



FOR LEASE | 7787 ALVARADO ROAD, LA MESA, CA 91942
±22,833 SF FREESTANDING BUILDING IN LA MESA



5% OUTSIDE BROKER FEE

VOIT REAL ESTATE SERVICES

RYAN KING, CCIM

Senior Vice President | Lic. #01885401
858.458.3322 | rking@voitco.com

MOUNTAIN WEST DEV. CO.

KIPP GSTETTENBAUER, CCIM

Broker | Lic. #01405420
619.347.3861 | kipp@mountainwestdevco.com

Voit
REAL ESTATE SERVICES

FCG



PROPERTY HIGHLIGHTS



- Two (2) story freestanding building ideal for Office or Medical Use
- Superb freeway visibility, location, and access
- Only minutes east of Mission Valley, easily accessible from all parts of San Diego County
- Generous parking on-site

BUILDING SIZE: 22,833 SF

YEAR BUILT: 1999

PARKING RATIO: 4.00/1,000 SF

ZONING: C

FEATURES: On-site Management, On-site Deli, On-site ATM, On-site Engineering & Security, Amazon Lockers, and Charging Stations

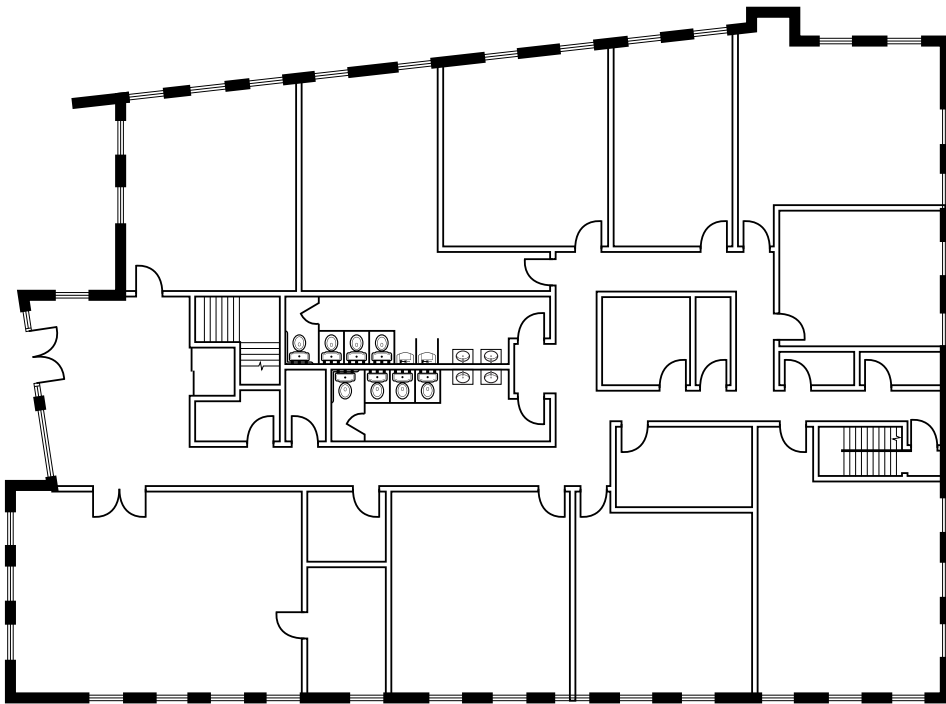


RBA: **±22,833 SF**

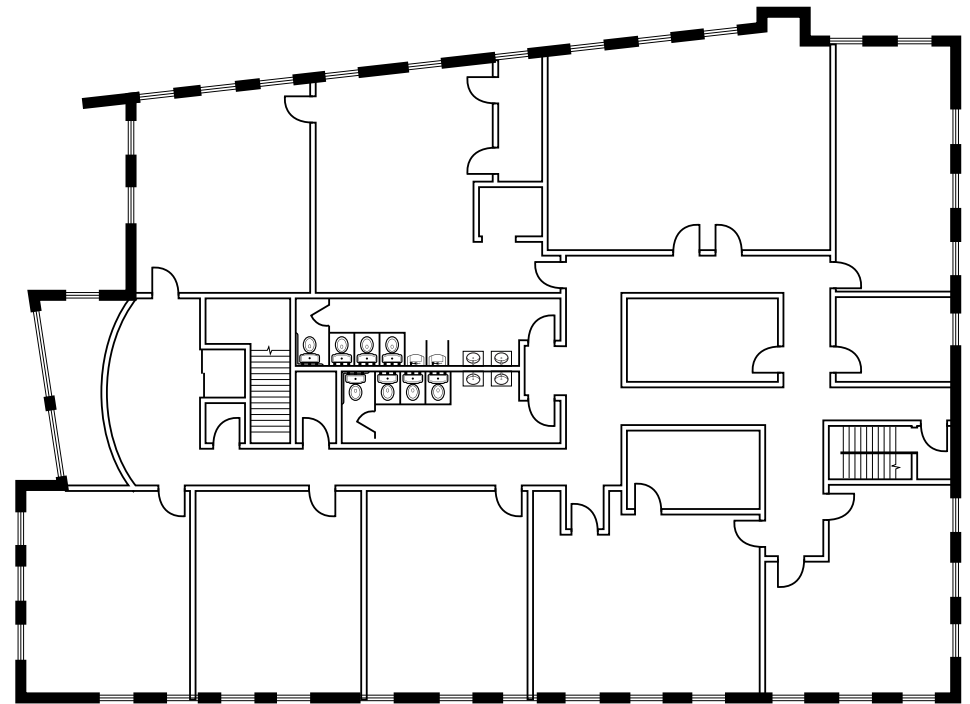
AVAILABLE: **October 1, 2023**

LEASE RATE: **Contact Broker**

Over 20 individual offices; large reception;
bathroom and kitchens on both floors; elevator.



FIRST FLOOR



SECOND FLOOR



SAN DIEGO STATE UNIVERSITY

TRADER JOE'S

BW | Best Western
Hotels & Resorts

Smart & Final

CVS
pharmacy

VONS

BIG 5
SPORTS & OUTDOORS

GameStop

Food 4 Less

IHOP

Marshall's

Marketplace at the Grove

Walmart
Supercenter

ROSS
DRESS FOR LESS

TARGET

KOHL'S

24 FITNESS

Payless

Sam's

Marie Callender's
