

3607 AVOCADO BLVD

LA MESA, CA 91941

FOR SALE OR FOR LEASE

PRICE REDUCTION | \$12,850,000

**ADDITIONAL CELL
PHONE ANTENNA**
CALL FOR DETAILS



60K+ CARS PER DAY

**RARE 40K SF OPPORTUNITY
WITH FREEWAY FRONTAGE**



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CAST
CAPITAL PARTNERS

PROPERTY HIGHLIGHTS

This exceptional ±39,900 SF commercial property offers unparalleled flexibility and value, featuring a ±25,900 SF main building with 14-foot clear heights and drop ceilings (expandable to 18 feet upon confirmation), complemented by an additional ±8,000 SF of covered storage with 18-foot clearance and a ±14,000 SF covered garden area—all situated on a generous 4.61-acre lot with prominent 94 Freeway frontage and ample surface parking (220 spaces at a 5.5/1,000 SF ratio).

Available for lease at \$2.15/SF plus NNN or for sale with all offers considered, the building will be delivered vacant at close, providing immediate occupancy and customization opportunities for discerning tenants or buyers.

Zoned General Commercial (C36) and perfectly positioned within a thriving community center mix, this strategically located property is ideally suited for a diverse range of commercial applications including medical facilities, retail operations, service-based businesses, or any enterprise seeking exceptional visibility, accessible infrastructure, and room to grow.



\$2.15/SF + NNN
LEASE RATE



\$12,850,000
SALE PRICE



94 Freeway Frontage, Covered Outdoor Storage, Community Center Mix
FEATURES



±25,900 SF BLDG | 14' CLEAR WITH DROP CEILINGS (UP TO 18' POTENTIAL, SUBJECT TO BUYER/TENANT CONFIRMATION)
BUILDING SIZE



Building Delivered Vacant At Close
OCCUPANCY



±39,900 SF
TOTAL BUILDING SIZE

±8,000 SF | 18' CLEAR
BONUS COVERED STORAGE



±200,811 SF (4.61 AC)
LOT SIZE



±14,000 SF | 18' COVERED, NO HVAC
GARDEN AREA



14'-18' FT
CLEAR HEIGHT



220 (Ratio 5.51/1000 SF)
SURFACE PARKING SPACES



APN: 502-150-40-00
PARCEL 1



GENERAL COMMERCIAL - C36
ZONED

KEY INFORMATION FOR INVESTORS / BUSINESS OWNERS

Prime Location & Visibility:

- Excellent exposure from Hwy 94, ensuring strong visibility for any occupant.
- 60,370 Cars Per Day travel past the building on Hwy 94.

Established Retail Hub:

- The property is part of a 218,787 SF community center with a 98.4% occupancy rate, indicating strong tenant demand in the area.

Retail Synergy:

