

# Miller Building For Lease



FOR LEASE

**PROFESSIONAL OFFICE BUILDING FOR LEASE!**

2707 Alpine Blvd.  
Alpine CA 91901



810 Jamacha Rd. Suite 102  
El Cajon, CA 92019

**BEN AMEEN**  
Broker Associate  
619.840.6692  
bensdcommercial@gmail.com  
CA #01999481



2707 Alpine Blvd. Alpine CA 91901



### Property Overview:

FOR LEASE – Available Now!

Prime Office Space in the Heart of Downtown Alpine

- Currently configured as a CPA office, making it ideal for professional services.
- Functional floor plan featuring multiple private offices, a conference room, and an open bullpen/work area.
- Excellent visibility with prominent street signage opportunities.
- Commercial C-36 zoning, allowing a wide variety of retail and professional office uses.
- Conveniently located just 3 minutes from the I-8 Freeway (Tavern Road exit), providing easy access for clients and employees.

Perfect for accountants, attorneys, insurance agencies, real estate offices, medical professionals, or other retail and service-oriented businesses.

### OFFERING SUMMARY

AVAILABLE SF: 2,680 SF

LEASE TERM: Negotiable

LEASE RATE: \$1.90/SF Gross

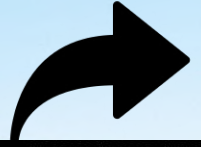
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2,680 SF



