

# LA MESA VILLAGE RETAIL & OFFICE AVAILABLE FOR LEASE





**PROPERTY ADDRESS**

8347 La Mesa Boulevard & 4730 3rd Street, La Mesa, CA

**PROPERTY TYPE**

Retail & Office

**OCCUPANCY**

Multi tenant

**BUILDING SIZE**

6,862 Sq. Ft.

**PARKING**

12 spaces - building exclusive adjacent lot

**MIN. DIVISIBLE**

2,444 Sq. Ft.

**MAX CONTIGUOUS**

2,444 Sq. Ft.

**LEASE TYPE**

NNN

**LEASE RATE**

Negotiable

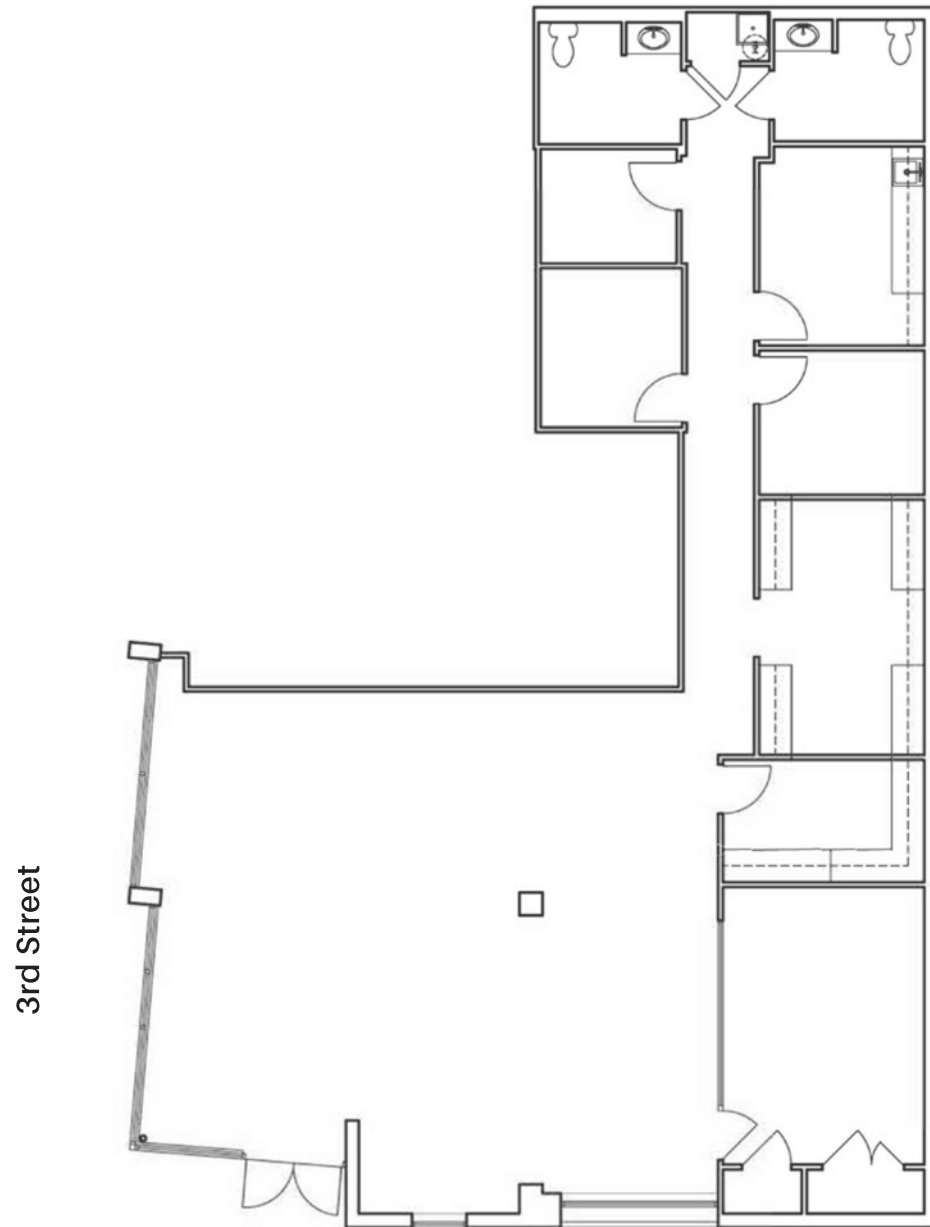
**AVAILABILITY**

ADDRESS	SIZE - SF	TYPE	AVAILABLE	TENANT	RATE
4730-A	1,400	Office		law office	
4730-B	1,007	Retail		music school	
4730-C	2,016	Office		education	
8347	2,444	Retail	Now	vacant	negotiable

