

SIGNALIZED CORNER RETAIL OPPORTUNITY

6970 - 6990 University Avenue, La Mesa, CA 91942



Austin Dias, MSRE - (619) 269-6077
Austin@duhscommercial.com
DRE# 01888482

Chris Gentzkow - (652) 472-6936
Chris@duhscommercial.com
DRE# 01255097



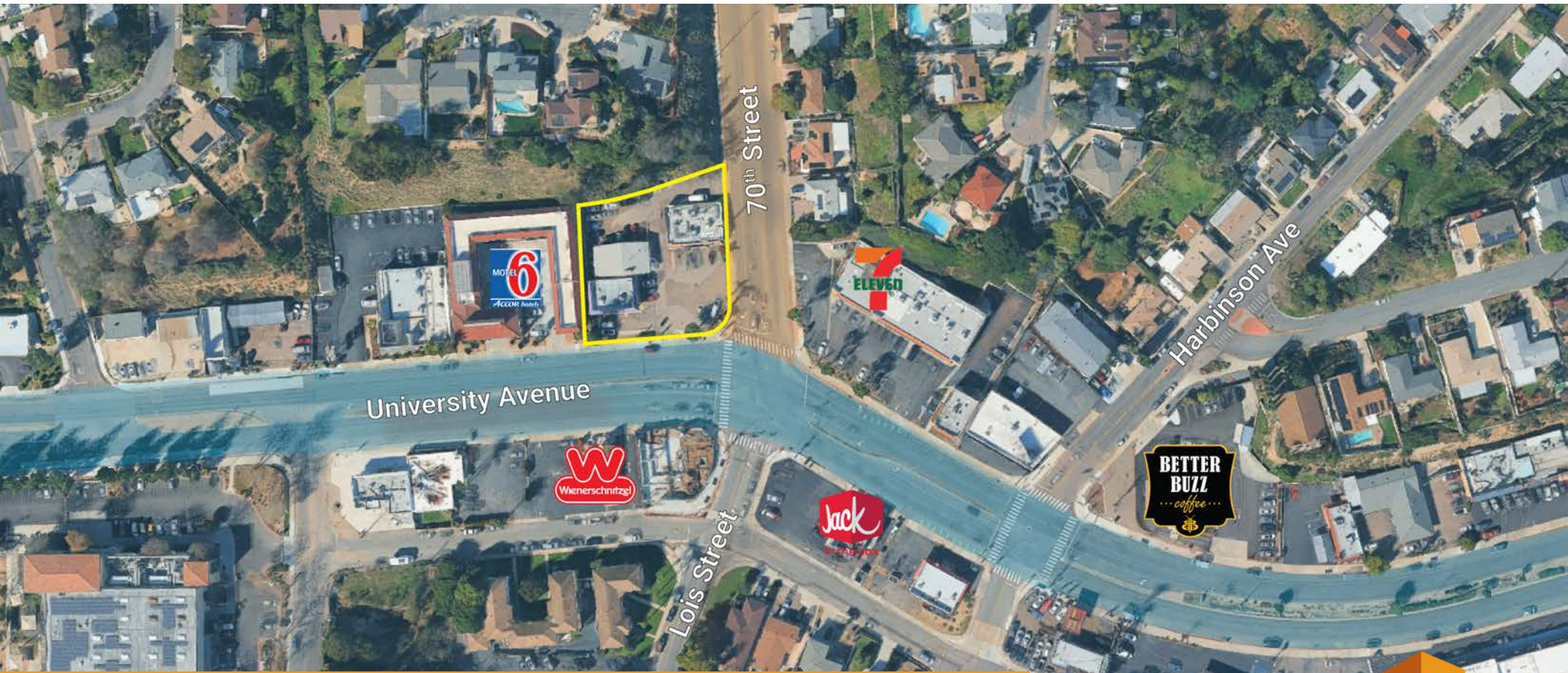
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PROPERTY DESCRIPTION

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PRIME LA MESA PAD REDEVELOPMENT OPPORTUNITY

DUHS Commercial is pleased to present this opportunity to establish your retail brand at a high-volume, signalized intersection in the heart of La Mesa. Located at 6970-6990 University Ave, this unique +/- 0.70-acre (+/-30,492 SF) property is primed for a redevelopment. The existing structures can be cleared to pave the way for a modern drive-thru pad or multi-tenant retail buildings, making it an absolute hotspot for high-demand concepts like fast-food QSRs, EV Charging, coffee drive-thrus, convenience stores, gas stations, or boutique retail strips. Positioned perfectly in a densely populated, high-traffic retail corridor between Interstate 8 and State Route 94, this site delivers the visibility, ease of access, and stellar demographics required to fuel long-term commercial success.