Restaurant & Bakery

Denny's

Ralph's

PEPBOYS
AUTO

STARBUCKS
COFFEE

RITE
AID

Rolando Blvd

O'Reilly

DOLLAR TREE

KROC CENTER
SAN DIEGO, CA

CARQUEST

College Ave

COCO'S
Bakery-Restaurant

Rubio's
FRESH MEXICAN GRILL

O'Reilly

Walgreens

CVS
pharmacy

IN-N-OUT
BURGERS

Food 4 Less

RITE
AID

JO-ANN
Fabric and craft stores

AutoZone

JO-ANN
Fabric and craft stores

THE HOME
DEPOT

HARBOR
FREIGHT
TOOLS

STARBUCKS
COFFEE

99c
only

SPROUTS
FARMERS MARKET

Lemon Grove Ave

San Miguel Ave

College Grove Dr

El Cajon Blvd

70th St

24 FITNESS

Helix
High School

Saint Martin
Academy

AutoZone

JO-ANN
Fabric and craft stores

Curlington

VONS

99c
only

COSTCO
WHOLESALE

Holiday Inn
HOTELS & RESORTS

BEST BUY

Pier 1 Imports

TARGET

DOLLAR TREE

Office DEPOT

WORLD MARKET

BARNES & NOBLE
BOOKSTORES

Olive Garden

125

HOBBY LOBBY

ROSS
DRESS FOR LESS

TOYS R US

La Mesa Blvd

Lemon Ave

Denny's

IHOP

94

125

Sweetwater Rd



VOIT REAL ESTATE SERVICES

RYAN KING, CCIM

Senior Vice President | Lic. #01885401
858.458.3322 | rking@voitco.com

MOUNTAIN WEST DEV. CO.

KIPP GSTETTENBAUER, CCIM

Broker | Lic. #01405420
619.347.3861 | kipp@mountainwestdevco.com

Voit
REAL ESTATE SERVICES

FCG

4180 La Jolla Village Drive, Suite 100, La Jolla, California 92037 | 858.453.0505 | 858.408.3976 Fax | Lic #01991785 | www.voitco.com

Licensed as Real Estate Salespersons by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2023 Voit Real Estate Services. All Rights Reserved.