

5200 Lake Murray Blvd

LA MESA, CALIFORNIA 91942



MEDICAL/OFFICE AVAILABLE
INDIVIDUAL SUITES AVAILABLE
±1,760 SF TWO-STORY BUILDING DIVISIBLE TO 175 SF

FRACTIONAL OWNERSHIP OPPORTUNITY | CONTACT BROKER WITH INQUIRIES



5200 LAKE MURRAY BOULEVARD

Built in 1950 and renovated in 2024, the property is a stand alone, two-story commercial building which has operated as a Spa for the past 40 years. The property offers excellent parking with 18 surface spaces at a ratio of 5.0/1,000 SF and security gate with 24/7 security cameras.

Located in Del Cerro, one of San Diego premier neighborhoods and only 2-minutes from Lake Murray. The property is surrounded by I-8, Lake Murray Boulevard, Connecticut Avenue, and Wisconsin Avenue. This iconic location is situated on approximately 0.43 acres of land in front of a Shell gas station with great visibility.

It is an ideal space for medical, beauty spa, dermatologist, and/or any clinical use.

PROJECT OVERVIEW

- Two (2) story build with (4) individual suites available for lease
- ADA restroom
- Exterior building signage
- Air Conditioning and hardwood floors throughout
- Shared laundry room
- Wi-Fi throughout

AVAILABLE SUITES

1ST FLOOR

SUITE A1

UNIT SQ. FT.	±249 SF
LEASE RATE	\$1,200 FSG /month
AVAILABILITY	Now

SUITE A2

UNIT SQ. FT.	±171 SF
LEASE RATE	\$800 FSG /month
AVAILABILITY	Now

SUITE A3

UNIT SQ. FT.	±173 SF
LEASE RATE	\$1,000 FSG /month
AVAILABILITY	Now

2ND FLOOR

SUITE B

UNIT SQ. FT.	±880 SF
LEASE RATE	\$3,000 FSG /Month + FF&E
AVAILABILITY	30-Days Notice

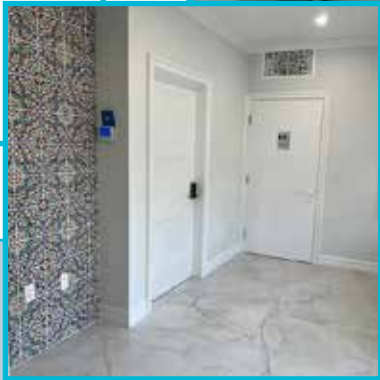
*Suites A1-A3 contiguous for a total of ±880 SF

