

FOR LEASE

La Mesa Village Retail and Office Spaces

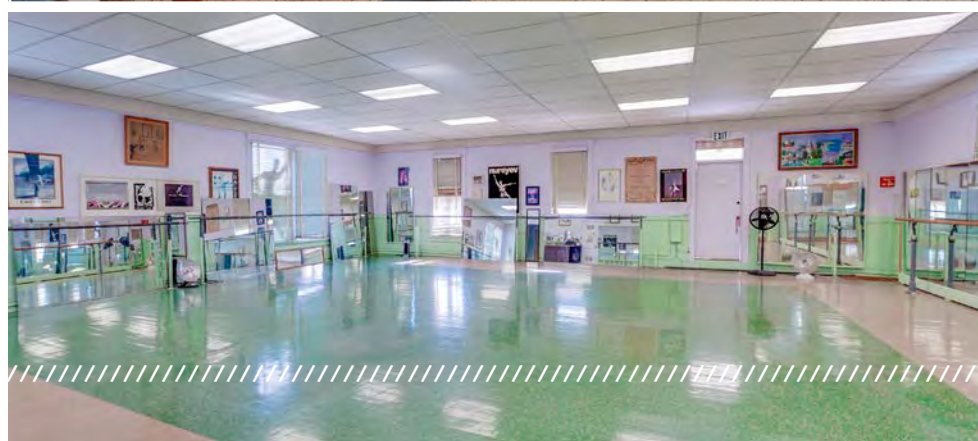
8241 LA MESA BOULEVARD
AND 4690 NEBO DRIVE
LA MESA, CA 91942



LOCATION
MATTERS

The Spaces

- / **Amazing Opportunity** to be in the heart of La Mesa's Village with two distinct spaces available on La Mesa Boulevard and Nebo Drive
- / **Upstairs Studio Space - 8241 La Mesa Boulevard**
1,912 SF space boasts open floor plan perfect for creative office or fitness use
- / **Office or Retail Space - 4690 Nebo Drive**
1,424 SF freestanding building with fully built medical office complete with 6 rooms for easy conversion into a standard office space or spa, or can be redesigned for retail use
- / **Become part of La Mesa's Historic Downtown** a local hot spot that draws in crowds with ongoing events on La Mesa Boulevard
- / **Growing Suburb** that has welcomed a consistent flow of new residents since the 1990s due to its convenient location off Hwy I-8 and welcoming community soon to be recognized with its own district archway sign
- / **In Good Company** with successful retail and restaurant brands including Farmers Table, Light Bulb Coffee, Swami's Cafe, and more



