



FOR LEASE | 7777 ALVARADO ROAD, LA MESA, CA 91942

EAST COUNTY'S MOST PRESTIGIOUS OFFICE/MEDICAL BUILDING



VOIT REAL ESTATE SERVICES

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Voit
REAL ESTATE SERVICES

FCG



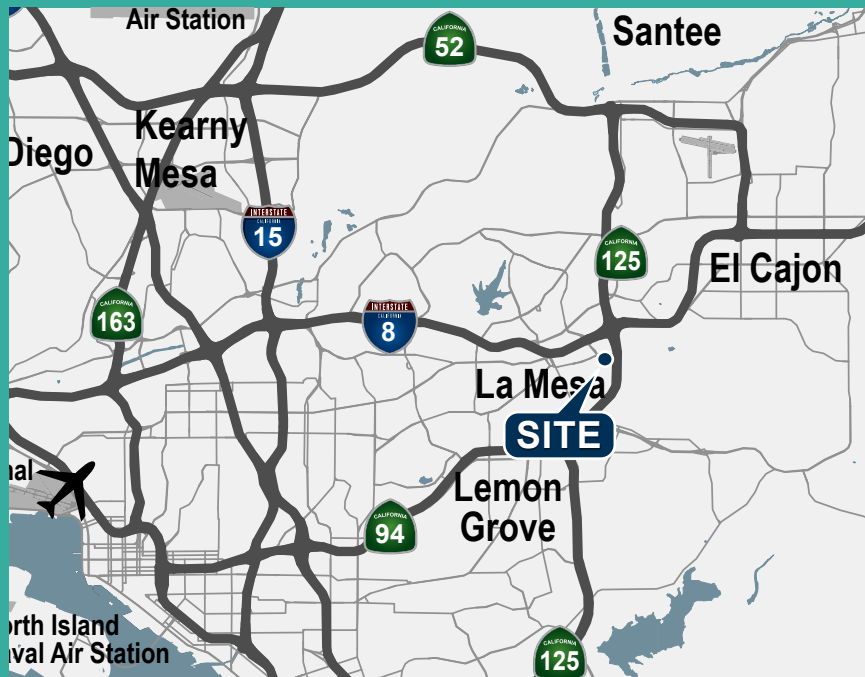
VIRTUAL TOUR



SCAN ME
OR CLICK THE LINK

http://voitco.com/ftp/uploads/7777_Alvarado_Rd_branded.mp4

PROJECT SPECIFICATIONS



ADDRESS:

7777 Alvarado Road
La Mesa, California 91942

BUILDING SIZE:

125,000 SF

LAND SIZE:

4.10 AC

YEAR BUILT / RENOVATED:

1983 / 1999

PARKING RATIO:

4.00/1,000 SF

ZONING:

C

BROKER INCENTIVES

5% Outside Broker Fee for Years 1-5 of the Lease Term

BUILDING SPECIFICATIONS

STORIES

Seven (7)

ELEVATOR

Four (4) Passenger

One (1) Freight

Modernization Completed

PARKING

Surface: 84 spaces

Covered: 300 spaces

CONFERENCE ROOMS

One (1)

BUILDING TYPE

Class A Office / Medical Building

FEATURES

On-site Management

On-site Engineering & Security

On-site Deli

5-Day Janitorial Service

Amazon Lockers & Charging Stations

AVAILABILITY

±831 RSF - ±2,737 RSF

LEASE RATE

\$2.50 - \$2.95 + Utilities PSF/Month



PROPERTY HIGHLIGHTS

East County's largest and most prestigious office/medical building with great corporate image

Located just off the I-8 Freeway in La Mesa

Great visibility and excellent freeway access

Only minutes east of Mission Valley, easily accessible from all parts of San Diego County