*Full building contiguous for a total of ±1,760 SF

*Contact broker to negotiate FF&E rates for Suite B



1ST FLOOR PLAN



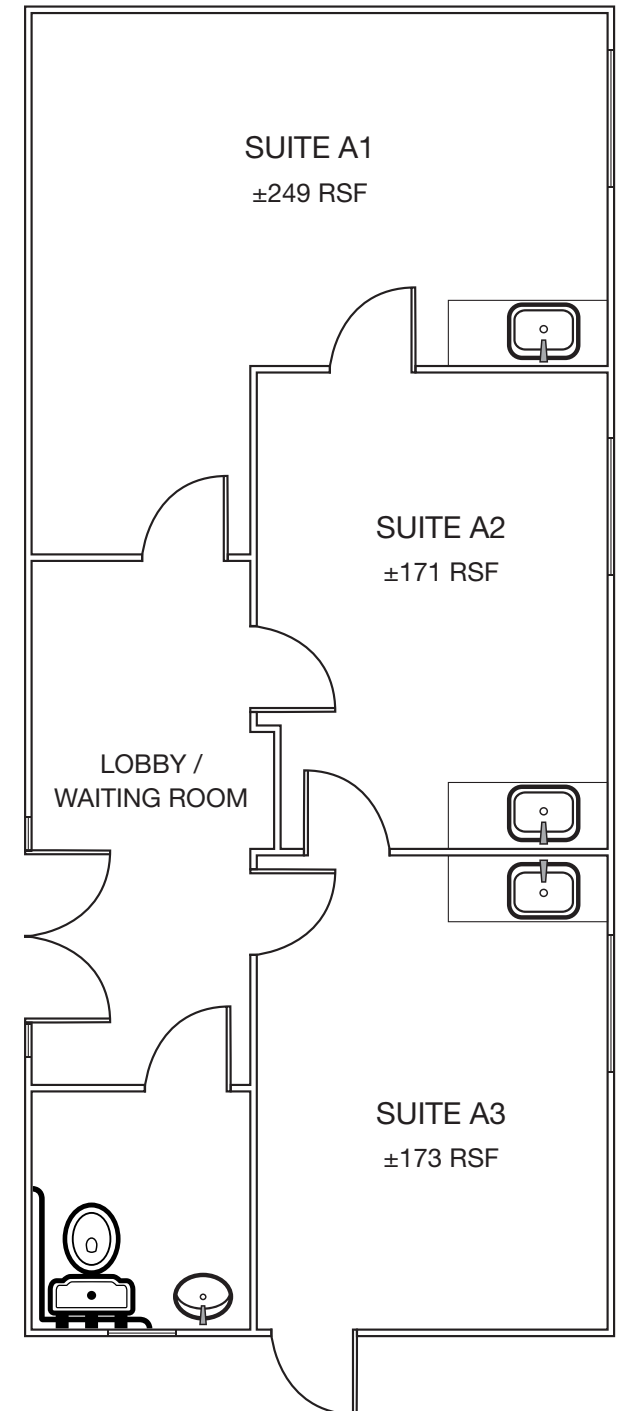
MOVE-IN READY MEDICAL SUITES

SUITE OVERVIEW:

- Private first floor suite(s)
- Common area lobby and ADA restroom
- Each suite is equipped with ADA sink, cabinet, and plumbing
- Exterior access to common area laundry unit

ENTIRE FLOOR

- ±880 SF entire first floor unit
- Luxury waiting room & one (1) in-suite ADA restroom
- Three (3) exam rooms with ADA sink, cabinet & plumbing
- Available Now

