

7339 EL CAJON BLVD

LA MESA, CA 91942

FOR LEASE



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 **INFINITY**
INVESTMENT PROPERTIES

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PROPERTY HIGHLIGHTS

±1,305 - 7,000 SF
Space Available

Medical Office Building
Business Operations

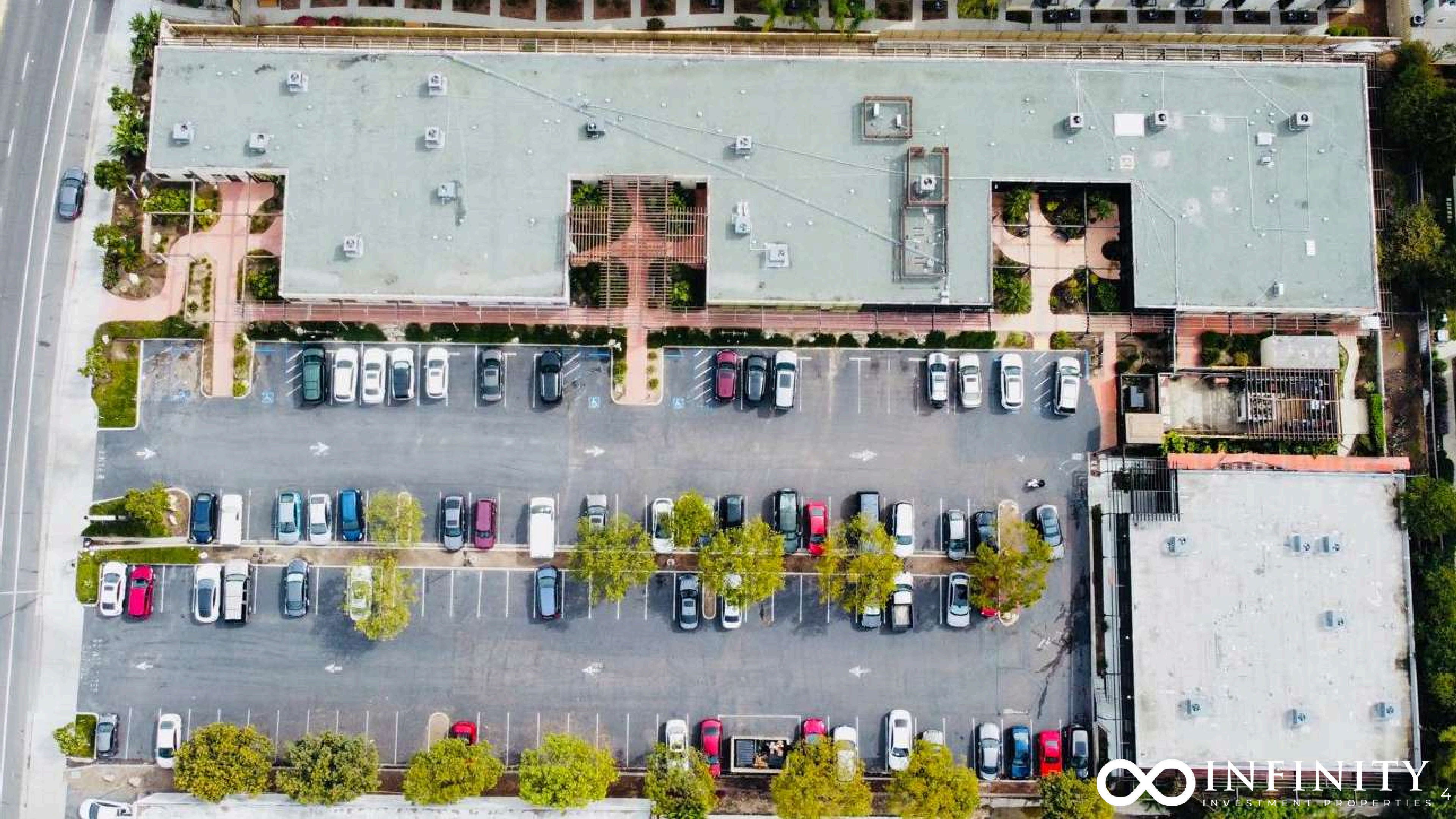
111
Parking Spaces

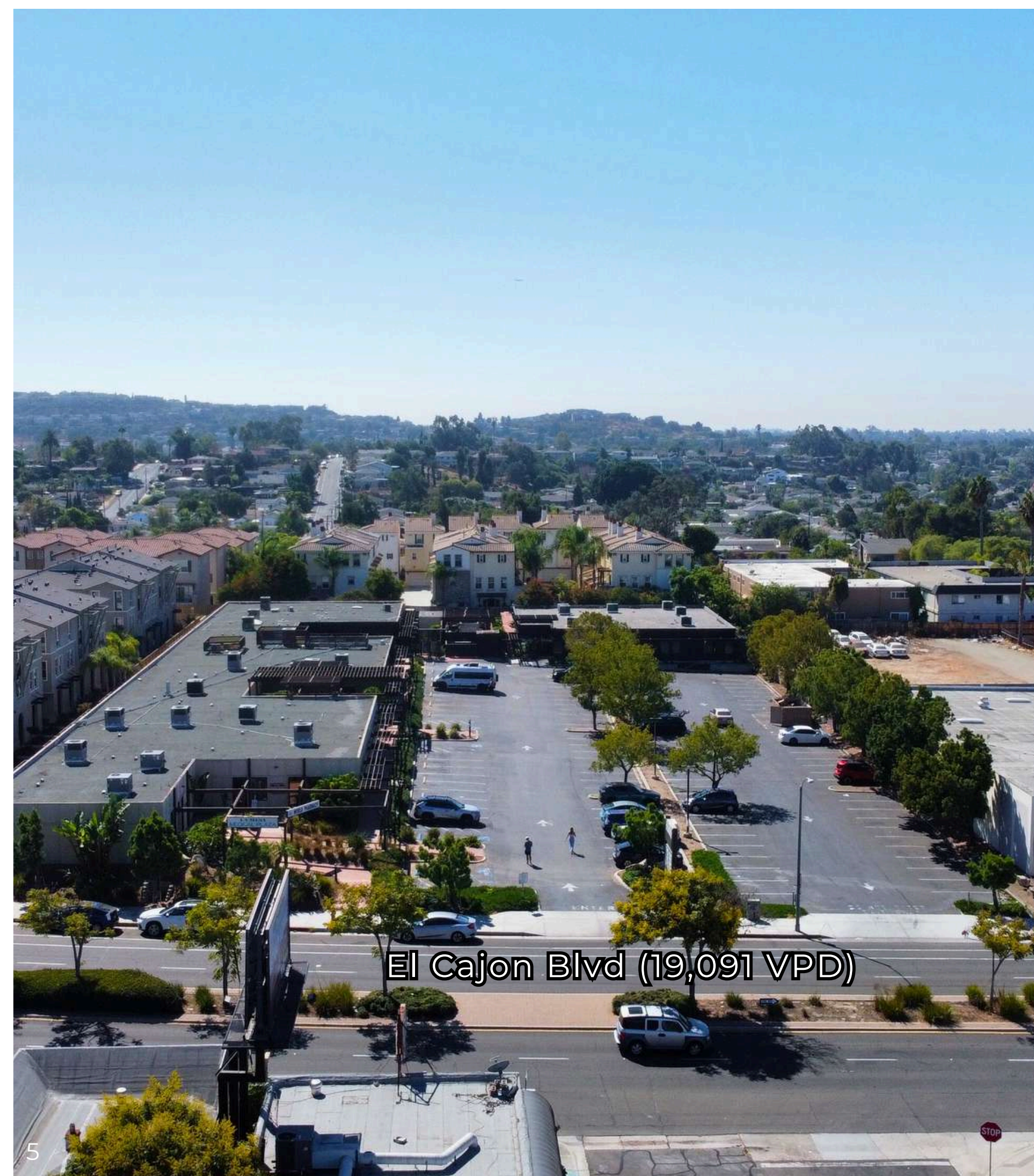
C-D-MU
Zoning Code