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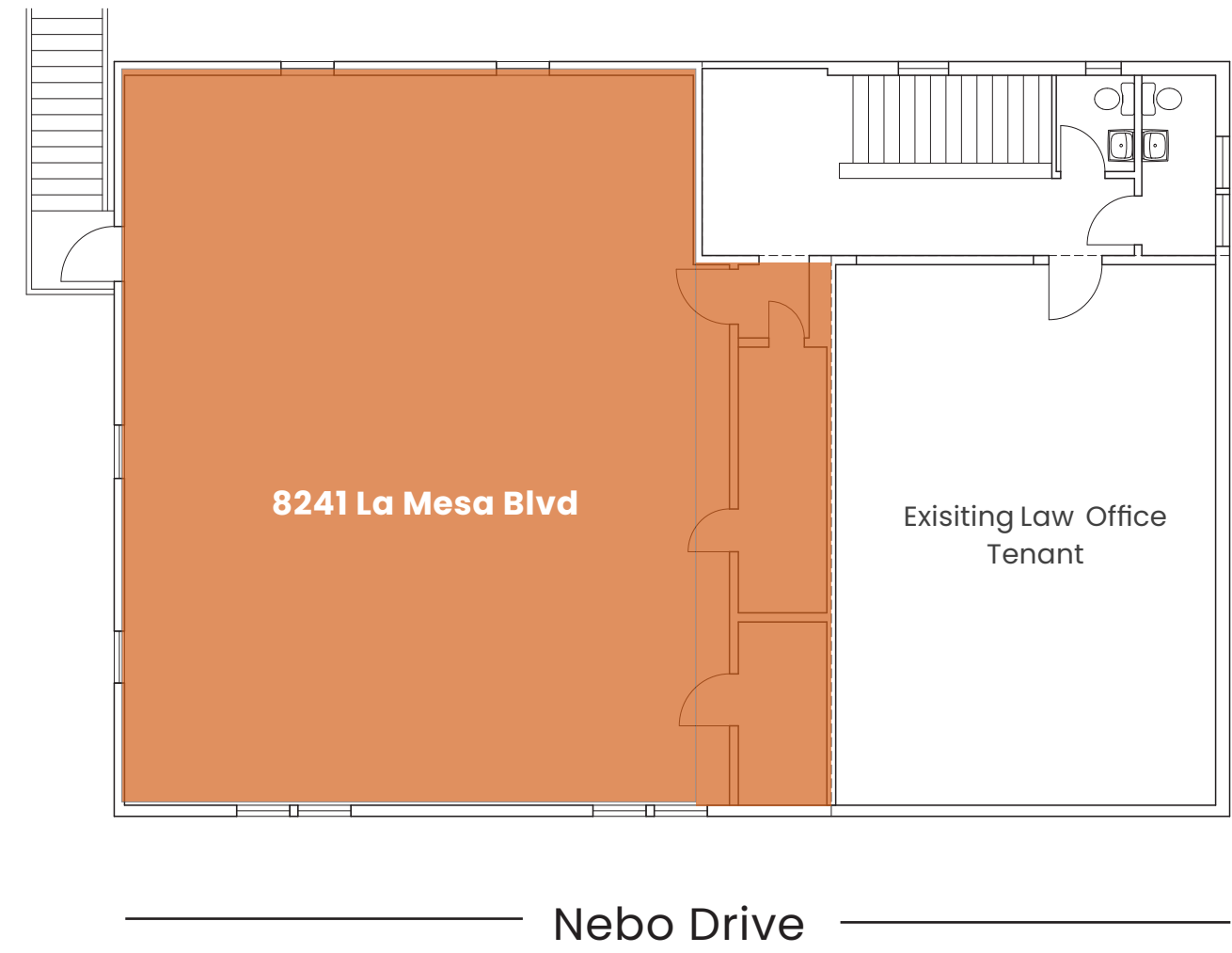
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Floor