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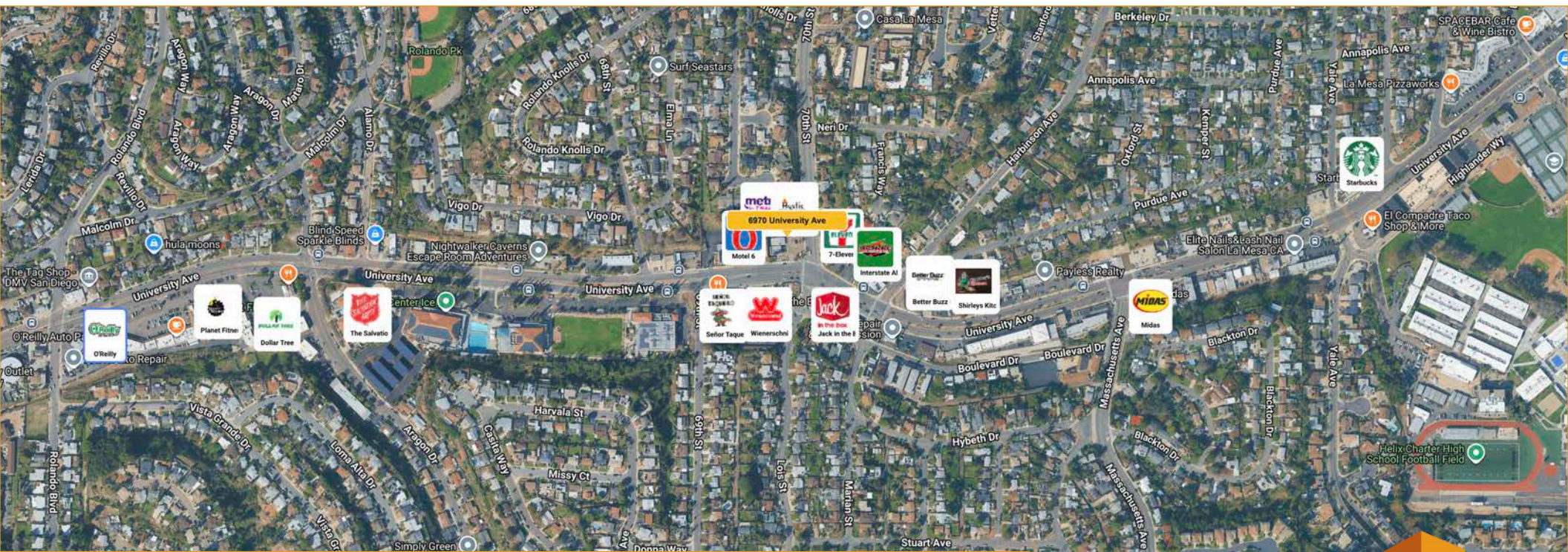


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PROPERTY HIGHLIGHTS

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- **High-Impact Redevelopment Canvas:** A sprawling +/- 30,492 SF corner lot offering the flexibility to build 1–2 customized retail pads, drive-thru, or a modern c-store/gas station layout.
- **Exceptional Traffic & Exposure:** Commanded by a heavily trafficked, signalized intersection boasting +/- **39,609 combined daily vehicles** (+/- 22,087 on University Ave and +/-17,522 on 70th St).
- **Strategic Mid-Corridor Location:** Perfectly centered in a high-density residential and commercial zone, strategically situated right between two of San Diego's major commuter arteries: **Interstate 8 and Highway 94.**
- **Thriving Retail Synergy:** Nestled adjacent to a high-performing mix of national and regional neighbors—including 7-Eleven, Jack in the Box, Wienerschnitzel, and Better Buzz Coffee—ensuring a steady, built-in stream of consumer cross-traffic.
- **Flexible Footprint Options:** Maximizes land utility by replacing the old +/- 5,333 SF multi-building footprint with optimized, modern retail designs geared for high-volume drive-thru efficiency.



