

8844

LA MESA BLVD

LA MESA, CA 91942

tony beck's REPAIR SHOP  
FOREIGN CAR SERVICE 464-7575

8844  
LAW OFFICES

**FOR SALE OR LEASE**

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 **INFINITY**  
INVESTMENT PROPERTIES



# TABLE OF CONTENTS

The Opportunity	3
Investment Highlights	4
Lease Highlights	5
Floorplan	6
Photos	7-8
Quick Facts	9
Demographics	10
Nearby Amenities	11





# THE OPPORTUNITY

**8844 La Mesa Blvd** is a ±2,000 SF freestanding building positioned between Grossmont Center and La Mesa Village—an **ideal owner-user opportunity**. Flexible commercial zoning accommodates a wide range of office, medical-office, and retail uses, and the property features a rare on-site lot with 11 dedicated parking spaces. **Delivered completely vacant, it offers immediate occupancy or lease-up potential in one of East County's most sought after areas.**

## KEY FEATURES

CD-M-U Zoning

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Located in La Mesa

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Owner-User Opportunity

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# INVESTMENT HIGHLIGHTS

**\$1,295,000**  
Sale Price

**± 2,000 SF**  
Building Size

**± 7,470 SF**  
Land Area

**CD-M-U**  
Zoning Code

**2**  
# of Units

**Vacant**  
Occupancy

**1900**  
Year Built



# LEASE HIGHLIGHTS

**Contact Agent**  
[Lease Rate](#)

**± 2,000 SF**  
[Size](#)

**Now**  
[Availability](#)

**2 Bathrooms**

**Large Front Facing Windows**

**Monument Sign  
with Electrical Capacity**

**HVAC**

**Dedicated Parking Lot**

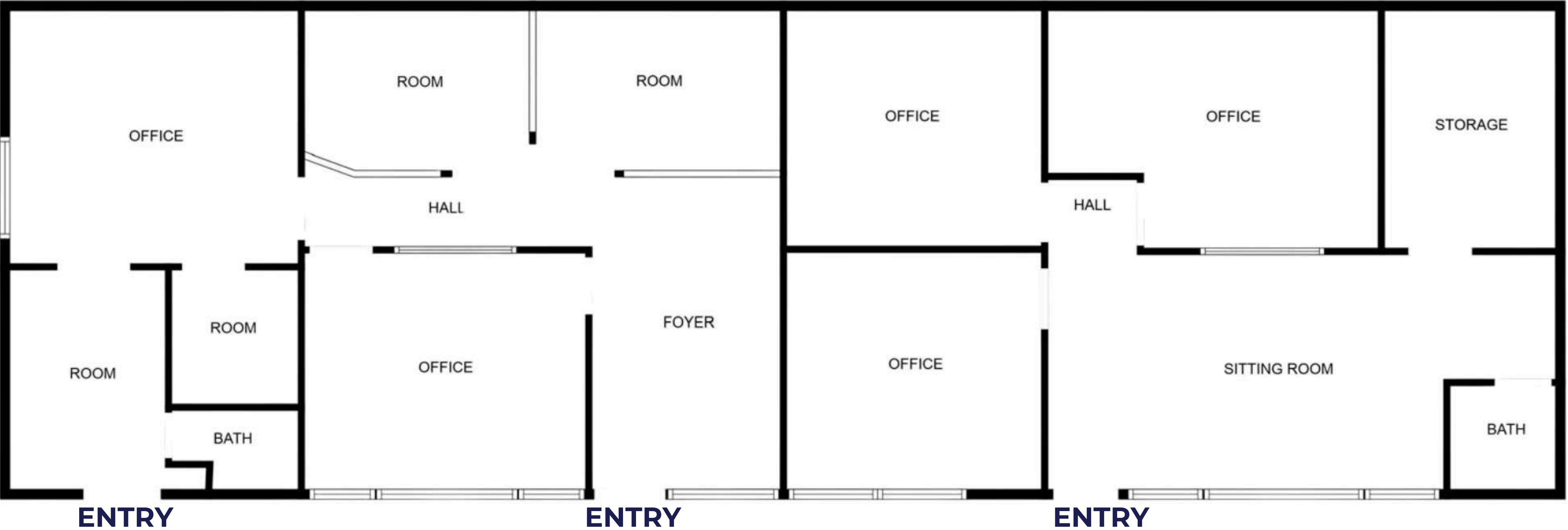
**Great Visibility**

**Ample Nearby Amenities**



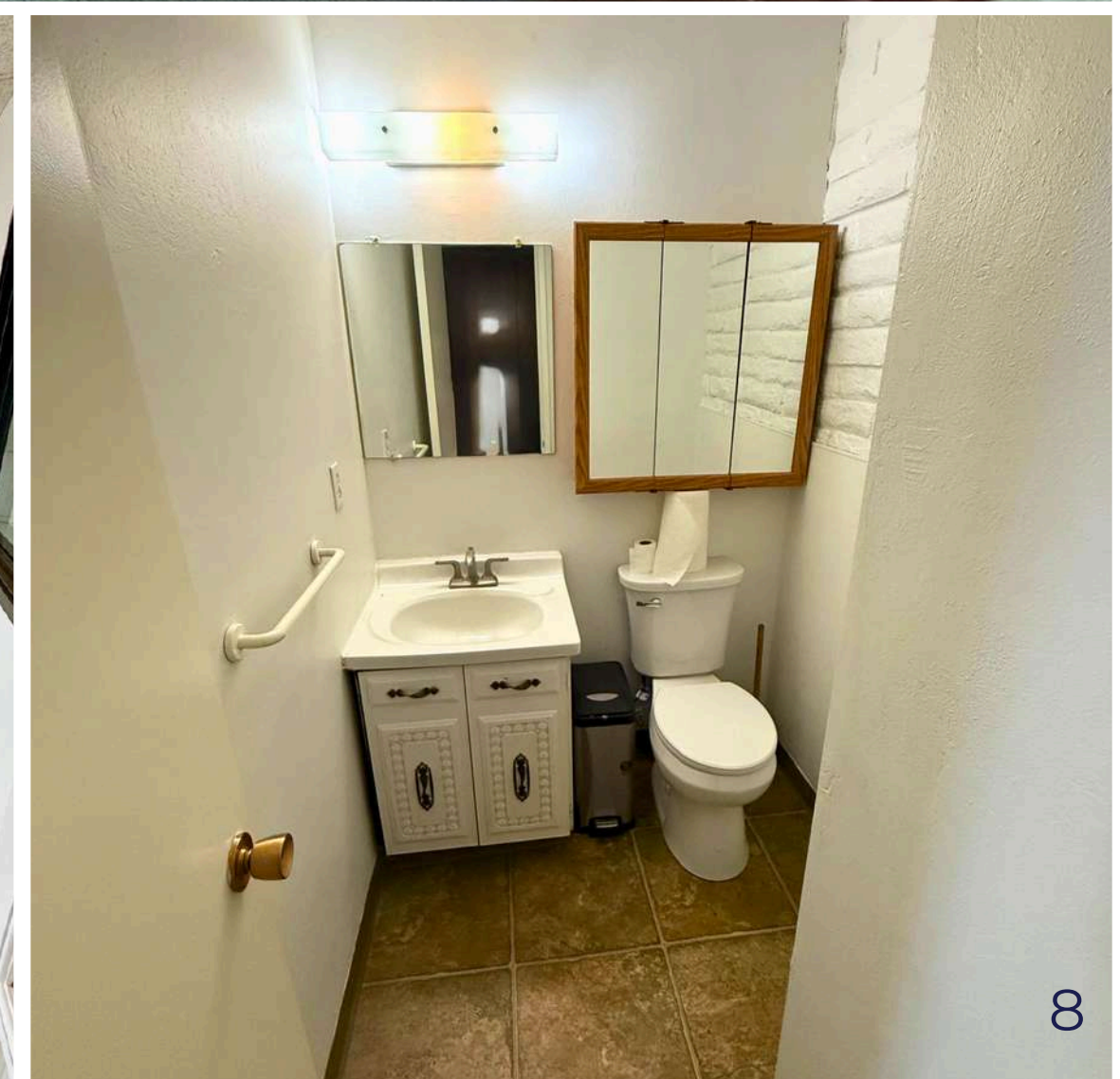


# FLOORPLAN



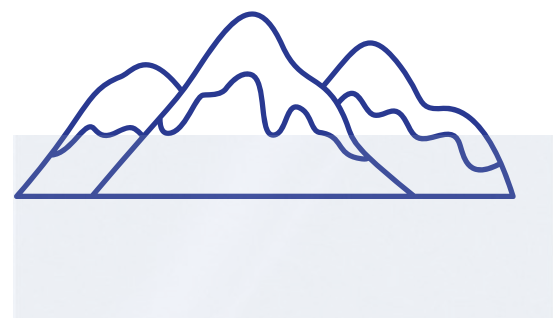


# PHOTOS





# 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  
15,323

AVERAGE HH INCOME  
\$107,005

HOUSEHOLDS  
6,092

## 3 MILE

POPULATION  
162,319

AVREAGE HH INCOME  
\$106,499

HOUSEHOLDS  
60,506





# NEARBY AMENITIES



8844 La Mesa Blvd



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