

# LA MESA OFFICE FOR LEASE

5811 Amaya Drive, La Mesa, CA 91942



**LANDLORD IS OPEN TO SHORT TERM TENANCY OPTIONS ALLOWING MAXIMUM FLEXIBILITY**

## COLTON SPEAS

Sales & Leasing Associate  
(858) 598-2873  
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## TOMMAS GOLIA

Director of Brokerage  
(858) 598-2891  
Lic. 01890744

## (619) 469-3600

10721 Trenea St, Suite 200  
San Diego, CA 92131  
Lic. 01209930





# PROPERTY FEATURES



**5811 Amaya Drive** is a multi-tenant office building located in the La Mesa community. The City of La Mesa caters to locals and native San Diegans as the streets are lined with coffee shops, boutiques, art galleries, diverse restaurants and craft beer pubs.

This unique office building provides a rare combination of natural and original feel with a private and professional office setting.

<b>BUILDING SIZE:</b>	± 5,952 Rentable Sq. Ft.
<b>AVAILABLE:</b>	± 799 - 1,027 Sq. Ft.
<b>PROPERTY TYPE:</b>	2-Story Office
<b>LOT SIZE:</b>	± 12,686 Sq. Ft.
<b>PARKING:</b>	16 Parking Spaces Abundant Street Parking
<b>APN:</b>	486-771-15-00
<b>ZONING:</b>	C-N (Neighborhood Commercial) <a href="#">View Link</a>
<b>LEASE RATE:</b>	\$1,300/Month - \$1,600/Month MG <b>Landlord is Open to Short Term Tenancy Options Allowing Maximum Flexibility</b>





# PROPERTY HIGHLIGHTS



Located Between Two of East County's Most Desirable and Prominent Neighborhoods - Downtown La Mesa and Fletcher Hills



Unique La Mesa Office Building Located with a Private, Quiet and Professional Setting



Surrounded by Highly-Rated Residential School Systems  
Close Proximity to Public Transportation



Easy Access to I-8, Hwy 125, Hwy 52 and Hwy 67



Surrounded by Numerous Amenities - La Mesa Village, Restaurants (Brigantine, Anthony's Fish Grotto, Round Table Pizza, Etc.), Sharp Grossmont Hospital, Grossmont Mall, Grossmont College & High School, Mission Trails Golf Course and Local & Regional Parks





# FLOOR PLAN

FLOOR 2



## AVAILABILITY

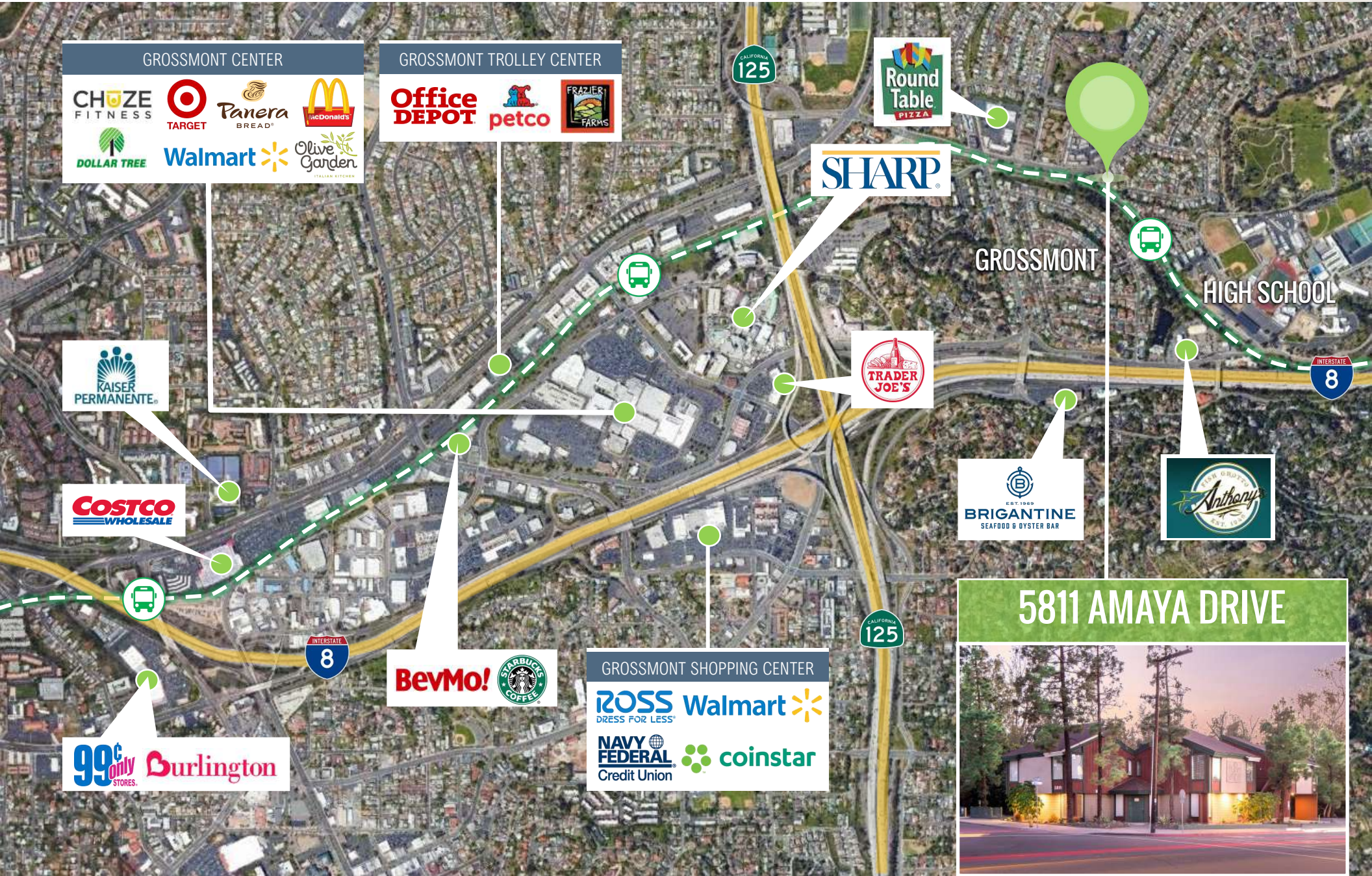
- > Suite 203: ± 1,027 RSF Office Suite
  - > Bullpen, 1 Office, Break Room
  - > Lease Rate: \$1,600/Month - MG
- > Suite 204: ± 799 RSF Office Suite
  - > Waiting Room, 2 Offices
  - > Lease Rate: \$1,300/Month - MG



5811 Amaya Drive



# SURROUNDING AMENITIES



GROSSMONT CENTER

CH2ZE FITNESS  
DOLLAR TREE  
TARGET  
Panera BREAD®  
Walmart  
McDonald's  
Olive Garden ITALIAN KITCHEN

GROSSMONT TROLLEY CENTER

Office DEPOT  
petco  
FRAZIER FARMS

Round Table PIZZA

SHARP

TRADER JOE'S

BRIGANTINE  
EST. 1969  
SEAFOOD & OYSTER BAR

Anthony's  
EST. 1966

KAISER PERMANENTE

COSTCO WHOLESALE

99¢ only STORES  
Burlington

BevMo! STARBUCKS COFFEE

GROSSMONT SHOPPING CENTER

ROSS DRESS FOR LESS®  
Walmart  
NAVY FEDERAL Credit Union  
coinstar





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