New lobby remodel

Picnic area in a park-like setting



LEASE RATE | \$2.50 - \$2.95 + UTILITIES PSF / MONTH

AVAILABILITY

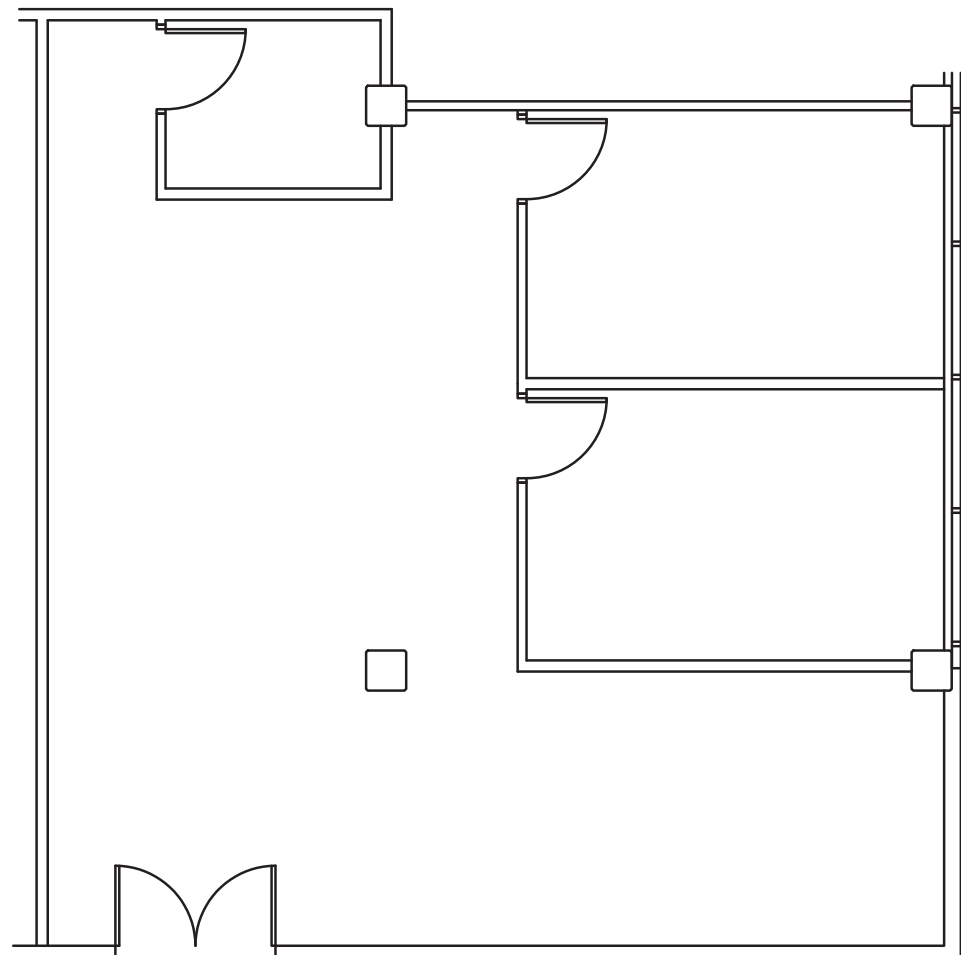
SUITE #	RSF	AVAILABLE	COMMENTS
113	±1,346	Now	Large open work area, 2 window offices, and storage
304	±1,398	Now	Large reception area, open work area, 3 private offices (2 with windows), kitchen / break room, storage
308	±1,581	05/2024	Four (4) private offices with views; break room with water; large open area
401	±1,610	30 Days	Located directly off 4th floor lobby; reception, conference, 3 private offices with views; large open work area
500	±831	Now	Immediate off 5th floor lobby; 2 offices; sink (water), storage
600	±1,291	05/2024	Located directly off 6th floor lobby; Two (2) private offices with views; conference room; break room with sink
601	±1,368	Now	Large open work area, and 4 window offices; divisible
615	±2,737	05/2024	Private reception; Large conference room; two (2) large window offices with views; break room with sink



SUITE 113: 1,346 RSF

AVAILABLE: NOW

Outstanding ground floor opportunity with prominent location off main lobby; high visibility; Large open work area, 2 window offices, and storage