## FEATURES

- ±2,444 SF street front retail/office
- Open office/showroom
- Three private offices
- Two restrooms
- Copy/storage rooms
- Breakroom
- Former bank location
- Adjacent parking available
- Prominent corner location with window line facing La Mesa Blvd. and 3rd Street

**Lease Rate: negotiable**

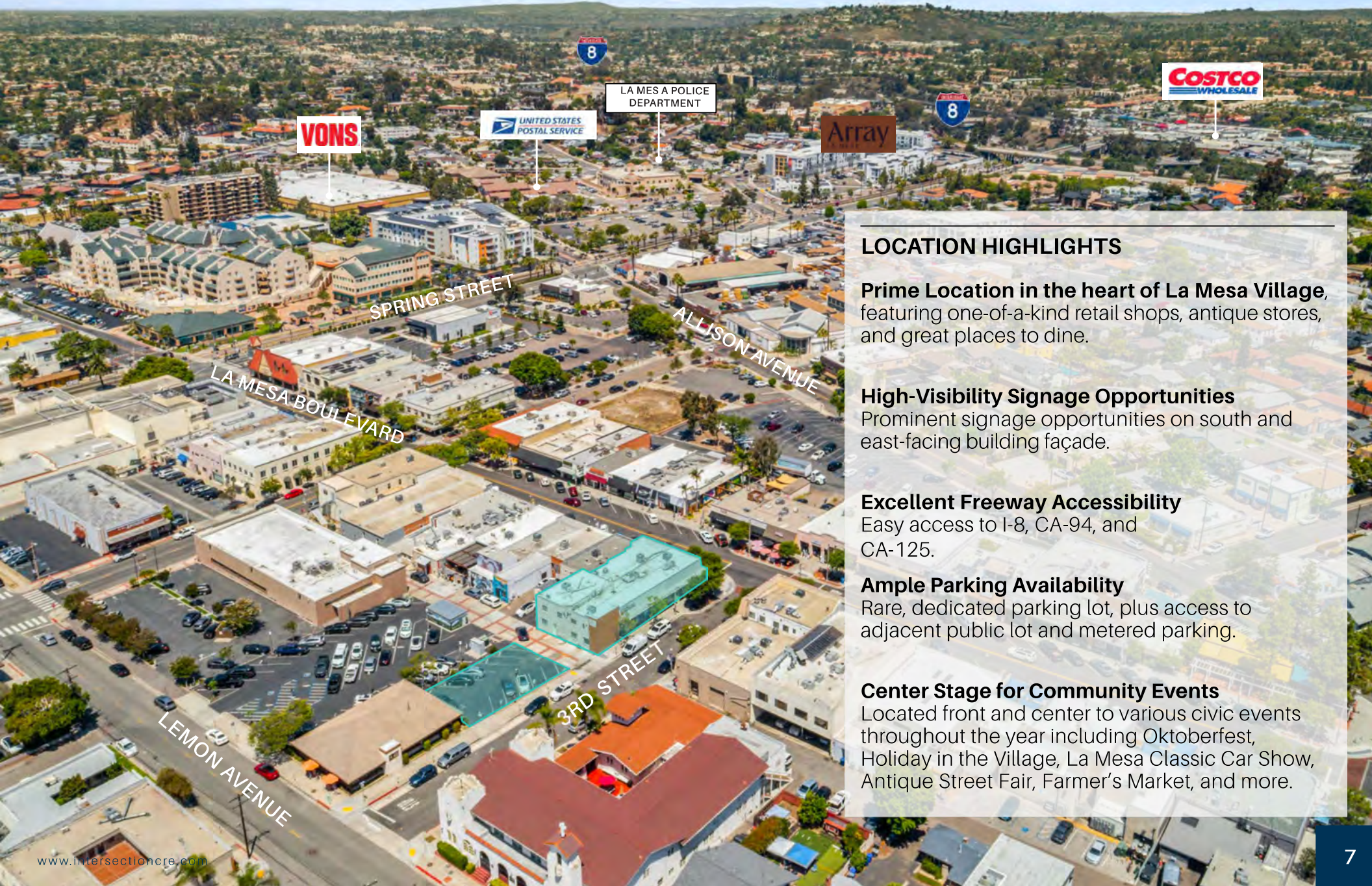


*Space plan not to scale; for reference purposes only*









## LOCATION HIGHLIGHTS

**Prime Location in the heart of La Mesa Village,** featuring one-of-a-kind retail shops, antique stores, and great places to dine.

**High-Visibility Signage Opportunities**  
Prominent signage opportunities on south and east-facing building façade.

**Excellent Freeway Accessibility**  
Easy access to I-8, CA-94, and CA-125.

**Ample Parking Availability**  
Rare, dedicated parking lot, plus access to adjacent public lot and metered parking.

**Center Stage for Community Events**  
Located front and center to various civic events throughout the year including Oktoberfest, Holiday in the Village, La Mesa Classic Car Show, Antique Street Fair, Farmer's Market, and more.



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