**ALPINE VILLAGE CENTER**

Albertsons  
WELLS FARGO  
McDonald's  
Starbucks  
SUPERCUTS  
SUBWAY

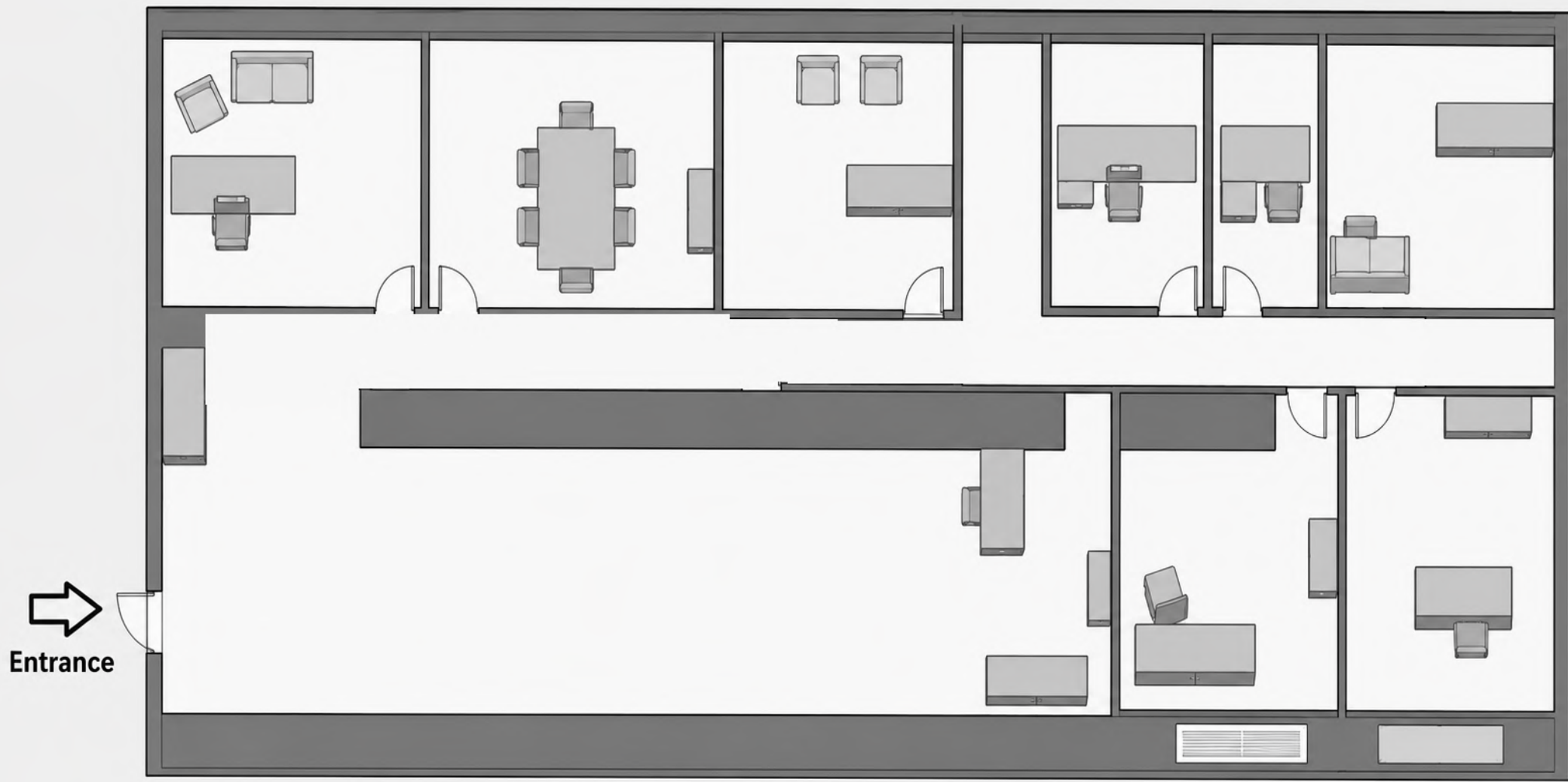
**ALPINE CREEK SHOPPING CENTER**

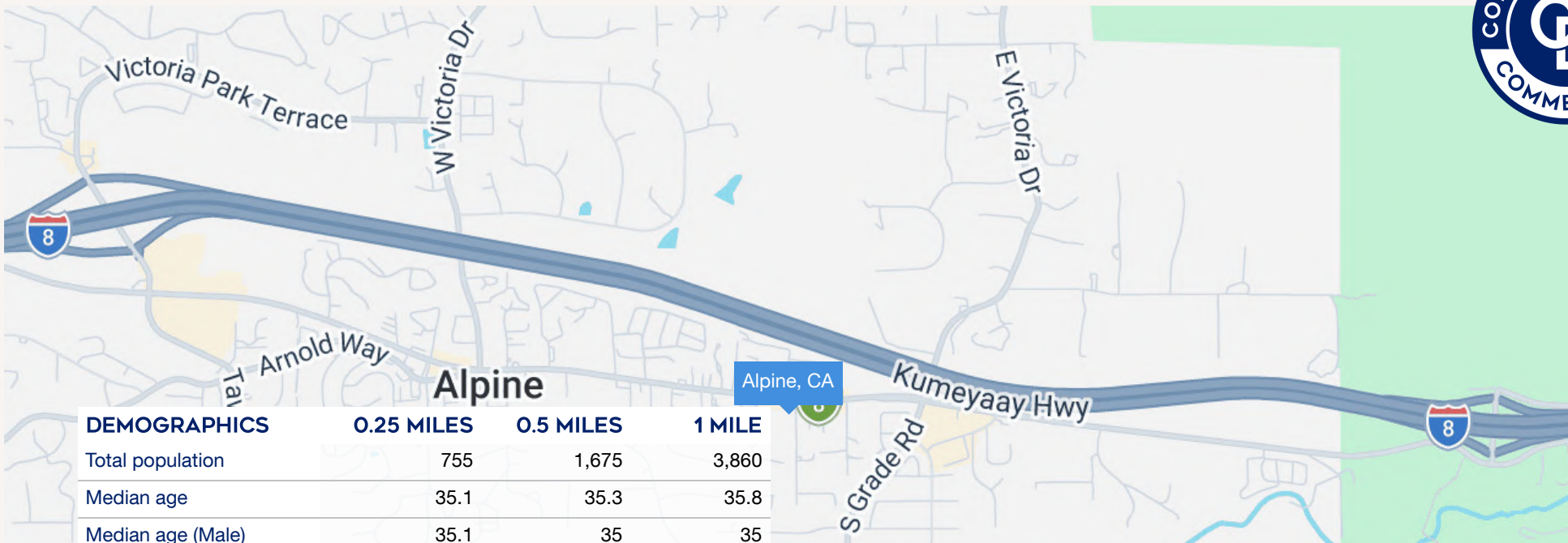
CVS pharmacy  
Barons market  
KAHOOTS  
ACE Hardware  
NAPA



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2,680 SF







DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total population	755	1,675	3,860
Median age	35.1	35.3	35.8
Median age (Male)	35.1	35	35
Median age (Female)	35	35.4	36
Total households	275	604	1,370
Total persons per HH	2.7	2.8	2.8
Average HH income	\$92,546	\$97,173	\$105,007
Average house value	\$1,574,535	\$1,446,231	\$1,224,060