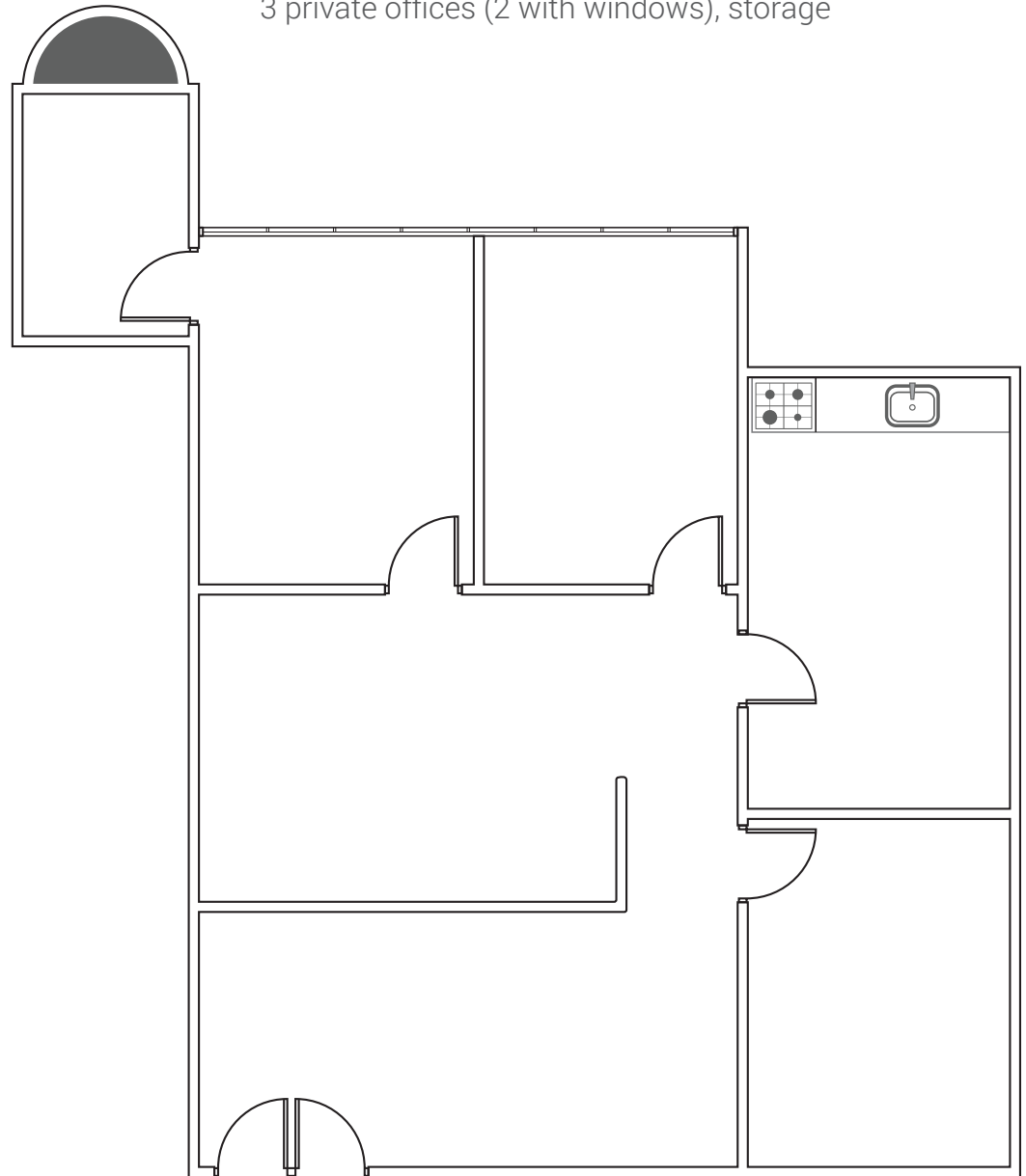




SUITE 304: 1,398 RSF

AVAILABLE: NOW

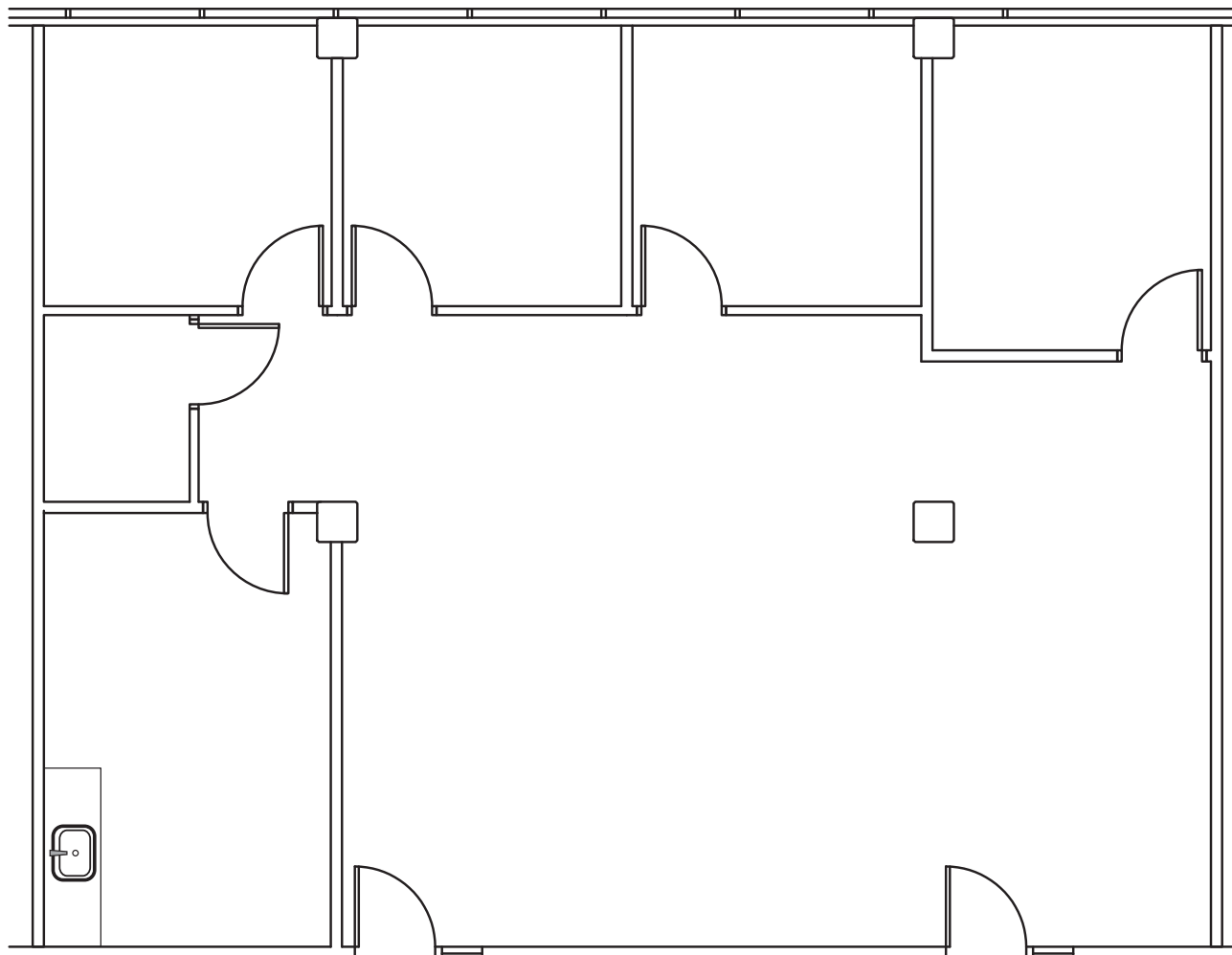
Large reception area, open work area, kitchen / break room,
3 private offices (2 with windows), storage