1976 (Recently Improved)
Year Built

El Cajon Blvd
Monument Signage

Interstate 8 & Highway 94
Easy Access

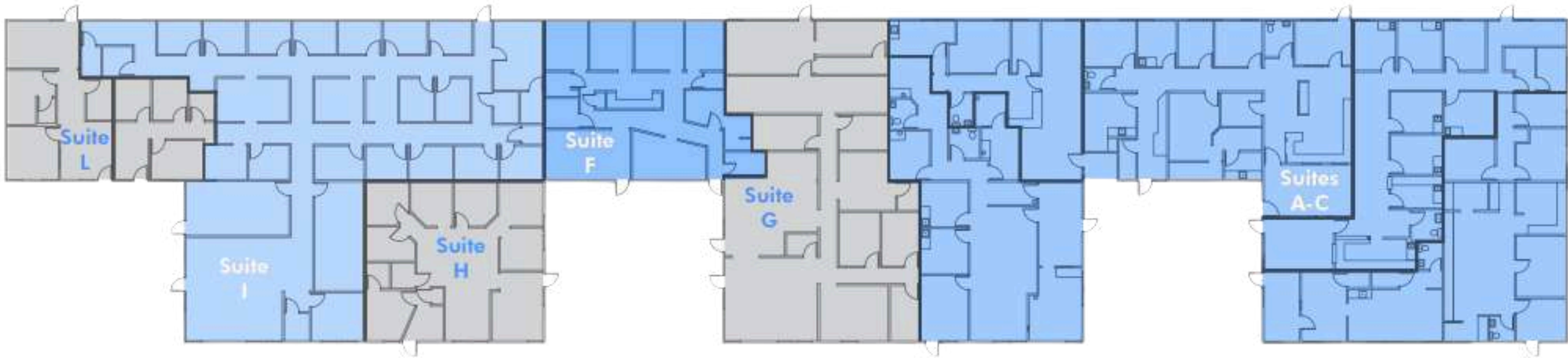




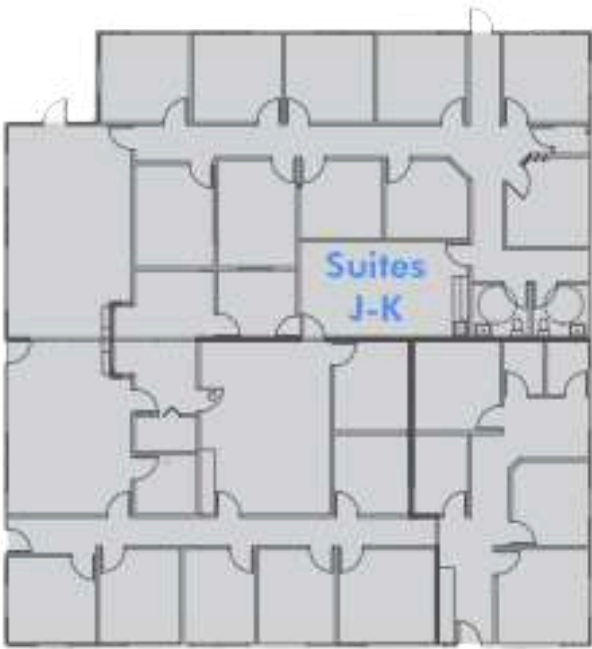
El Cajon Blvd (19,091 VPD)



AVAILABILITIES



SUITE	AVAILABILITY	SIZE	COMMENTS
A	NOW	1900 SF	Space is ideal for any office use or as lab space. TIA package available to qualified tenants.
B	NOW	5100 SF	Ideal for a large medical practice or office user. Can be demised into 3 smaller suites between 1500-2000 SF each.
I	NOW	4600 SF	Ideal for any large medical practice - current layout is for a physician. Large lobby and receptionist room , 12+ treatment rooms, 3 restrooms, insuite fire sprinklers.
L	4/1/25	1305 SF	Endcap location - ideal for chiropractor, accupuncture, healthspa, etc. 2 restrooms and kitchen breakroom.



