La Mesa Village
- Handicap Restrooms
- Excellent Access to I-8 & Hwy 125
- Available 30 Days Notice
- Affordable Parking Permits Available
- Lease Rate: NEGOTIABLE



858. 360. 3000 | caacre.com

COMMERCIAL  
ASSET  
ADVISORS



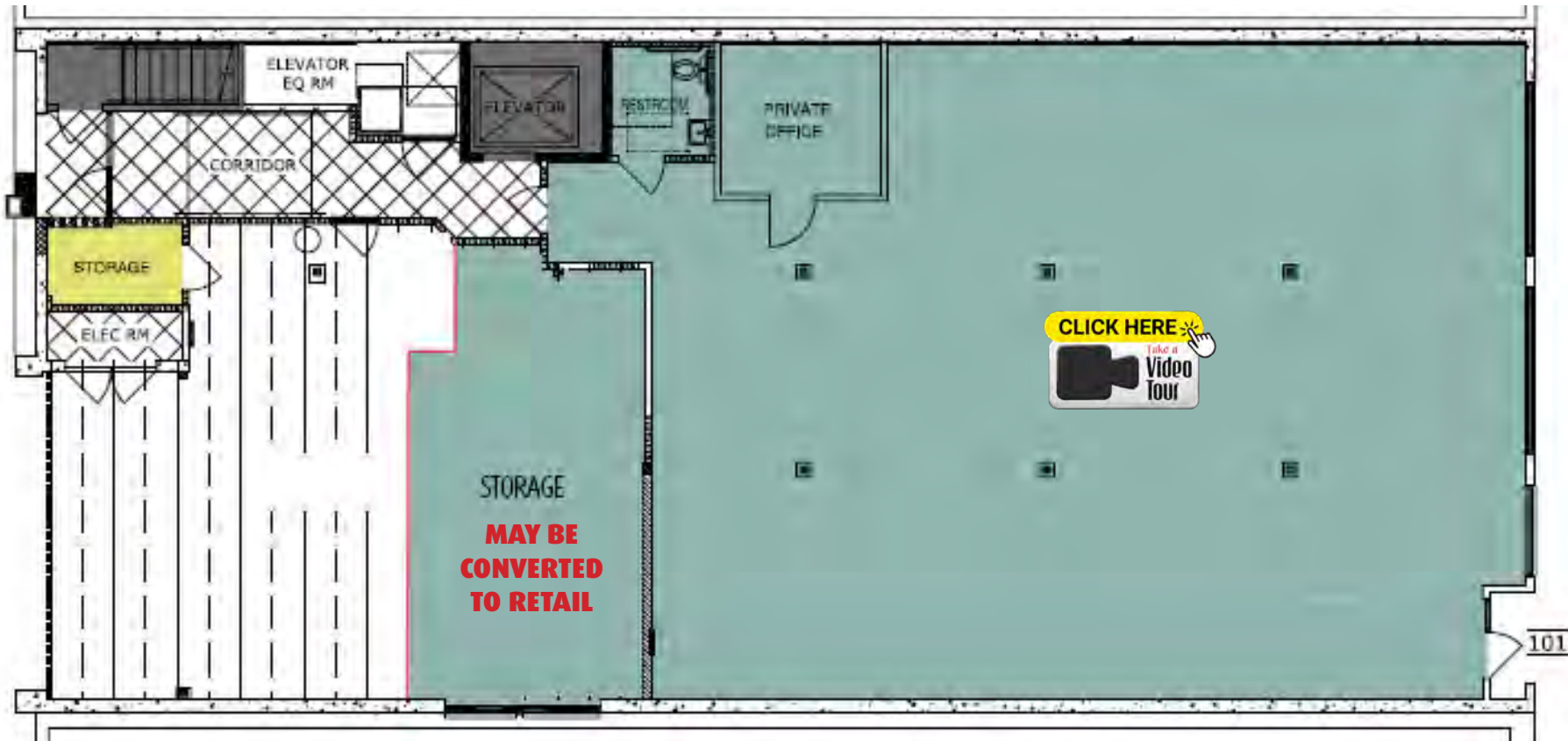


# FOR LEASE • LA MESA VILLAGE OFFICE/RETAIL

## 3,167 SF GROUND FLOOR SUITE AVAILABLE

8270 LA MESA BLVD. • LA MESA CA 91942

### SITE PLAN



LA MESA BLVD



# FOR LEASE • LA MESA VILLAGE OFFICE/RETAIL

## 3,167 SF GROUND FLOOR SUITE AVAILABLE

8270 LA MESA BLVD. • LA MESA CA 91942



858. 360. 3000 | caacre.com



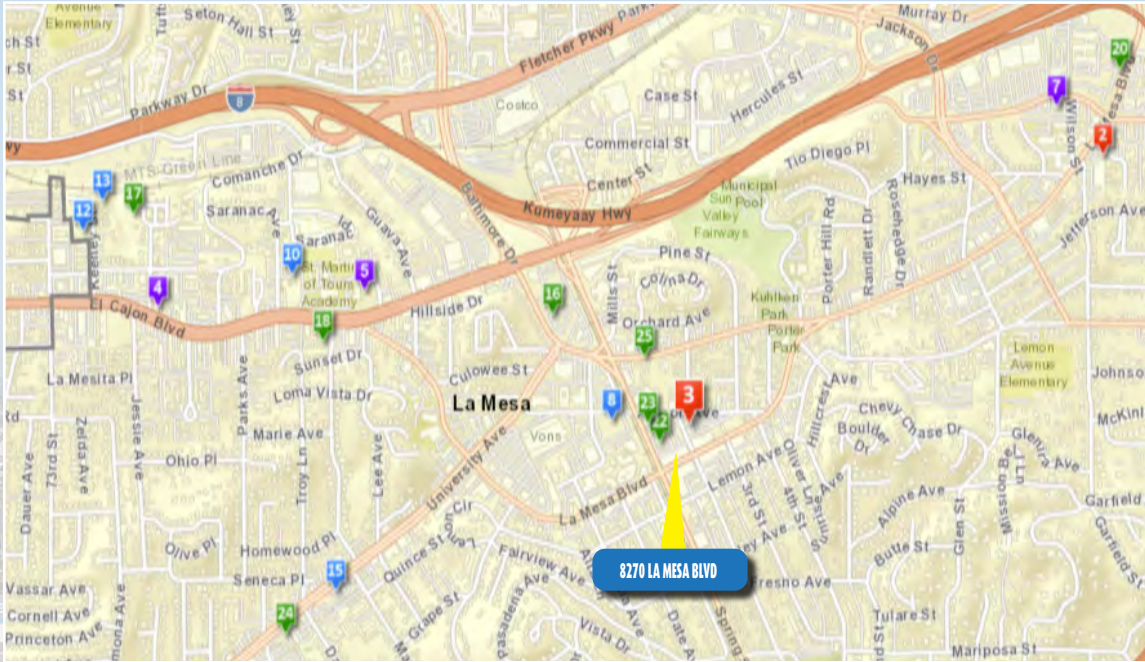
This information above was obtained from sources deemed reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through Commercial Asset Advisors.



# FOR LEASE • LA MESA VILLAGE OFFICE/RETAIL

## 3,167 SF GROUND FLOOR SUITE AVAILABLE

8270 LA MESA BLVD. • LA MESA CA 91942



## AREA DEVELOPMENT

With over 1,100 proposed or under construction new apartment and condo units, La Mesa is experiencing rapid economic growth across the entire local economy. More information can be found on the City of La Mesa's website.

LOCATION	ADDRESS	UNITS PROPOSED	STATUS
2	8875 La Mesa Blvd	72	Discretionary Review
3	4757 Palm Ave	64	Discretionary Review
5	7808 El Cajon Blvd	56	Entitled
6	8135 El Paso	20	Entitled
7	5220 Wilson	49	Entitled
8	8181 Allison Ave	147	Plan Review
9	Eastridge Dr	30	Plan Review
10	7664 El Cajon Blvd	252	Plan Review
11	High Street	32	Plan Review
12	5042 Keeney St	10	Plan Review
13	5061 Keeney St	19	Plan Review
14	4400 Palm Ave	21	Plan Review
15	7735 University	7	Plan Review
16	4949 Baltimore	230	Under Construction
17	7735 El Cajon Blvd	10	Under Construction
21	4210 Spring St	48	Under Construction
24	7643 University	60	Under Construction
25	8234 University	10	Under Construction



