

# La Mesa Office Building - For Lease

7472-7474 El Cajon Boulevard, La Mesa, CA 91942



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The information set forth herein has been received by us from sources we believe to be reliable, but we have made no independent investigation of the accuracy or completeness of the information and make no representation with respect thereto. The above is submitted to errors, prior sale or lease, change in status or withdrawal without notice.



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## AVAILABLE

Approx. 5,816 - 11,632 SF Office Space  
Available to Full Floor Users

**Lease Rates: \$1.35/SF - Gross**

## PROPERTY & LOCATION FEATURES

- Well Located & Easily Accessible
- Site Provides High Visibility
- Close Proximity to Abundant Retail Amenities
- Prominent Signage Opportunities
- 3.5/1,000 SF Parking Ratio with Additional Street Parking Available
- Suitable for Adult Education, Vocational Training, Charter Schools and Many More

## TRAFFIC COUNTS

El Cajon Blvd. & Keeney St. ± 22,680 Cars/Day

El Cajon Blvd. & 73rd St. ± 21,997 Cars/Day

	1-Mile	3-Miles
Population	26,064	186,268
Household Income	\$53,536	\$57,430

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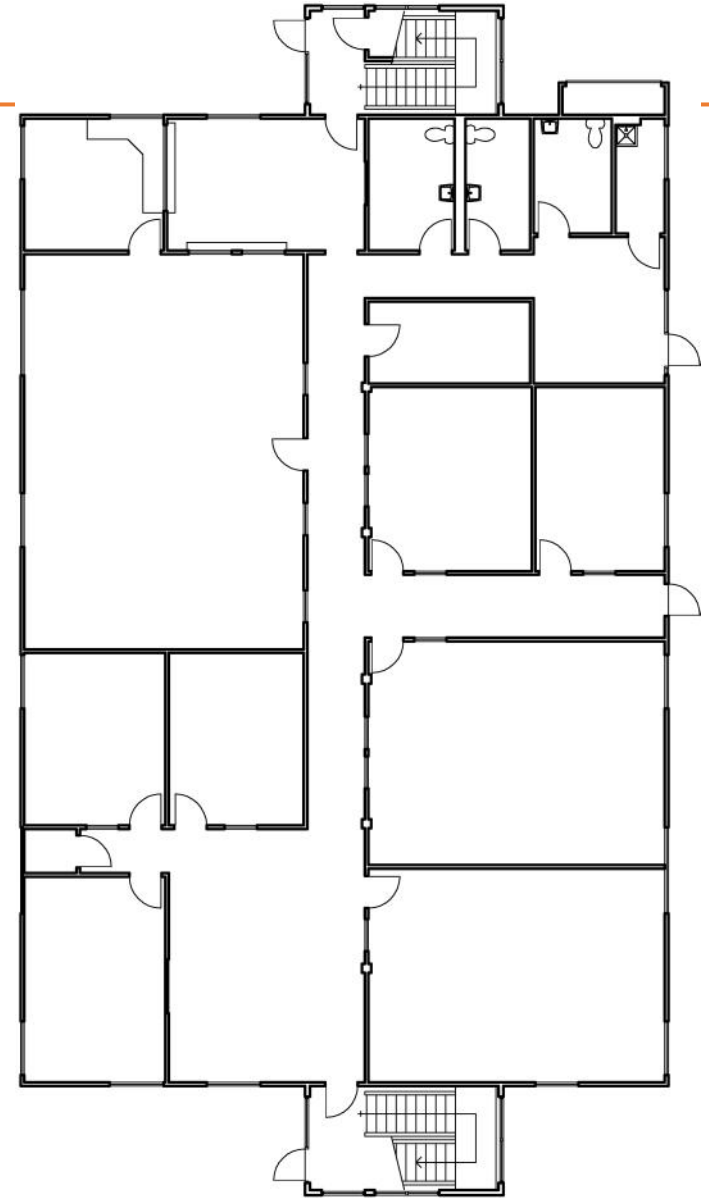
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## FIRST FLOOR

Approx. 5,816 SF



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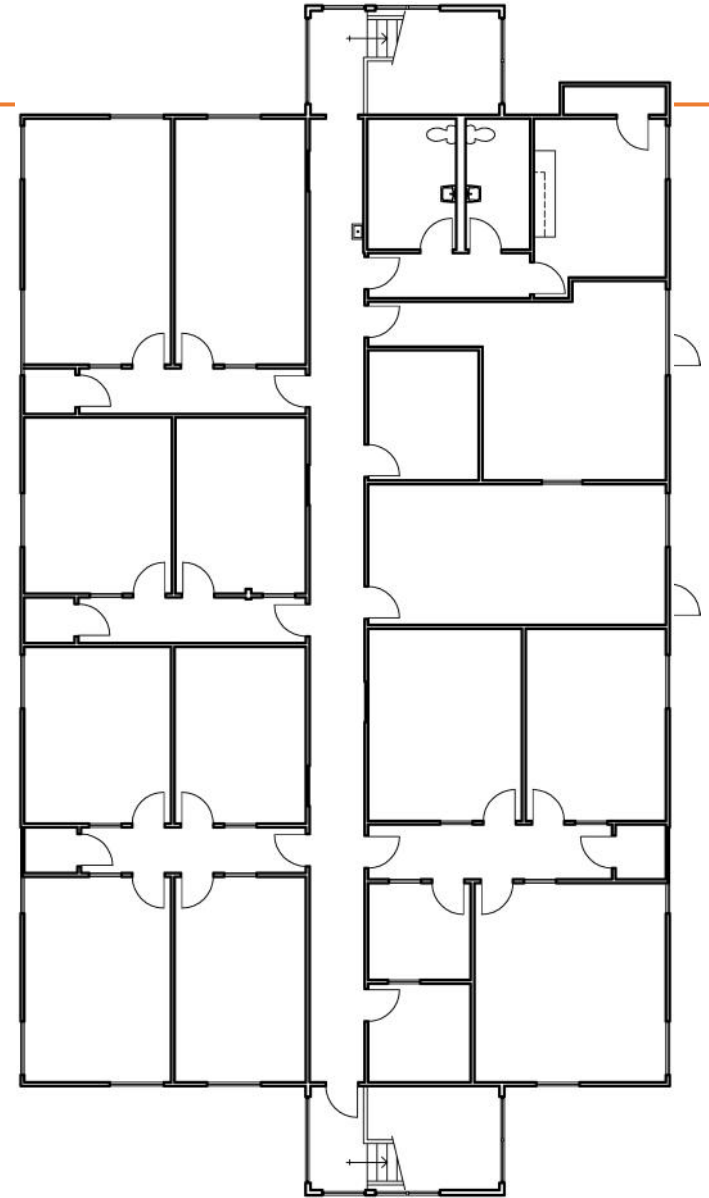


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## SECOND FLOOR

Approx. 5,816 SF



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