

5200 Lake Murray Blvd

LA MESA, CALIFORNIA 91942



RETAIL/MEDICAL/OFFICE

±1,760 SF TWO-STORY BUILDING

±880 SF 2ND-FLOOR UNIT AVAILABLE FOR LEASE

FRACTIONAL OWNERSHIP OPPORTUNITY | CONTACT BROKER WITH INQUIRIES



5200 LAKE MURRAY BOULEVARD

Built in 1950 and renovated in 2024, the property is a stand alone, two-story commercial building which has operated as a Spa for the past 40 years. The property offers excellent parking with 18 surface spaces at a ratio of 5.0/1,000 SF and security gate with 24/7 security cameras.

Located in Del Cerro, one of San Diego premier neighborhoods and only 2-minutes from Lake Murray. The property is surrounded by I-8, Lake Murray Boulevard, Connecticut Avenue, and Wisconsin Avenue. This iconic location is situated on approximately 0.43 acres of land in front of a Shell gas station with great visibility.

It is an ideal space for medical, beauty spa, dermatologist, and/or any clinical use.

PROJECT OVERVIEW

- Two (2) story build with (1) suite available for lease
- ADA restroom
- Exterior building signage
- Air Conditioning and hardwood floors throughout
- Shared laundry room
- Wi-Fi throughout

AVAILABLE SUITES

1ST FLOOR

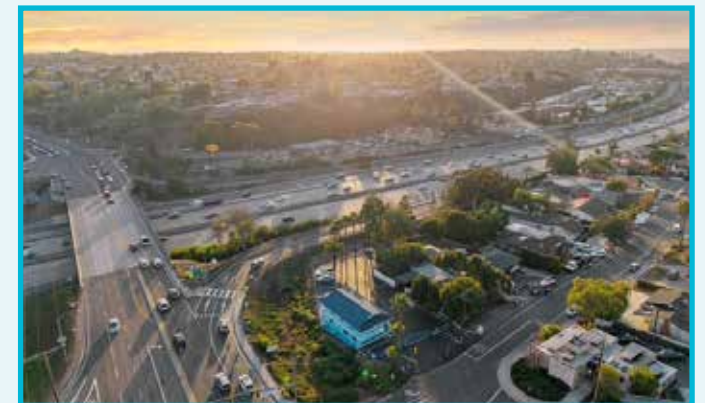
100% LEASED

2ND FLOOR

SUITE B

UNIT SQ. FT.	±880 SF (divisible to ±440 SF)
LEASE RATE	\$4,000 + E & U /Month + FF&E
AVAILABILITY	30-Days Notice