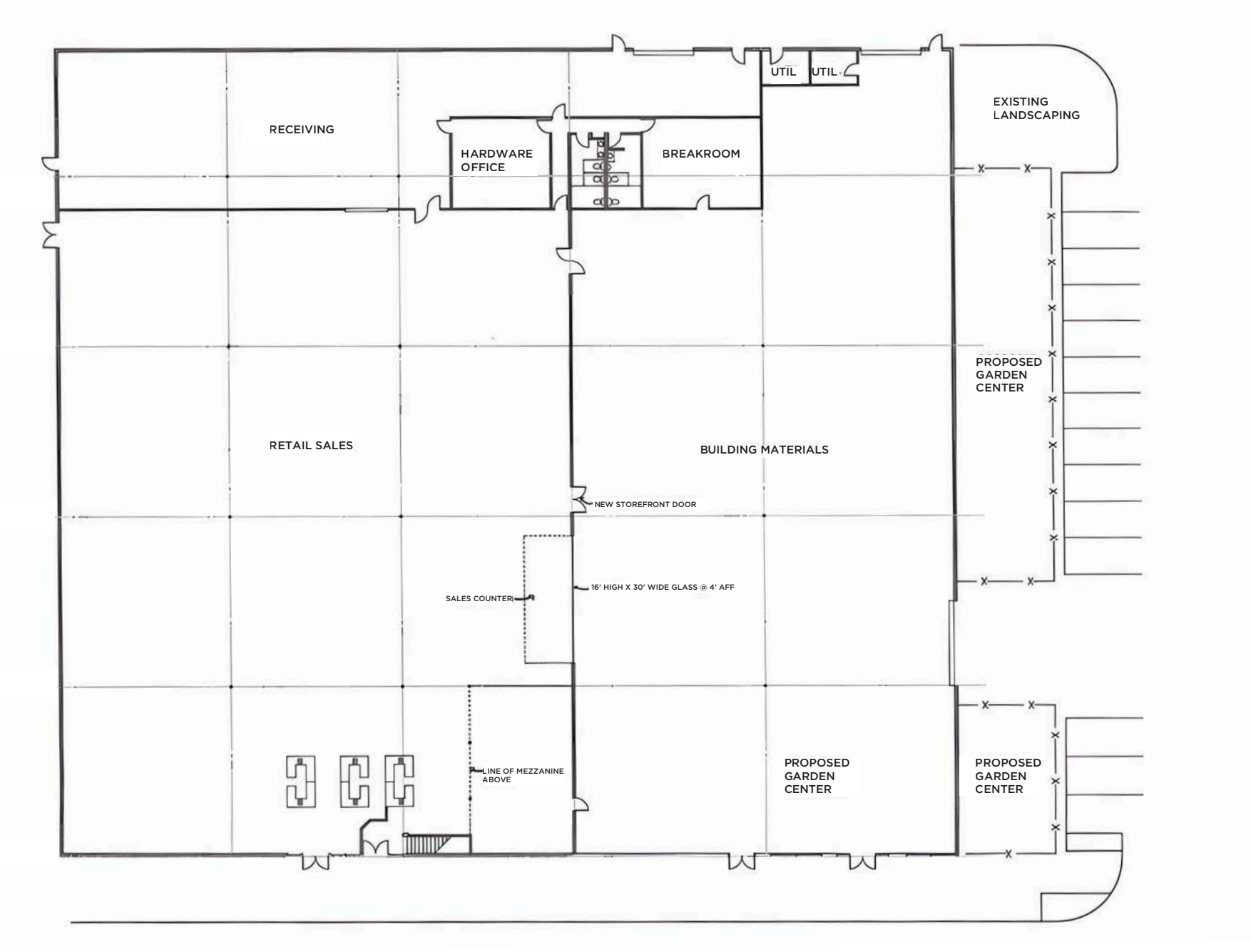
- Surrounded by national and regional tenants, enhancing foot traffic and potential customer base.

Accessibility:

- Convenient access to Highway 94 and a 21-minute drive from San Diego International Airport, making it easy for customers and employees to reach the location.

PROPERTY SUMMARY	
RETAIL	Community Center
GLA	39,900 SF
BUILT	1981
TENANCY	Single
LAND SF	200,811 SF (4.61 AC)
PARKING	220 surface parking spots (2 handicap)
ZONING	General commercial zoning in San Diego County (C36) allows a variety of commercial uses, including medical, retail, wholesaling, and service uses. It may also allow industrial uses that meet performance and power standards.
PARCEL	502-150-40-00
ROLL UP DOORS	3 Roll-Up Doors Total: 2 - 13' x 20' 1 - 11' x 14'

FLOOR PLAN



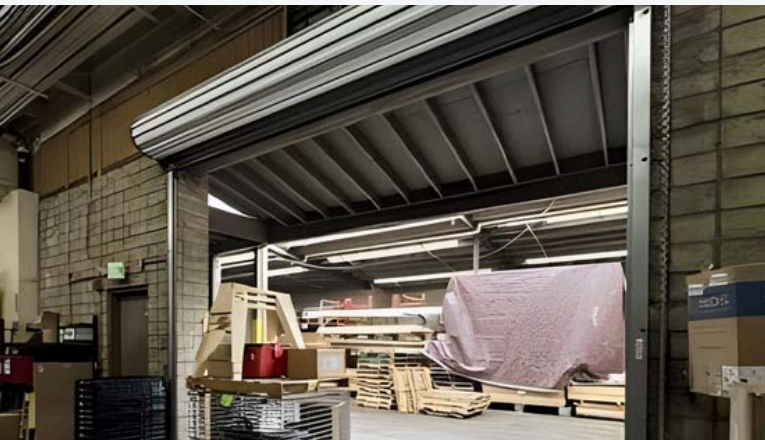


Allowed Uses

You can operate the following by right:

- Hardware, lumber, or building material supply stores
- Retail (General)
- Professional offices
- Garden centers or nurseries
- Medical offices or clinics
- Auto parts retail (no installation or repair)
- Church

