

APPROX. 8,820 SF OFFICE / FLEX BUILDING FOR SALE

**Motivated Seller
Bring All Offers**

8141

**CENTER STREET
LA MESA, CA 91942**



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property features



PROPERTY ADDRESS

8141 Center Street, La Mesa, CA 91942



PROPERTY SIZE

± 8,820 SF Office / Flex Building on ± 7,405 SF Lot



APN

470-073-03-00



ZONING

Flexible M-Zoning with Existing Medical Marijuana Manufacturing CUP in Place [\(Plans Link\)](#) [\(Resolution Link\)](#)



RENOVATIONS

Recently Renovated Office / Flex Building with 100% HVAC Served



PARKING

5 Parking Spaces - Adjacent Lot with Abundant Parking



ACCESSIBILITY

Direct Proximity to Interstate 8



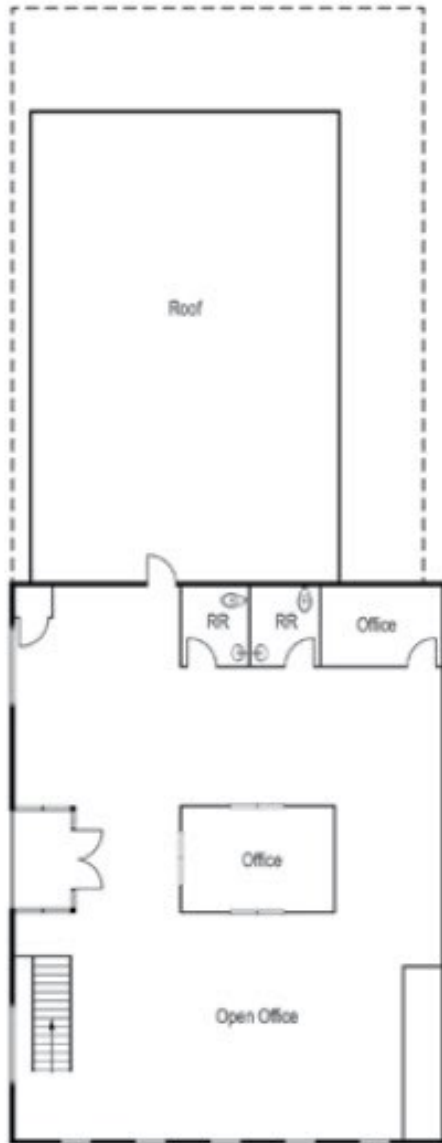
REDUCED SALE PRICE

~~\$2,800,000 (\$317/SF)~~ 2,300,000 (261/SF)

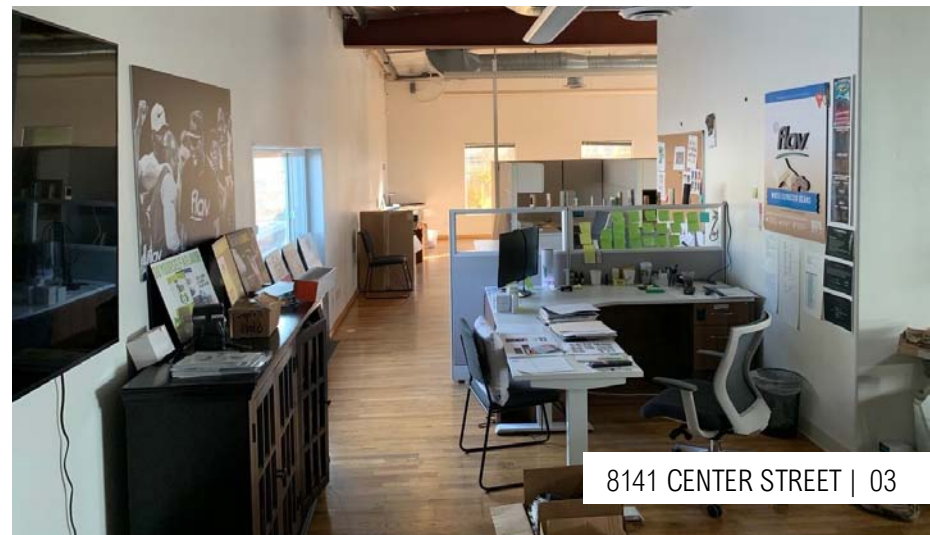
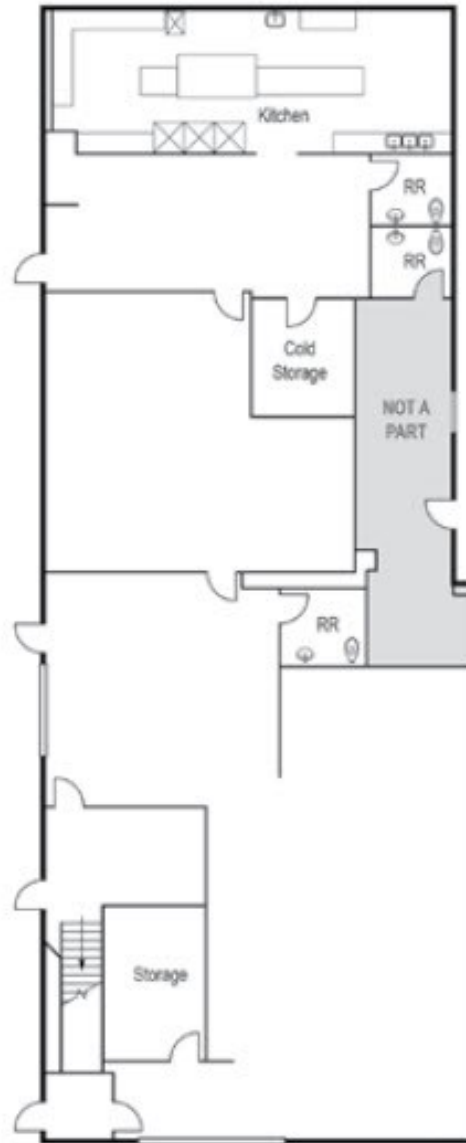