SUITE 308: 1,581 RSF

AVAILABLE: MAY 1, 2024

Four (4) private offices with views; break room with water; large open area

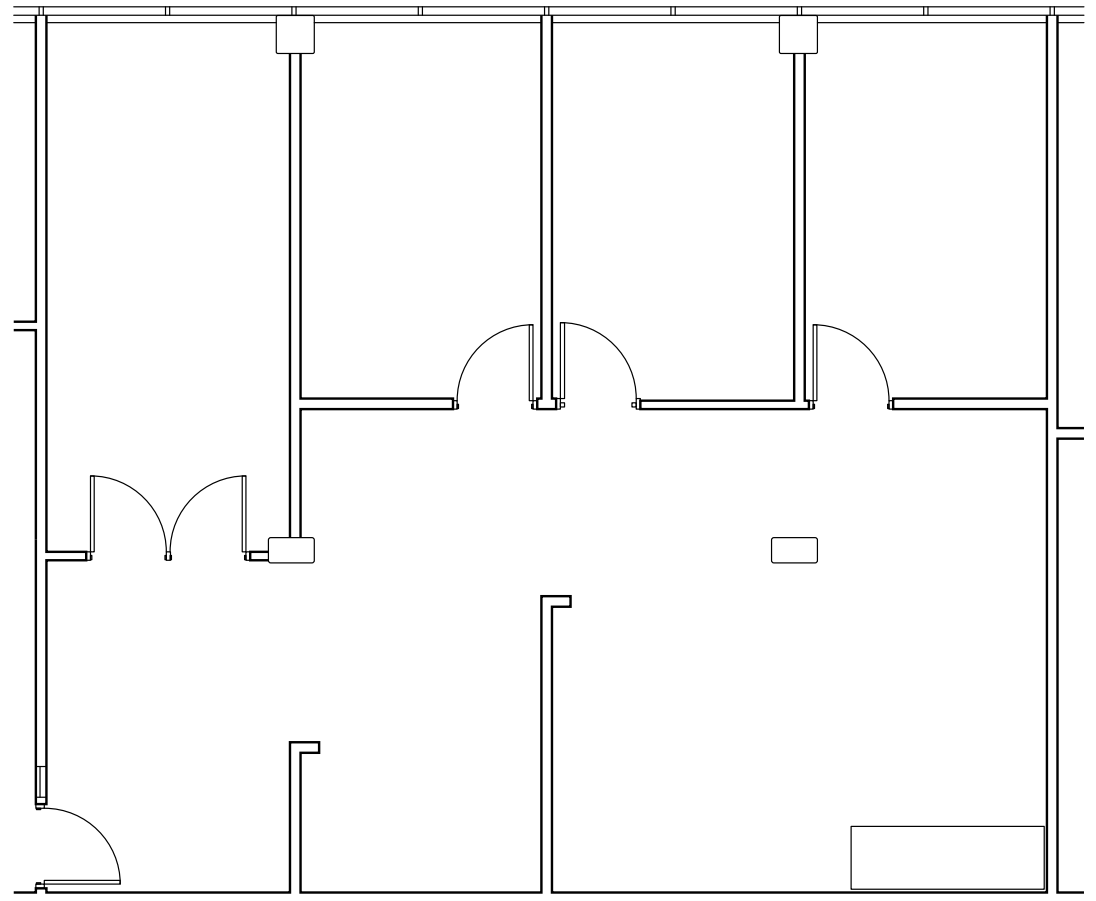




SUITE 401: 1,610 RSF

AVAILABLE: 30-DAY NOTICE

Located directly off 4th floor lobby; reception, conference,
3 private offices with views; large open work area