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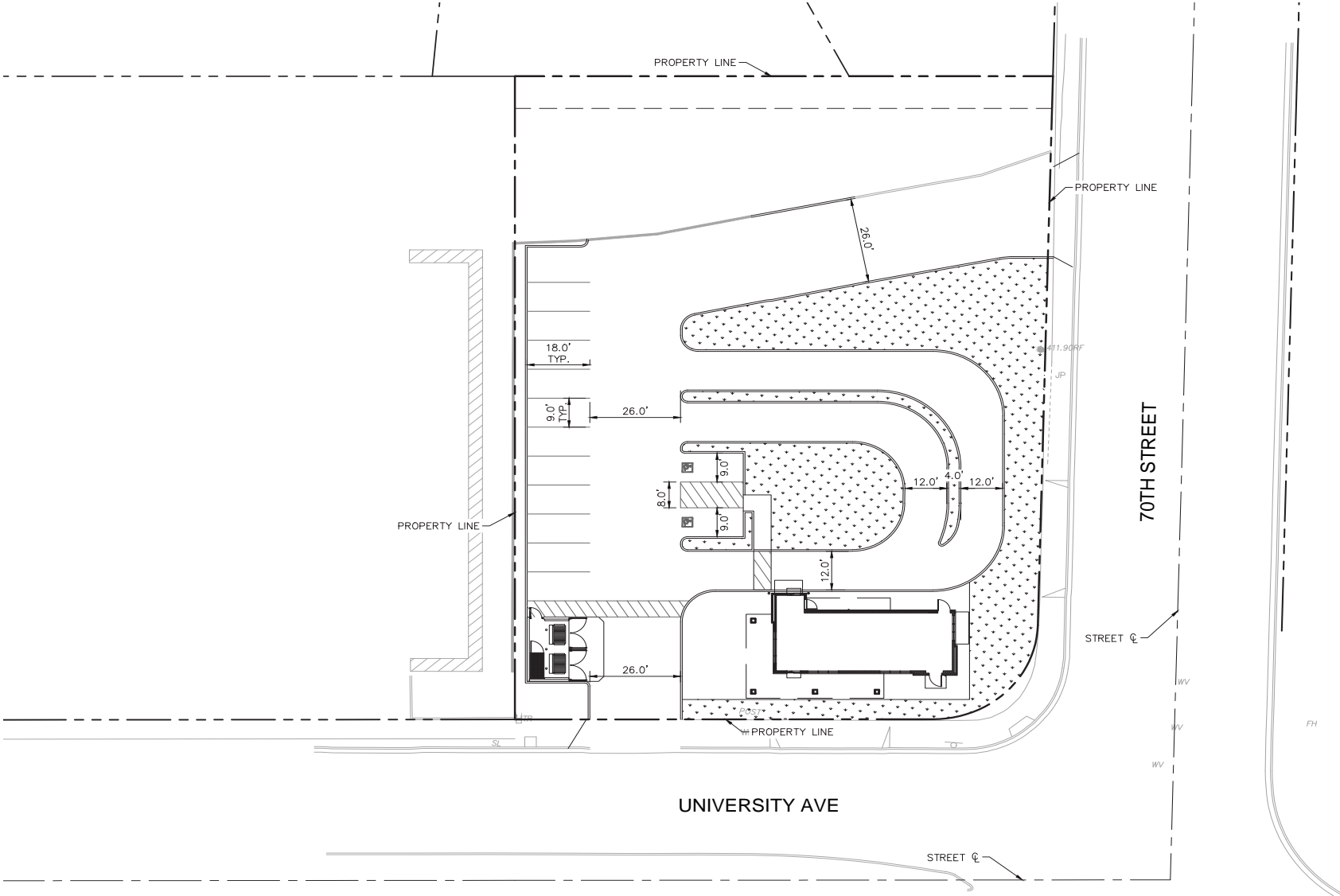