floor plan

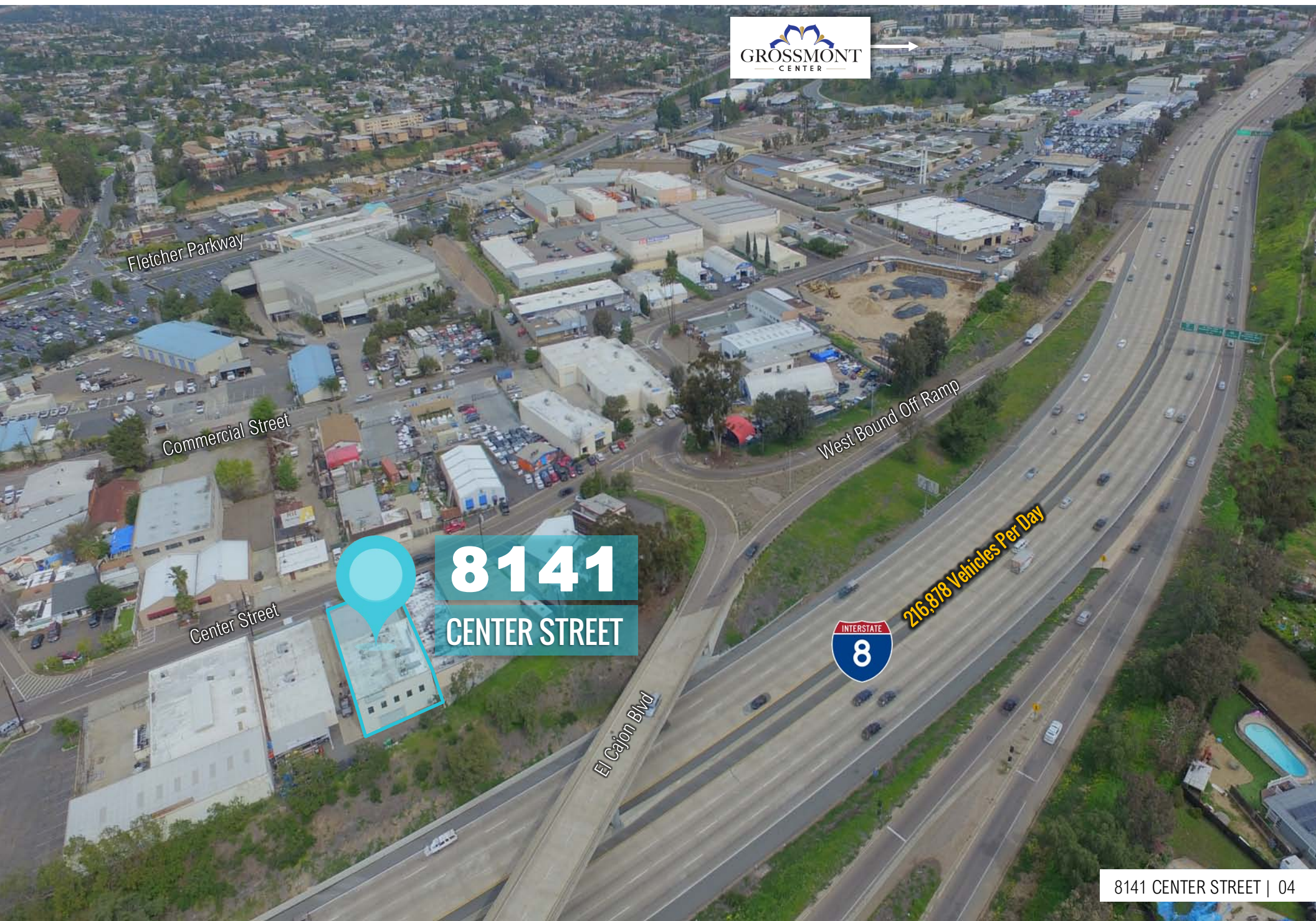
2ND FLOOR



1ST FLOOR



Floor plan not fit to scale; for reference purposes only.



Fletcher Parkway

Commercial Street

Center Street

8141
CENTER STREET

West Bound Off Ramp



216,878 Vehicles Per Day

El Cajon Blvd

location



5 MINUTES

Grossmont Center



14 MINUTES

Mission Valley



18 MINUTES

Sorrento Valley



30 MINUTES

U.S. - Mexico Border Crossing



10 MINUTES

Santee



15 MINUTES

Downtown San Diego



20 MINUTES

North County



San Clemente

Fallbrook

Camp Pendleton
Marine Corps Base

76

Bonsall

78

Oceanside

Vista

15

Valley Center

San Marcos

Carlsbad

Escondido

Encinitas

Solana
Beach

Rancho
Bernardo

Poway

Del
Mar

**SAN
DIEGO**

La
Jolla

Lakeside

El Cajon

La Mesa

Lemon
Grove

Coronado

National
City

8141 CENTER STREET | 05

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information including zoning, financials, leases, square footage, permits and use should be verified during due diligence and prior to completing a sale.