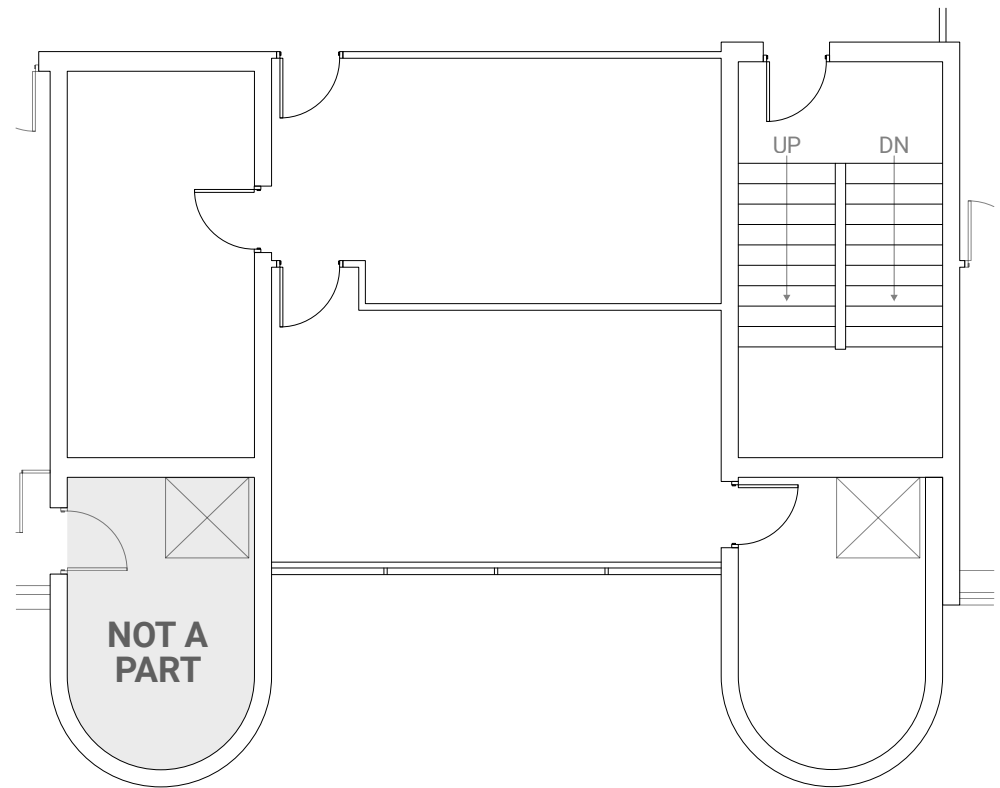




SUITE 500: 831 RSF

AVAILABLE: NOW

Immediate off 5th floor lobby; 2 offices; sink (water), storage



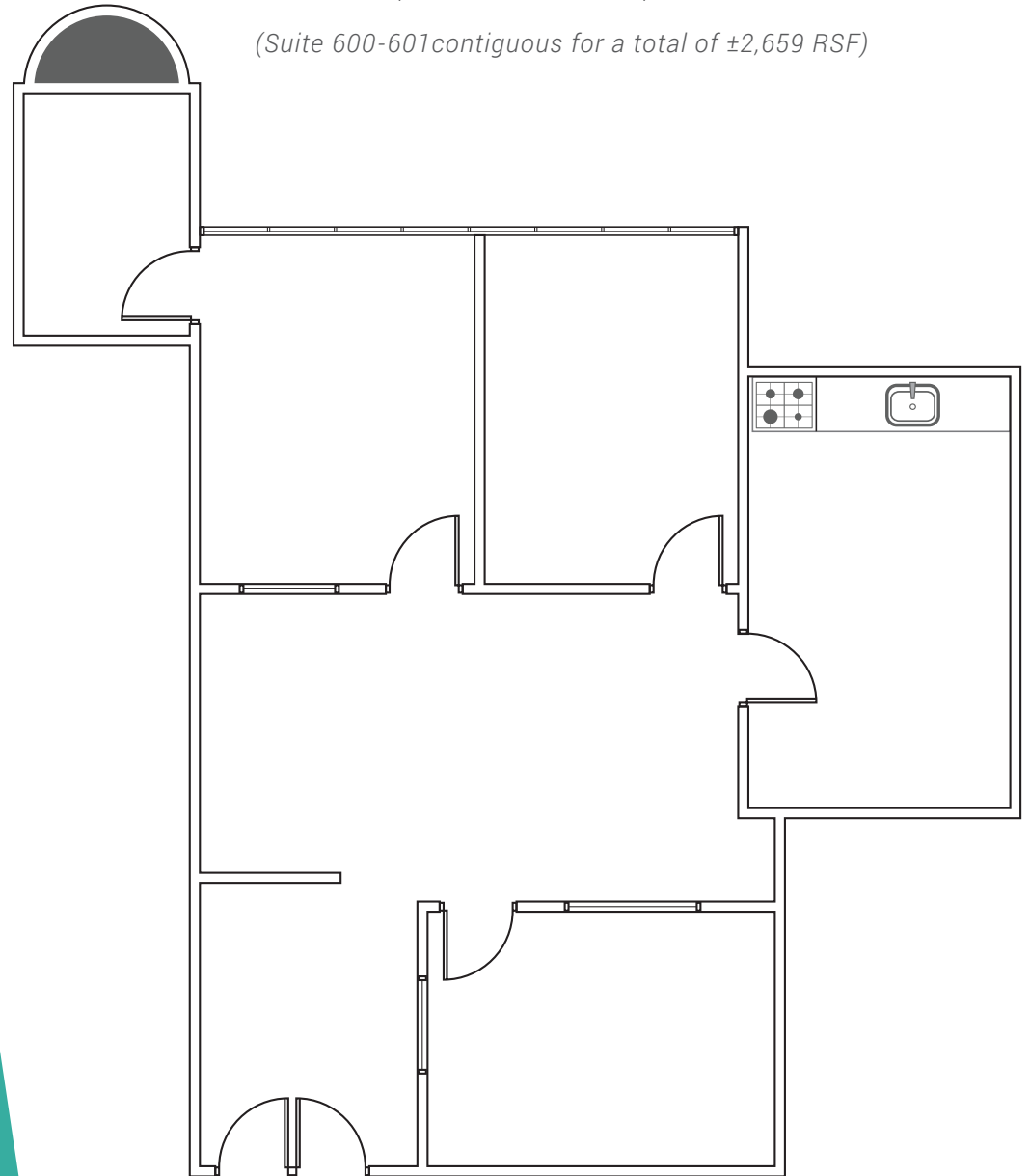


SUITE 600: 1,291 RSF

AVAILABLE: MAY 1, 2024

Located directly off 6th floor lobby; Two (2) private offices with views; conference room; break room with sink

(Suite 600-601 contiguous for a total of ±2,659 RSF)