Plans



**1,912 SF of 2nd
floor studio
space with large
open floor plan**

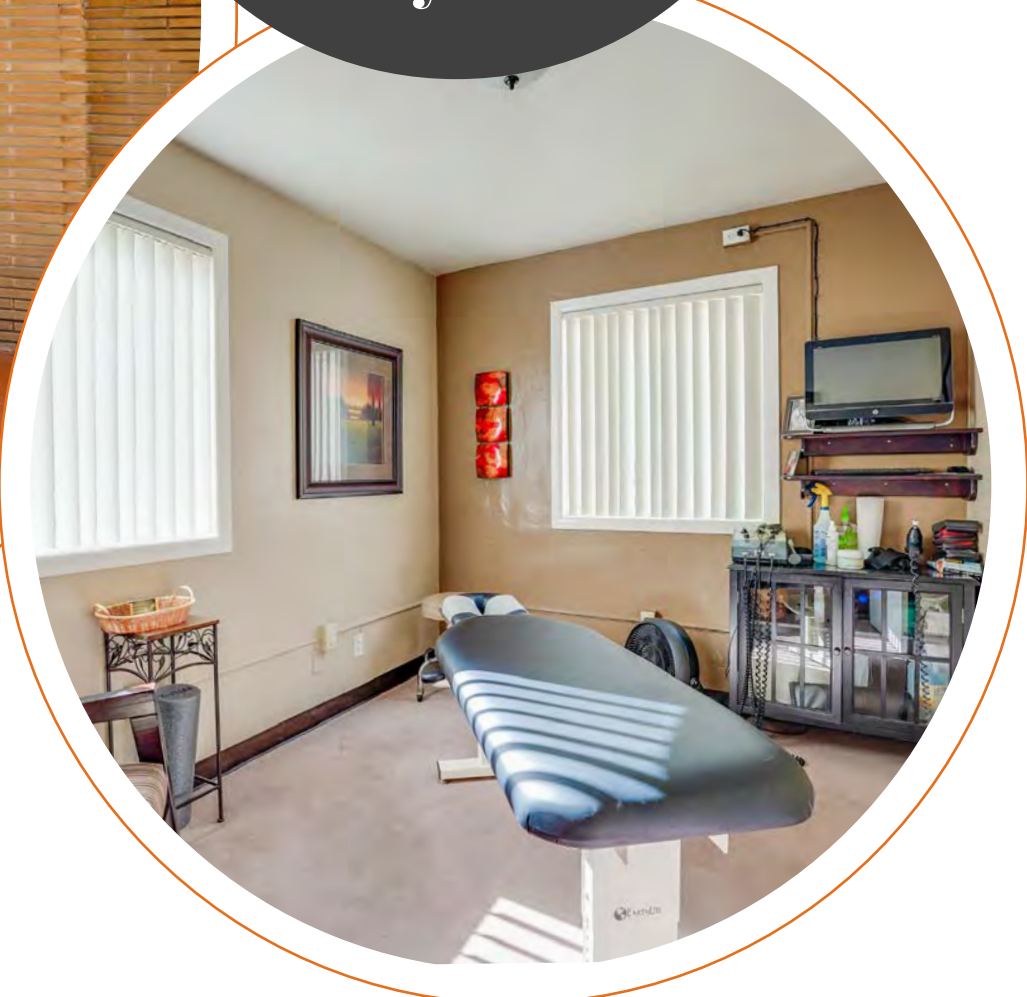


La Mesa
Boulevard

Nebo Drive



1,424 SF
freestanding
building with
pre-existing
medical office
layout



Floor Plans

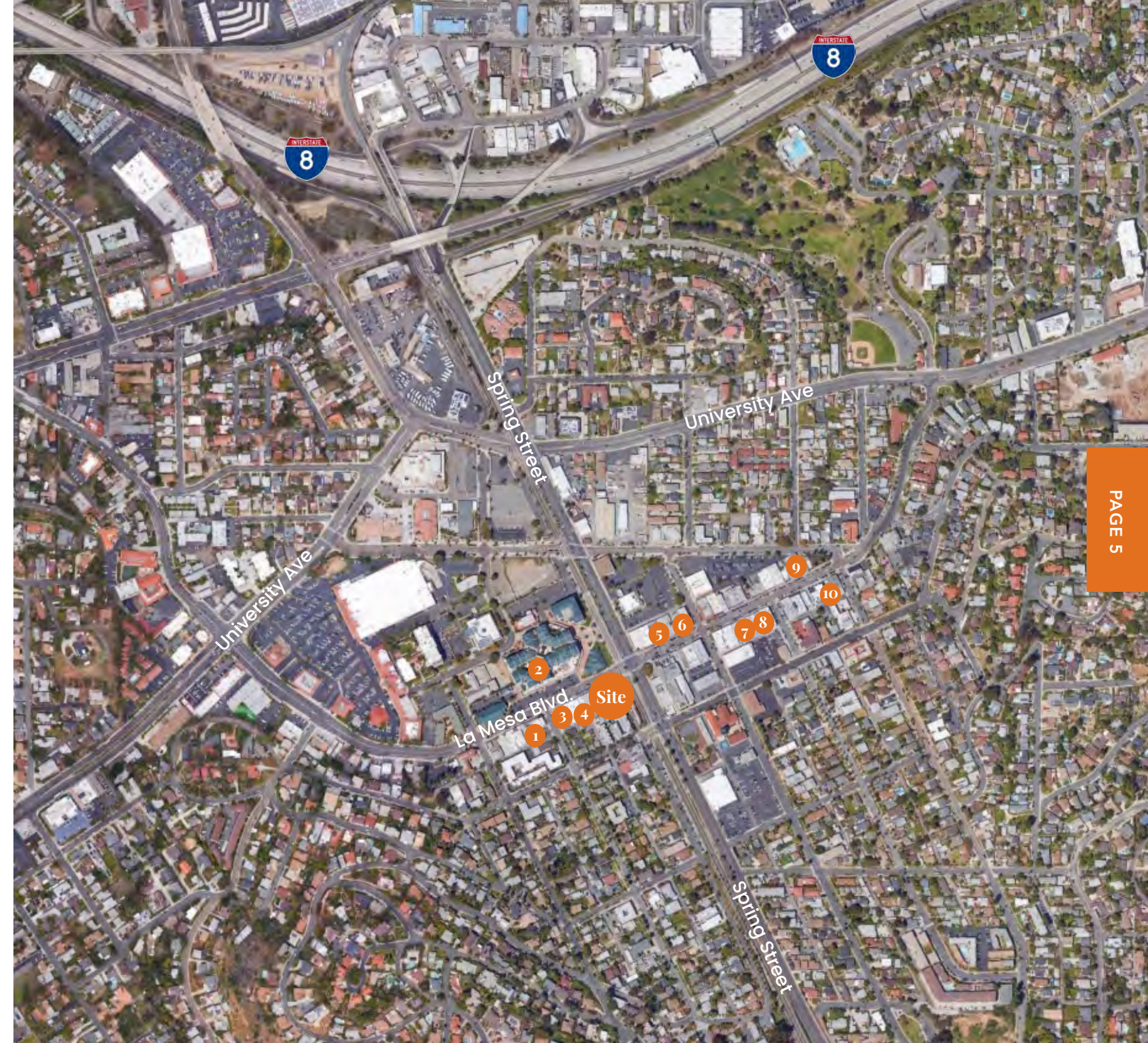
La Mesa
Boulevard

Nebo Drive

The Neighborhood



1		6	
2		7	
3		8	
4		9	
5		10	



The Demographics

1 MILE

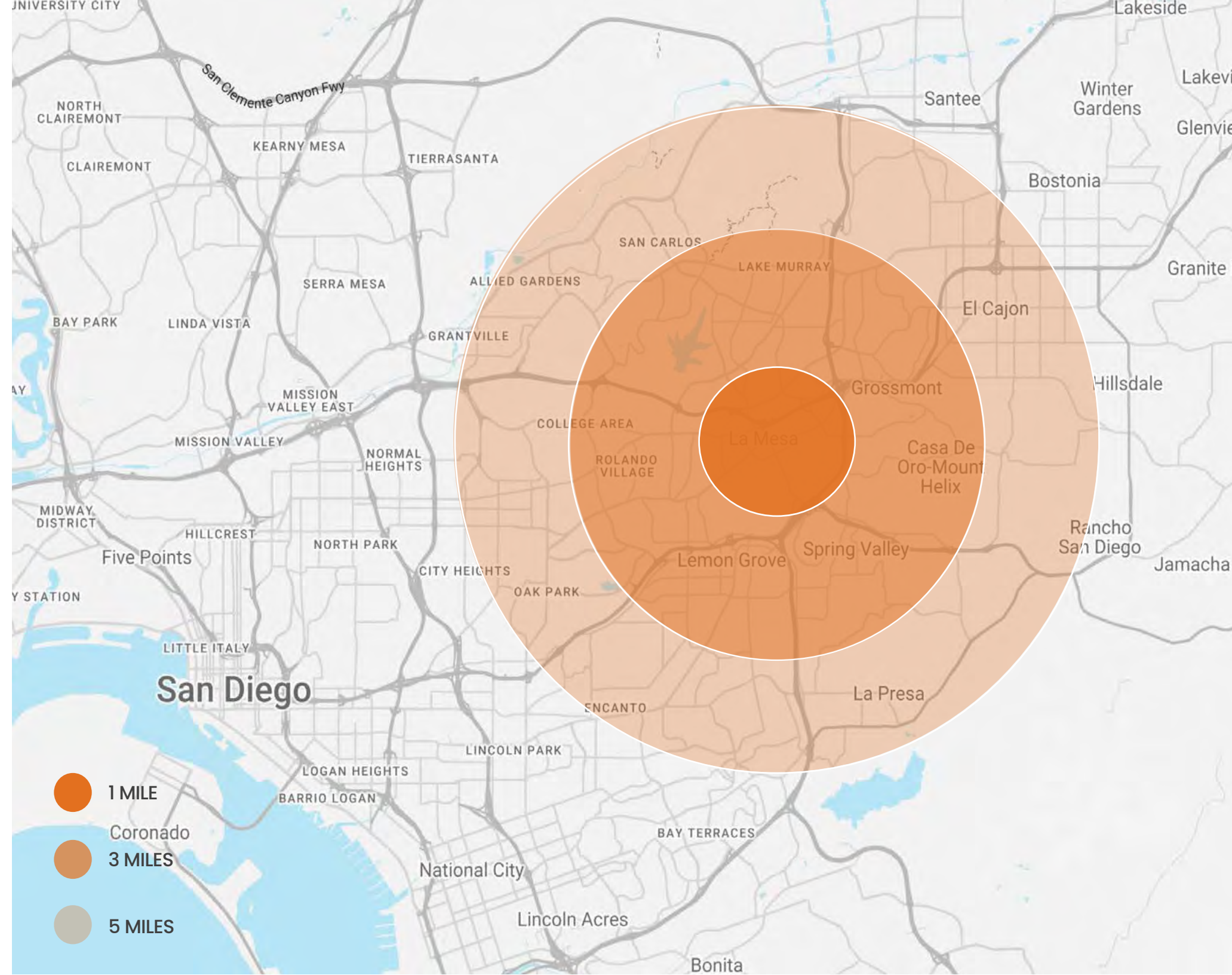
Daytime Population	13,359
Population	20,896
Average HH Income	\$88,834

3 MILES

Daytime Population	57,233
Population	170,554
Average HH Income	\$94,110

5 MILES

Daytime Population	134,382
Population	469,864
Average HH Income	\$91,417



La Mesa is a San Diego suburb with the motto "The Jewel of the Hills," with picturesque landscape ranging from Mount Helix Park to Lake Murray. An up-and-coming market attracting more businesses and young families due to its great schools, recreational