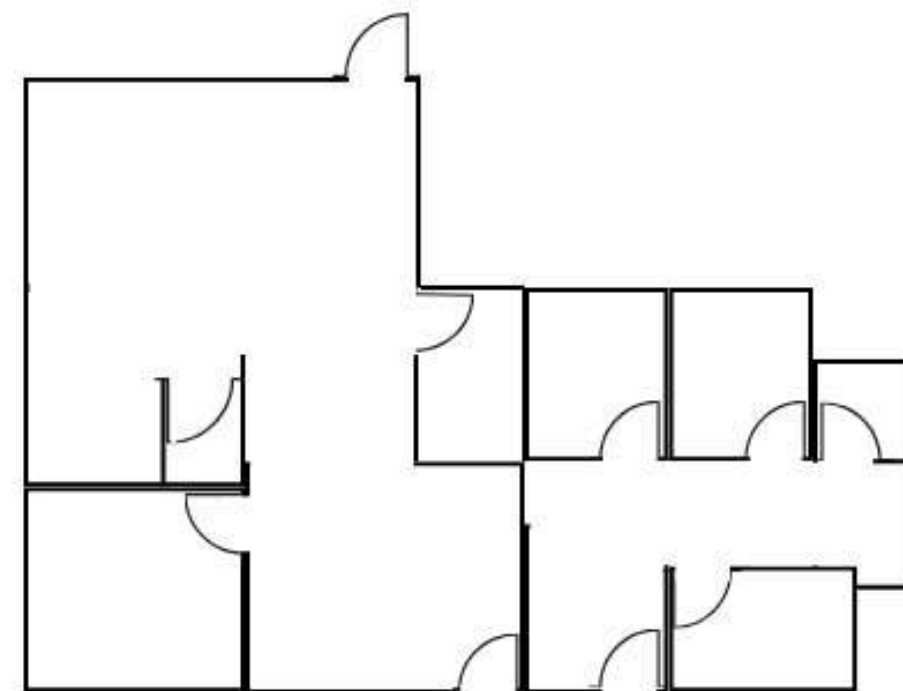
NOTE Suites I and L can be combined to become ~ 5900 SF. Suites I and L can be combined to become ~7,000 SF



Suite L

±1305 SF

7339 El Cajon Blvd, Suite L, is best suited as an office or medical space at the end cap in the La Mesa Medical Plaza. The suite features 6 private offices, 2 private bathrooms, a main area, and a reception area.