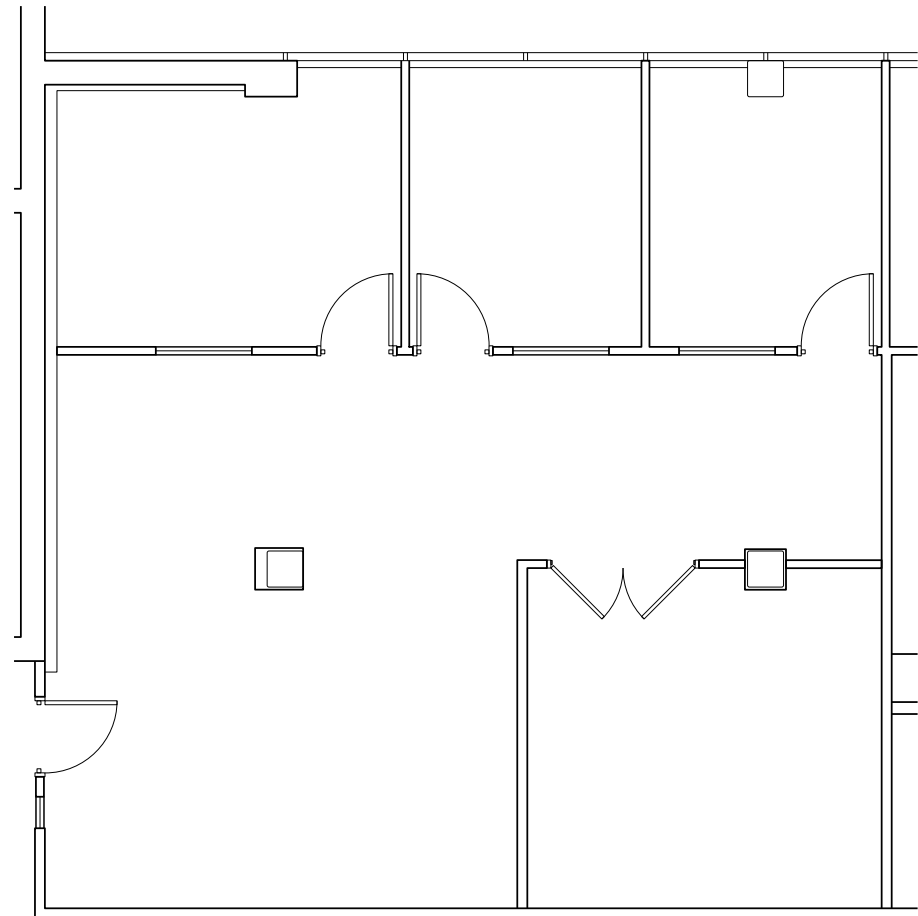


SUITE 601: 1,368 RSF

AVAILABLE: NOW

Large open work area, and 4 window offices; divisible

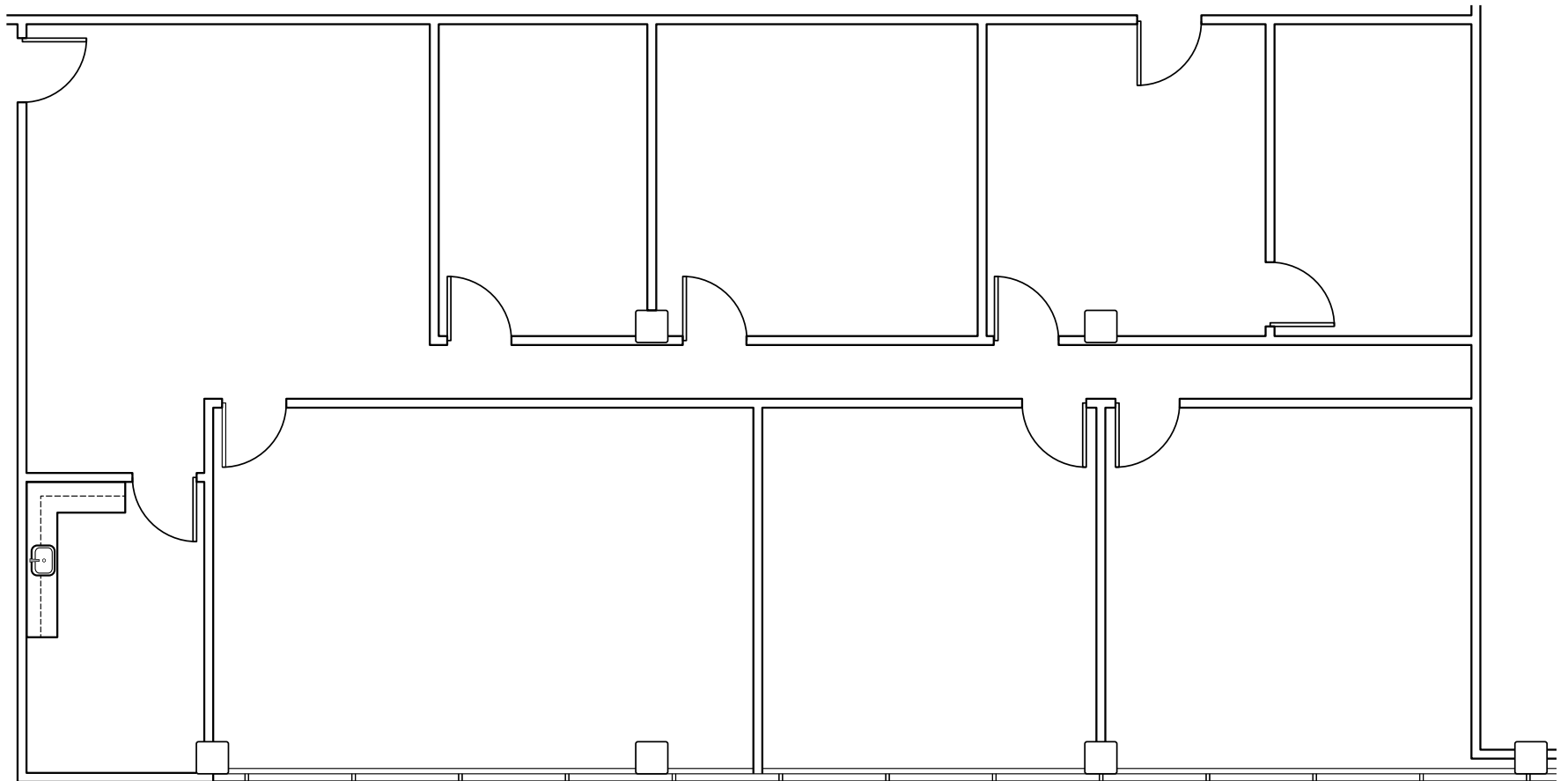
(Suite 600-601 contiguous for a total of ±2,659 RSF)