sites, and quaint downtown. Located 9 miles East of downtown San Diego it offers an ideal residential community outside of the city.



What is Happening Around *La Mesa*

Farmers Market



The La Mesa Village Farmers Market has been a cherished community event since 1993. **Featuring 60 vendors selling a variety of food and artisan items** ranging from fresh produce, seafood, baked goods, flowers to handcrafted products, and more. Every Friday it brings together San Diego's favorite vendors and highlights local La Mesa merchants.

Classic Car Show



A La Mesa summer staple is **the La Mesa Classic Car Show taking place weekly from June to August**. Every Thursday evening La Mesa Boulevard is lined with an abundance of pre-1974 cars, trucks, and vans. This free family friendly event features live bands and allows visitors to cruise downtown La Mesa, enjoy music, check out the cool classics, and support local restaurants and shops.

Oktoberfest



September 2023 will mark the 50th La Mesa Village Oktoberfest! **For half a century, La Mesa has presented top traditional Bavarian festivities to honor the German holiday**. It's a true spotlight for La Mesa as one of the largest Oktoberfest in San Diego county. With 3 Biergartens, live music, a craft faire, interactive kinder playground, and Dachshund races, it's a 3-day event that is fun for all.

Holiday Events



As a community driven city, there is no shortage of festive events. Throughout the year, La Mesa Village hosts **annual holiday traditions including the Flag Day Parade on the 4th of July, Halloween trick-or-treating, and Holiday in the Village**. These events are coordinated by local organization with participating business and resident to enrich the neighborhood.

Leasing Inquiries:



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