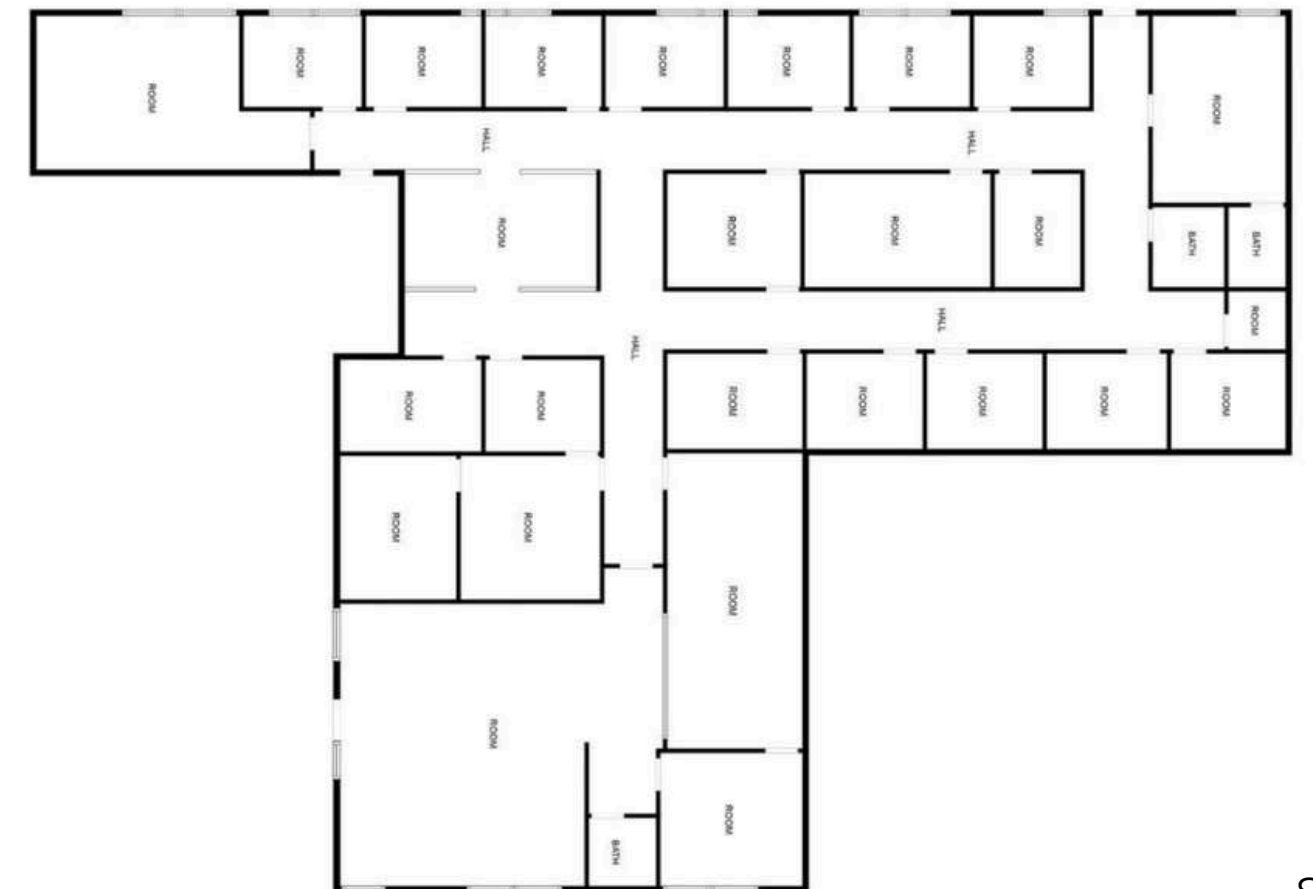




Suite I

±4600 SF

7339 El Cajon Blvd, Suite I, is perfectly suited for any type of medical practice with an ideal layout. The suite features 12 treatment rooms, 3 private bathrooms, a large lobby, and a receptionist room.



SUITE I



Suite A

±1900 SF

7339 El Cajon Blvd, Suite A, is best suited as office or lab space. The suite features a large main room, conference room, two private bathrooms, and two large offices