CALL TO DISCUSS



PROPERTY LOCATION



AERIAL VIEW

CALLE VERDE DR

CALLE VERDE DR

VIA MERCADO

AVOCADO
BLVD

CAMPO RD



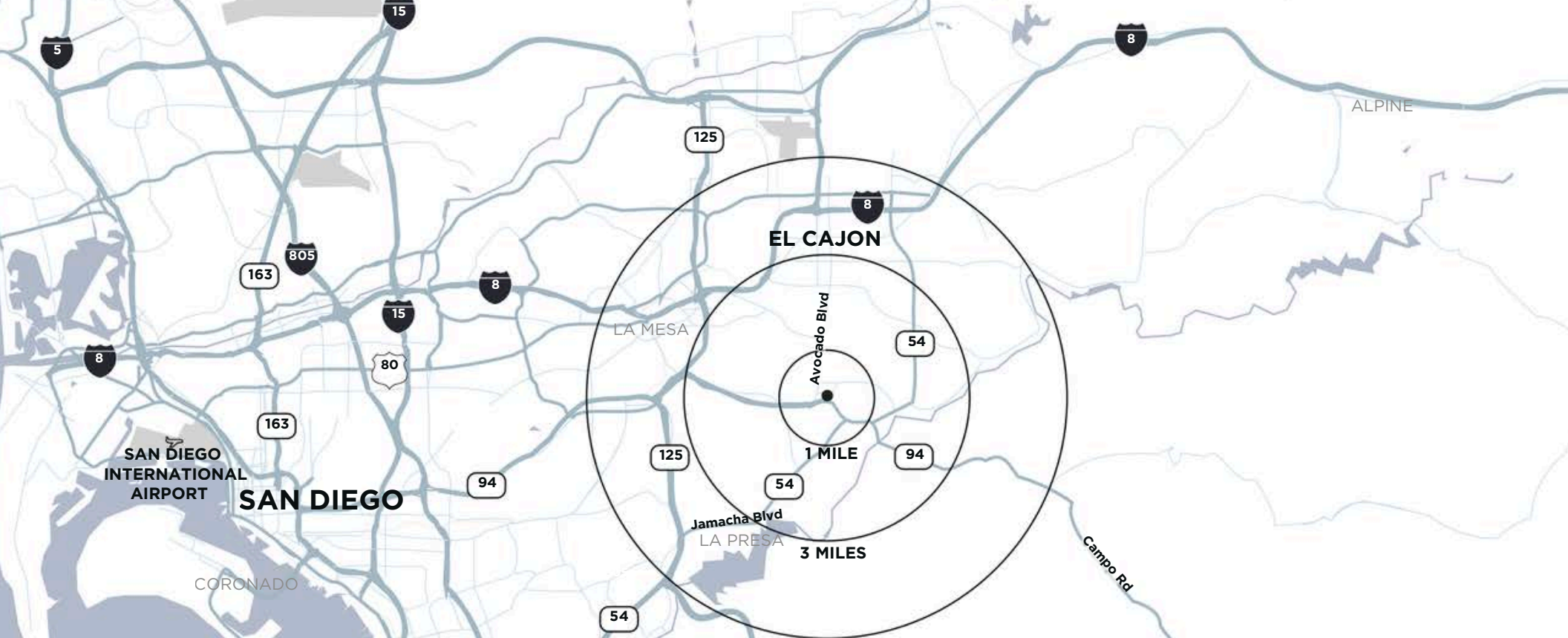
**SUBJECT
PROPERTY**



**8,000 SF
BONUS STORAGE**





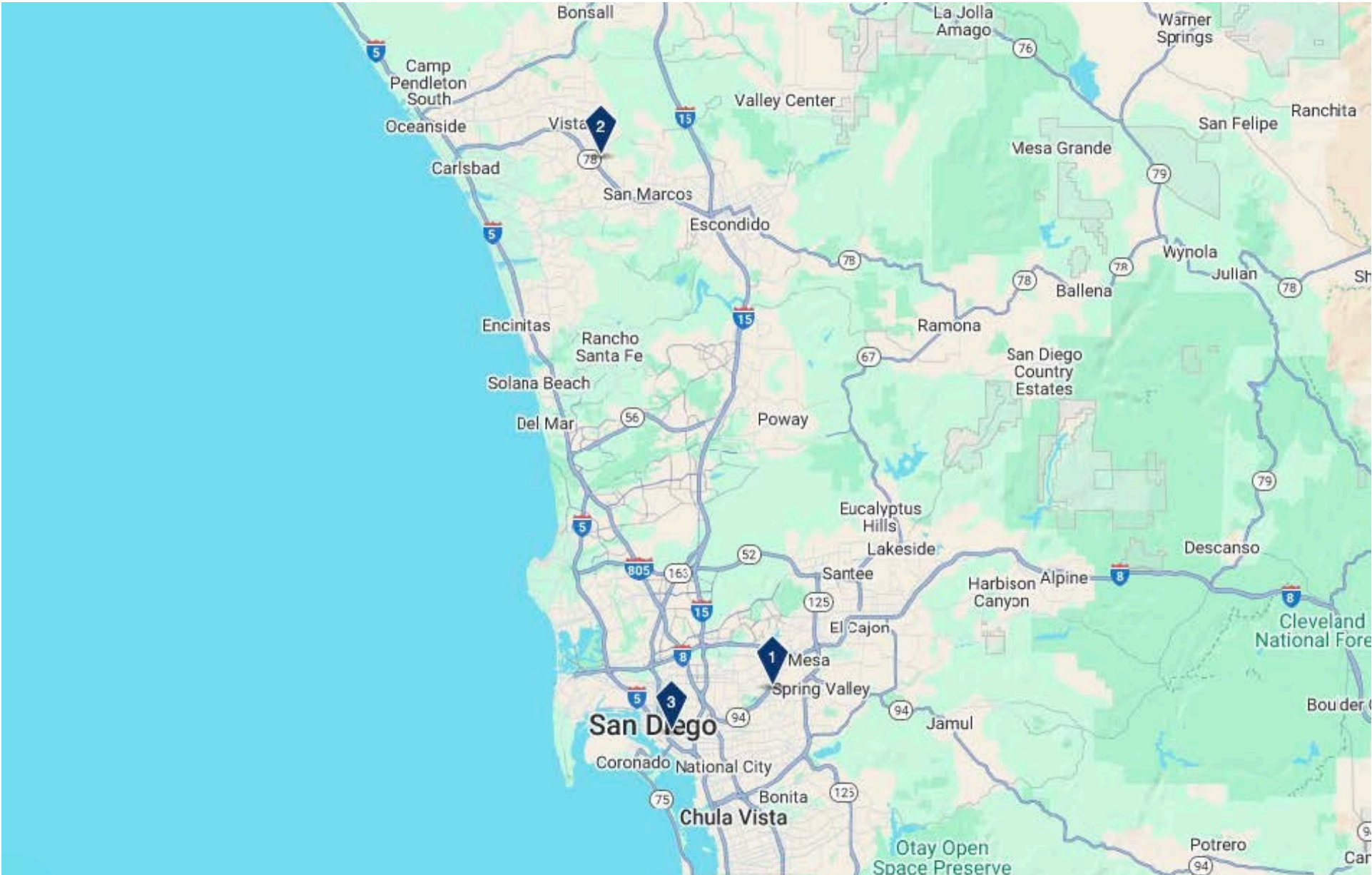


METRIC	1 MILE	3 MILES	5 MILES
Population	11,002	96,614	311,121
Average Household Income	\$148,432	\$133,536	\$115,235
Daytime Employment	2,418	18,586	99,555



TRAFFIC COUNT	
ROUTE 94	60,370 ADT
ROUTE 94 & AVOCADO BLVD	69,072 ADT
CAMPO RD	57,894 ADT

SALES COMPARABLES



SALES COMPARABLES

	#	PROPERTY ADDRESS & NAME	BUILT / RENOVATED	SIZE	ASKING PRICE	PRICE/SF
	1	7065 Broadway, Lemon Grove, CA 91945	1985	40,000 SF/4.13 AC	\$15,000,000	\$375.00/SF
	2	310 Sycamore Ave, Vista, CA 92083	2006	14,820 SF/2.98 AC	\$6,000,000	\$404.86/SF
	3	2121 E Imperial Ave, San Diego, CA 92102	1916/2013	40,800 SF/2.08 AC	\$22,500,000	\$551.47/SF

3607 AVOCADO BLVD

LA MESA, CA 91941

CALIFORNIA
94
60,370 CARS PER DAY

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