# FOR LEASE • LA MESA VILLAGE OFFICE/RETAIL

## 3,167 SF GROUND FLOOR SUITE AVAILABLE

8270 LA MESA BLVD. • LA MESA CA 91942

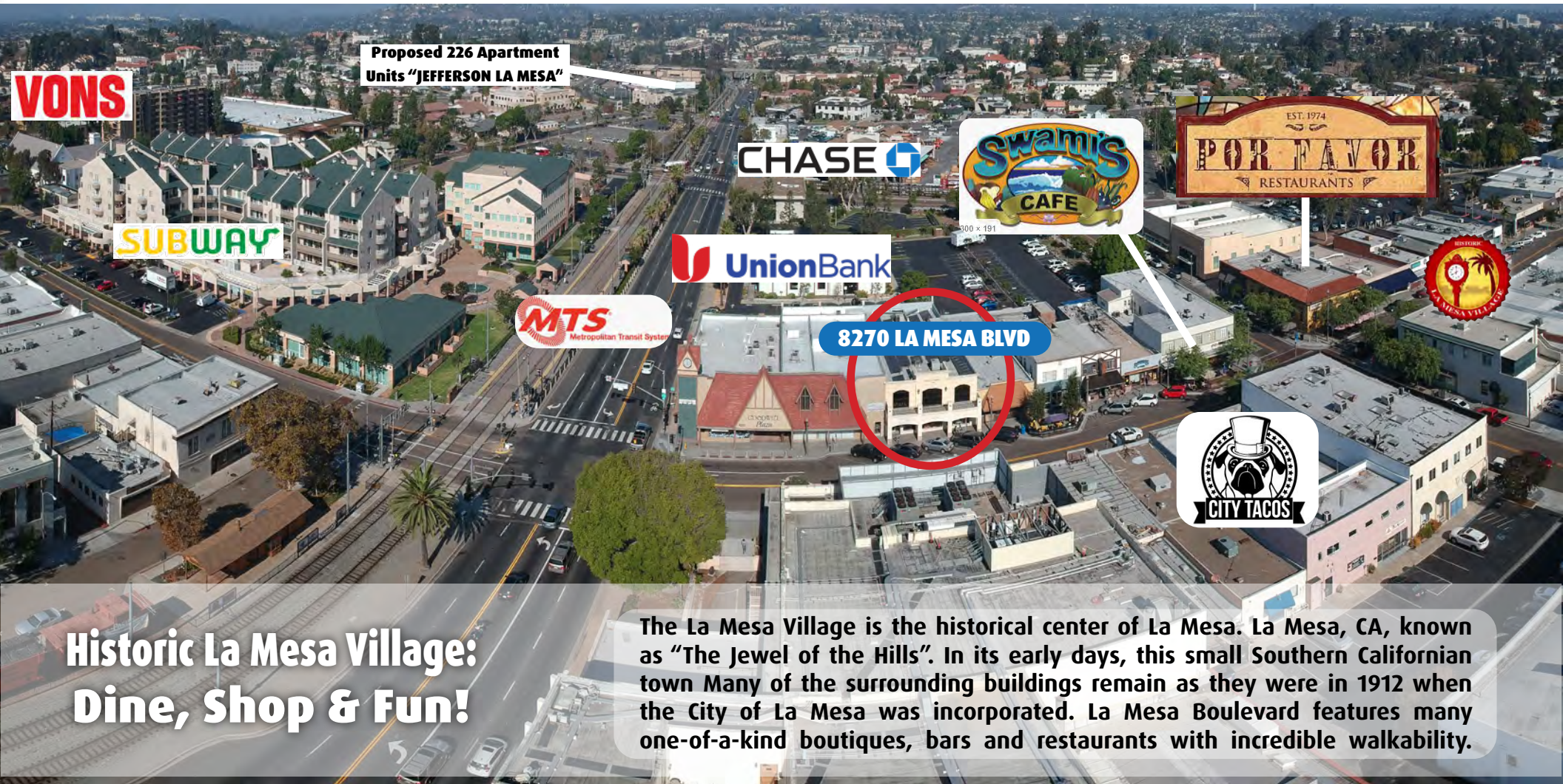




# FOR LEASE • LA MESA VILLAGE OFFICE/RETAIL

## 3,167 SF GROUND FLOOR SUITE AVAILABLE

8270 LA MESA BLVD. • LA MESA CA 91942



**Historic La Mesa Village:  
Dine, Shop & Fun!**

The La Mesa Village is the historical center of La Mesa. La Mesa, CA, known as "The Jewel of the Hills". In its early days, this small Southern Californian town 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 boutiques, bars and restaurants with incredible walkability.



**ROC BEAS**

Senior Vice President  
Roc@caacre.com  
DRE Lic # 01985515

**BRIAN JENKINS**

Principal  
Brian@caacre.com  
DRE Lic # 01814828