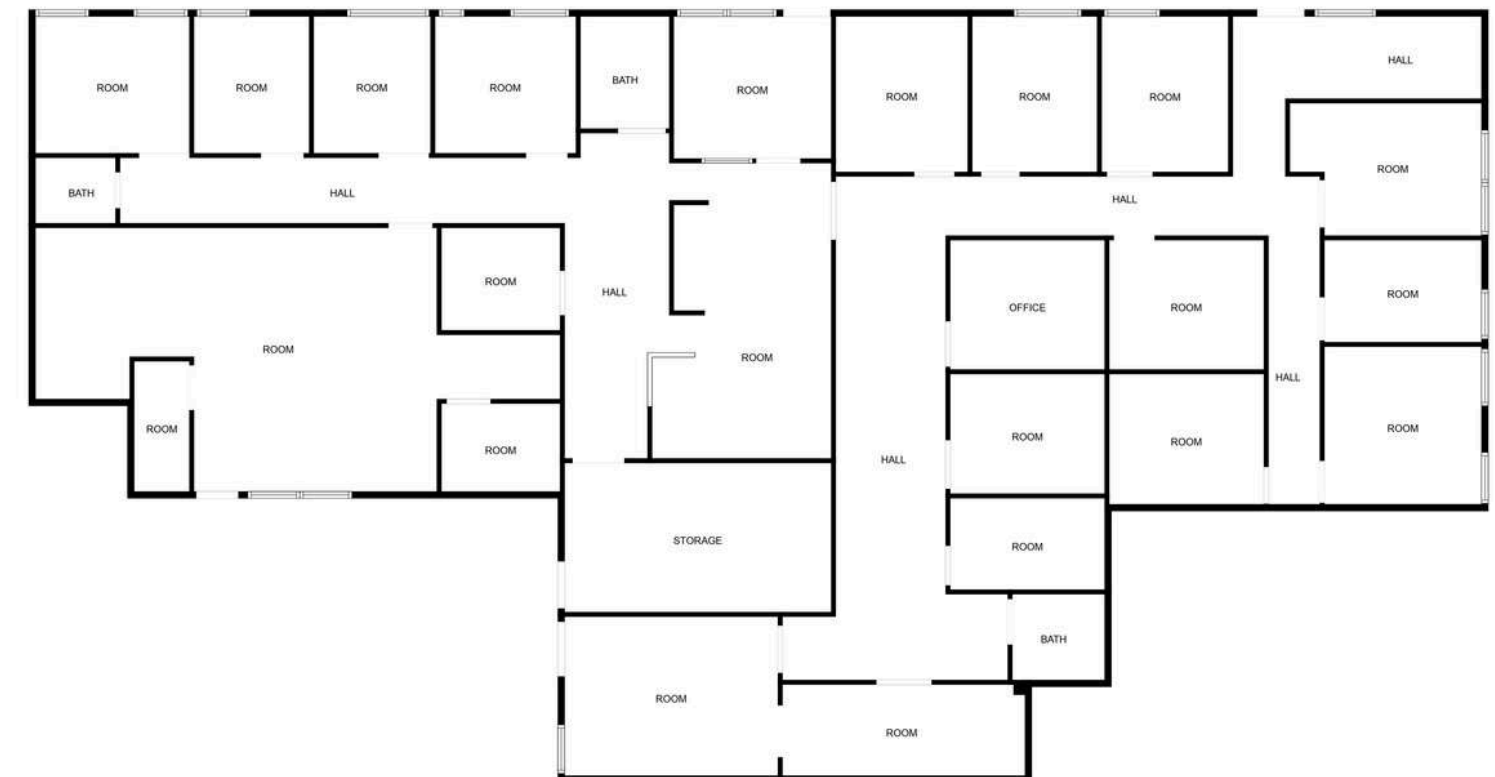
*TI package is available to qualified tenants.



Suite B

±5100 SF

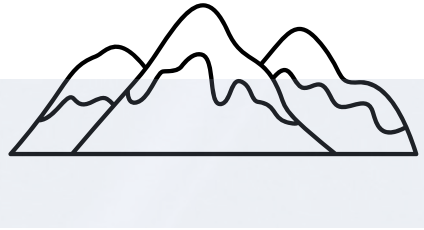
7339 El Cajon Blvd, Suite B, is perfectly suited for any type of medical practice with an ideal layout. The suite features 12 treatment rooms, 3 private bathrooms, a large lobby, and a receptionist room



SUITE B



QUICK FACTS



Demographic Advantage: With a median age of 38, La Mesa offers a diverse mix of young professionals, families, and retirees.