SUITE 615: 2,737 RSF

AVAILABLE: MAY 1, 2024

Private reception; Large conference room; two (2) large window offices with views; break room with sink







ABOUT LA MESA

B+

Overall Niche Grade

A-

Public Schools

A

Nightlife

B+

Good for Families

A

Diversity

La Mesa is just nine miles east of downtown San Diego, so it is super convenient to all the downtown area has to offer. Yet, it is its own community and offers both a quiet, neighborhood feel with all the amenities of a larger city.

La Mesa means “the table” or “the plateau” in Spanish. The name related to the area’s geography and is part of a larger area that was settled by Spanish missionaries. Its nickname is “the Jewell of the Hills” and most who grow up there say it lives up to that reputation.

One interesting thing only in La Mesa is the “Walkway of the Stars.” this is a pedestrian walkway downtown that recognizes the city’s volunteers that went beyond the extra mile by giving more than 10,000 service hours to the city.

The city has plenty of restaurants and shopping, but also has a number of other things so people don’t need to travel to downtown San Diego. That include the Grossmont Center, a major mall, grocery stores, a hospital, some public bus routes and a trolley station.

Most state they like it because it is far enough away from downtown San Diego that it doesn’t draw tourists, so the community can maintenance tranquility and have its own personality.



Boasting a population of more than 3.3 million residents countywide, San Diego is California's second largest city and the United States' eighth largest.

Located on the coast of the Pacific Ocean in Southern California, San Diego is widely known as "America's Finest City." Renowned for its miles and miles of white-sand beaches and amazing weather with an average yearly temperature of 70 degrees.

With breakthrough technology companies and research organizations, the largest military concentration in the world and a strong tourism industry, the San Diego region has one of the most diverse, dynamic economies in the country.



3.3M+
POPULATION



1.2M
HOUSING UNITS



\$241.9B
GDP



1.57M
JOBS



\$670,000
MEDIAN HOME PRICE

SAN DIEGO RANKINGS

#1

BUSIEST LAND
PORT OF
ENTRY

#1

LARGEST
CONCENTRATION OF
MILITARY ASSETS IN
THE WORLD

#2

GREENEST CITY
IN THE US

#3

IN THE U.S. FOR
LIFE SCIENCES
AND BIOTECH

#4

IN U.S. FOR THRIVING
SMALL BUSINESSES
AND STARTUPS

#4

HOTTEST CITIES
IN AMERICA FOR
STARTUPS

#4

BEST LARGE
CITY TO
LIVE IN THE US

#5

INNOVATION
HUBS
IN THE US



Grossmont Center

- Walmart
- Office DEPOT
- Target
- World Market
- Pier 1 Imports
- Barnes & Noble
- Best Buy
- Olive Garden

SAN DIEGO STATE UNIVERSITY

TRADER JOE'S

Marie Callender's

Denny's

Ralphs

PEPBOYS AUTO

Curlington

Saint Martin Academy

COSTCO WHOLESALE

TOYS R US

HOBBY LOBBY

ROSS DRESS FOR LESS

BW | Best Western Hotels & Resorts

RITE AID

Smart & Final

CVS pharmacy

VONS

BIG 5

CHIPOTLE

JO-ANN fabrics and craft stores

AutoZone

99c only

VONS

O'Reilly

DOLLAR TREE

KROC CENTER
SAN DIEGO, CA

24 FITNESS

Helix High School

Denny's

AutoZone

GameStop

Food 4 Less

IHOP

Marshall's

99c only

NORTGATE MARKET

Curlington

Marketplace at the Grove

- Walmart Supercenter
- ROSS DRESS FOR LESS
- Target
- Kohl's
- 24 FITNESS
- Payless
- Sam's Club

COCO'S Bakery-Restaurant

Rubio's MEXICAN GRILL

Althensons

CVS pharmacy

IN-N-OUT

Food 4 Less

RITE AID

JO-ANN fabrics and craft stores

Walgreens

AutoZone

HARBOR FREIGHT TOOLS

STARBUCKS COFFEE

99c only

SPROUTS FARMERS MARKET

IHOP

125

94

125

94

San Miguel Ave

College Grove Dr

Sweetwater Rd

Lemon Grove Ave

Broadway

Massachusetts Ave

College Ave

Will C Crawford High School

54th St

College Ave

Montezuma Rd

El Cajon Blvd

70th St

Rolando Blvd

University Ave

Spring St

La Mesa Blvd

Lemon Ave

Bancroft Dr



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