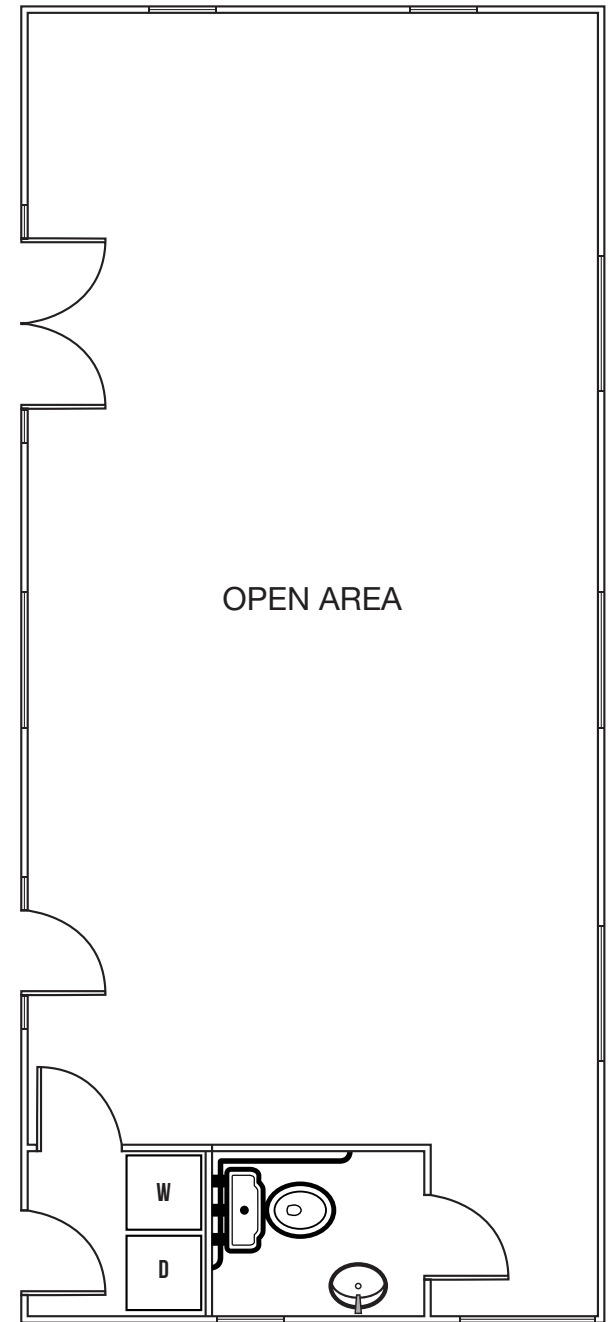




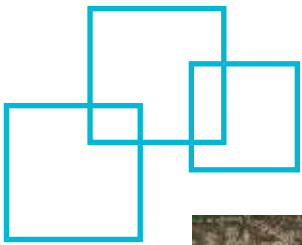
2ND FLOOR PLAN

ENTIRE FLOOR

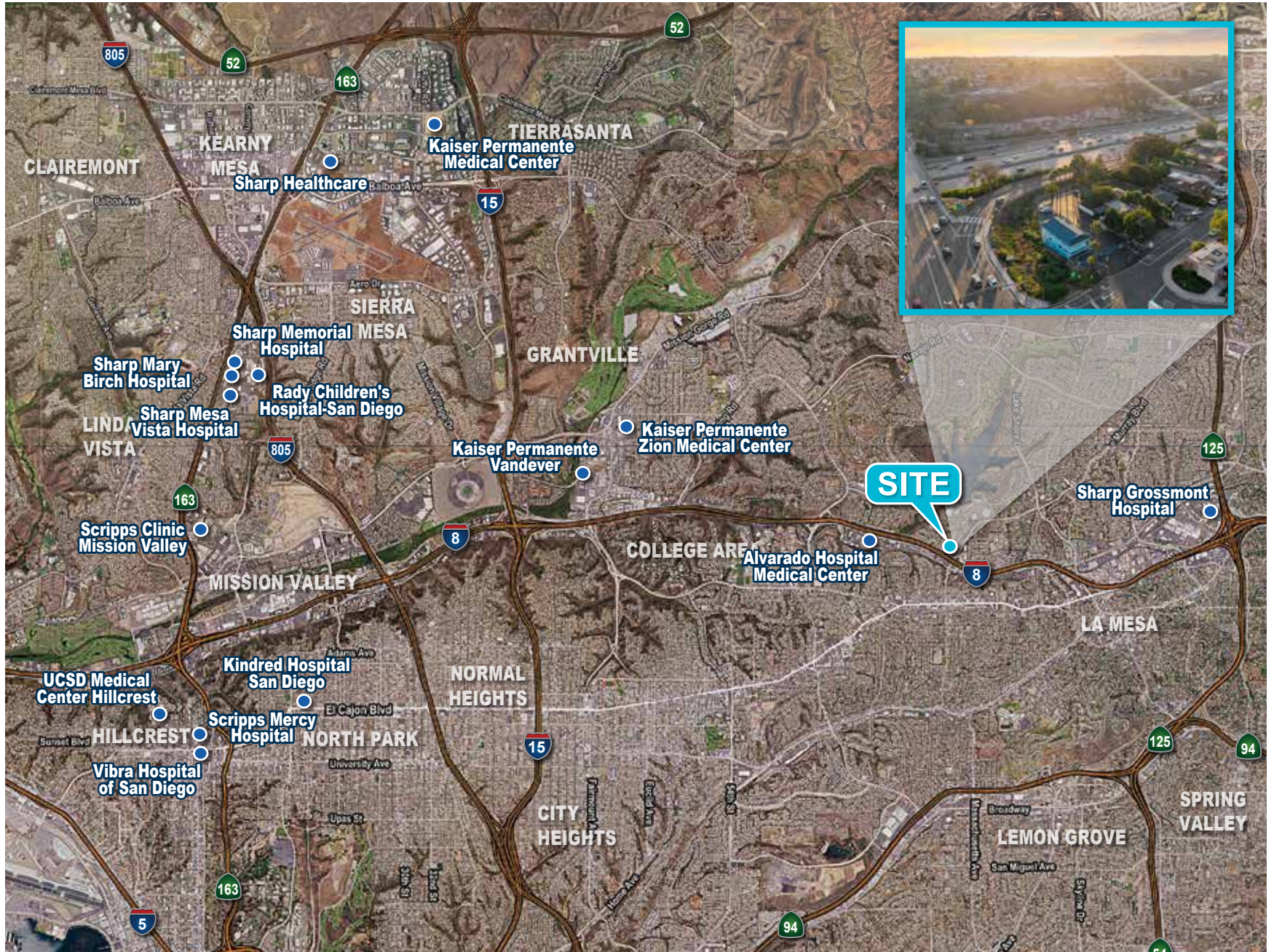
- ±880 SF entire second floor unit
- Luxury open floor plan and one (1) in-suite ADA restroom
- Interior access to common area laundry unit
- Available Now



LUXURIOUS MED SPA FINISHES



MEDICAL FACILITIES MAP





DEMOGRAPHICS



474,419
population within a
5 mile radius



\$100,950
Average Household Income
within a 5 mile radius



33%
of population with
bachelor degree or higher



36.8
is the Median Age
within a 5 mile radius



2.6
Average Household
Size within 5 miles



WITHIN MINUTES
from popular tourist attractions—



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