*Contact broker to negotiate FF&E rates for Suite B

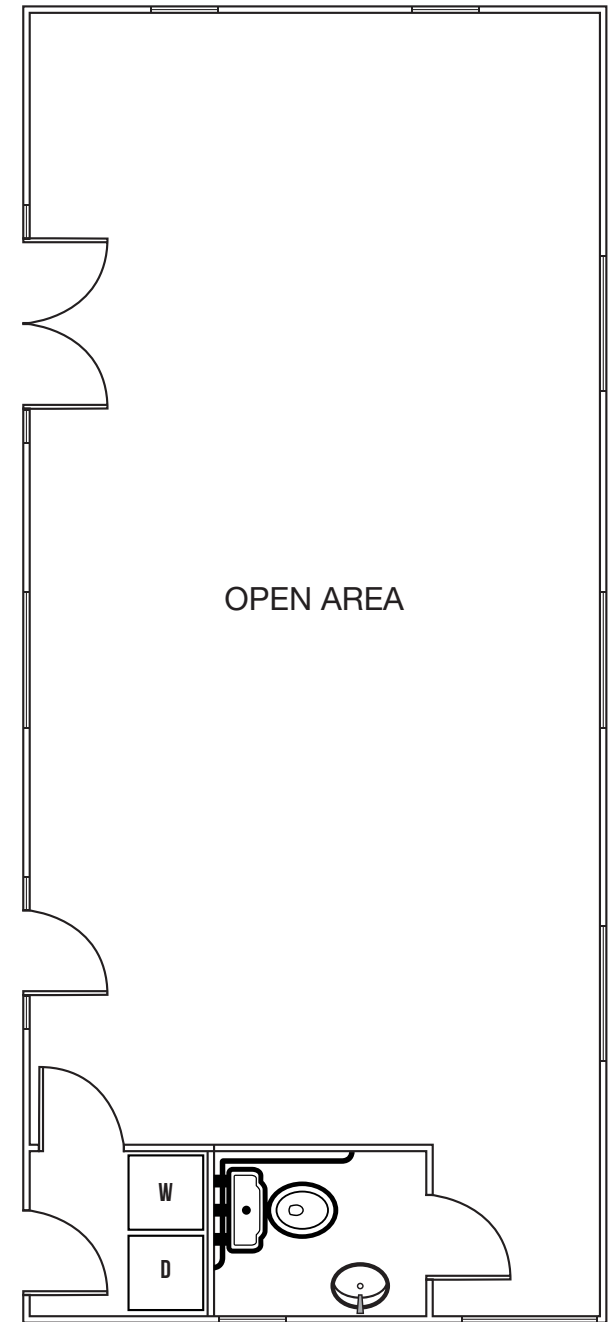




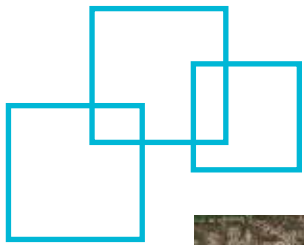
2ND FLOOR PLAN

ENTIRE FLOOR

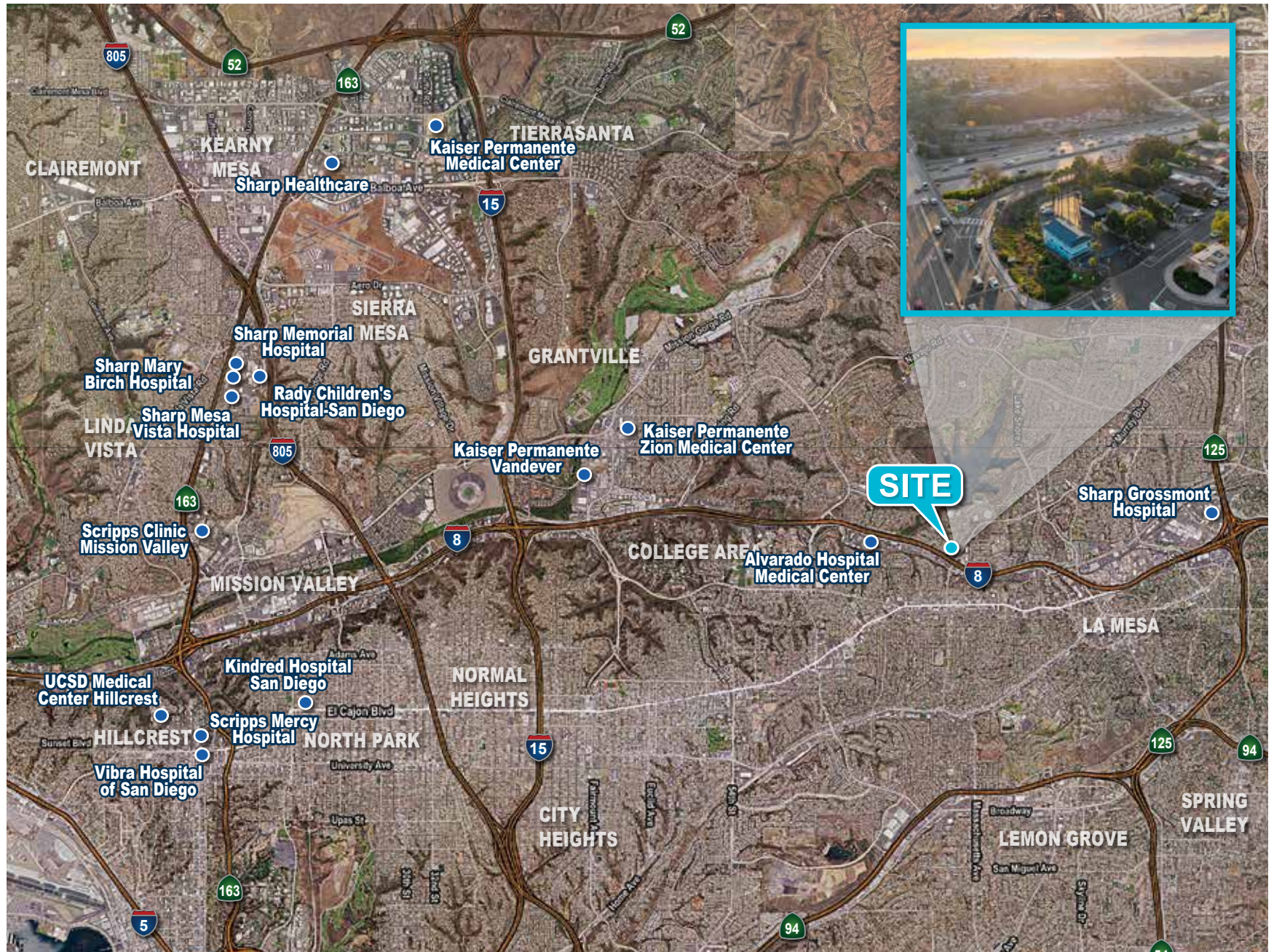
- ± 880 SF entire second floor unit — divisible to ± 440 SF
- Luxury open floor plan and one (1) in-suite ADA restroom
- Interior access to common area laundry unit
- Available Now



LUXURIOUS MED SPA FINISHES



MEDICAL FACILITIES MAP





DEMOGRAPHICS



474,419

population within a
5 mile radius



\$100,950

Average Household Income
within a 5 mile radius



33%

of population with
bachelor degree or higher



36.8

is the Median Age
within a 5 mile radius



2.6

Average Household
Size within 5 miles



WITHIN MINUTES
from popular tourist attractions—



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Voit

REAL ESTATE SERVICES

HEALTH+
REAL ESTATE ADVISORS

TIM CAJKA, Vice President

Lic. #00870357 • (619) 961-5258 • tcajka@voitco.com

JON BOLAND, Senior Vice President, Partner

Lic. #00870357 • (619) 961-5258 • jboland@voitco.com

9530 Towne Centre Drive, Suite 100 • San Diego, CA 92121 | 858.453.0505 | F 858.408.3976 | www.voitco.com

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