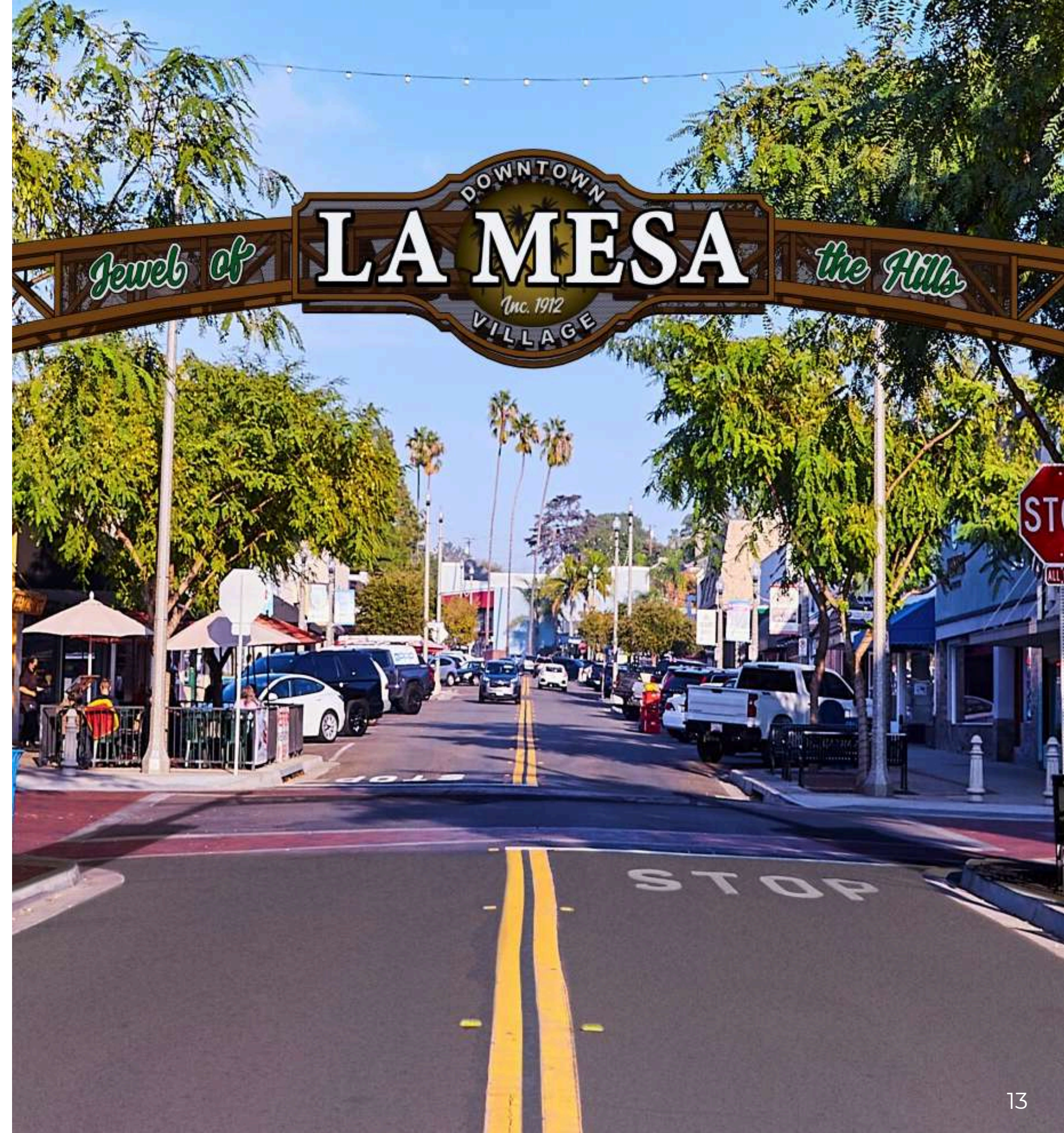
Community Appeal: Known as the "Jewel of the Hills," La Mesa boasts a thriving business scene and year-round events, driving steady foot traffic.



Healthcare & Medical Growth: Home to Sharp Grossmont Hospital (536 beds, 3,000+ employees), La Mesa's medical sector has grown by 8% in five years, reinforcing its status as a healthcare hub.



Outdoor & Active Lifestyle: La Mesa enjoys 266 sunny days per year, with top-rated hiking at Cowles Mountain and Lake Murray, attracting thousands of visitors and active residents year-round.



DEMOGRAPHICS

1 MILE

POPULATION
27,343

AVERAGE HH INCOME
\$83,881

HOUSEHOLDS
11,429

3 MILE

POPULATION
188,909

AVREAGE HH INCOME
\$95,429

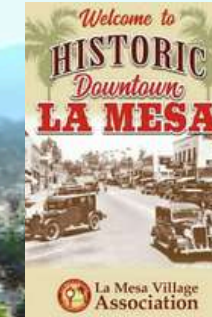
HOUSEHOLDS
69,470



AMENITIES



SHARP



EL CAJON BLVD





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