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POTENTIAL SITE PLAN

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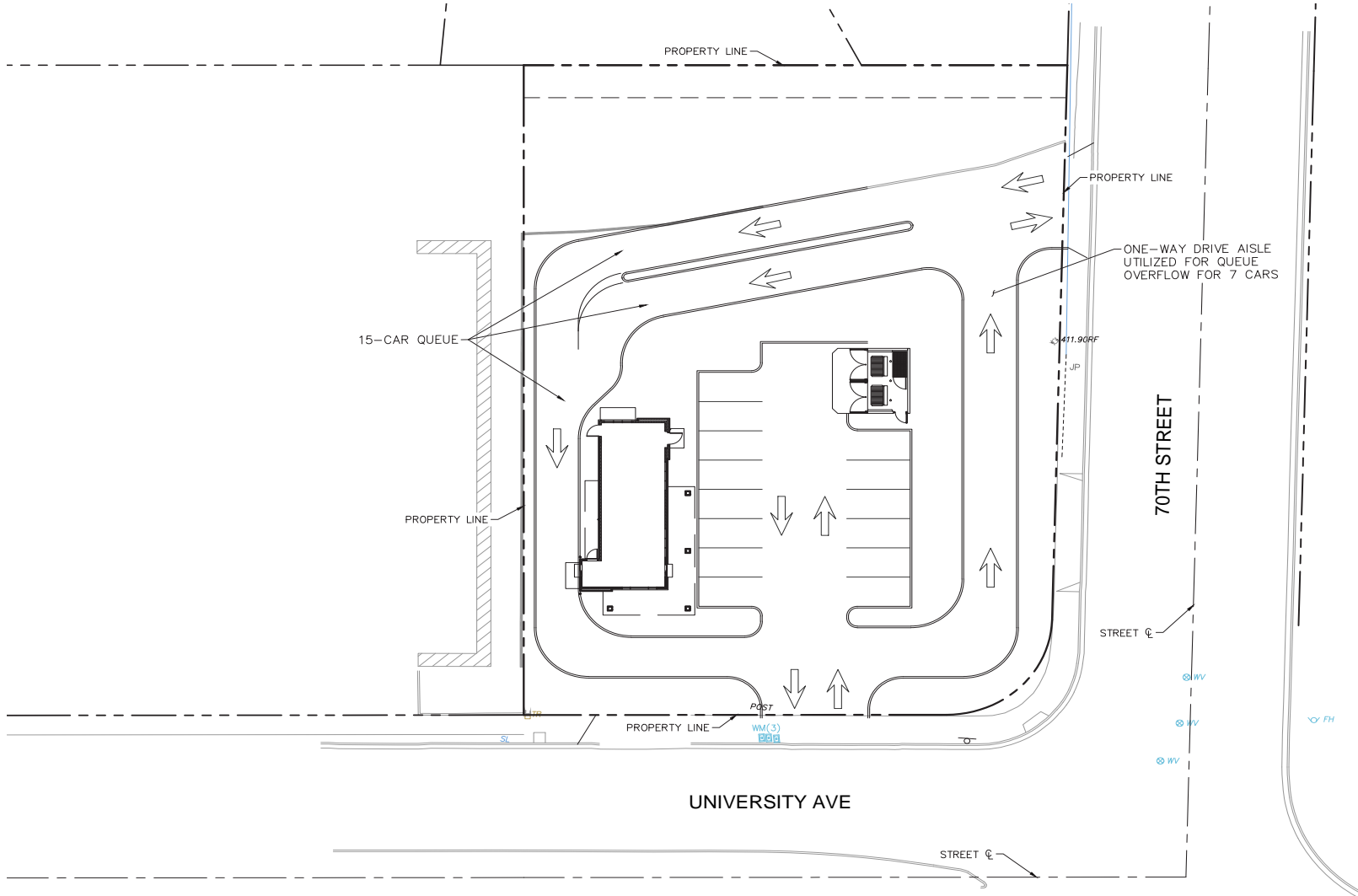


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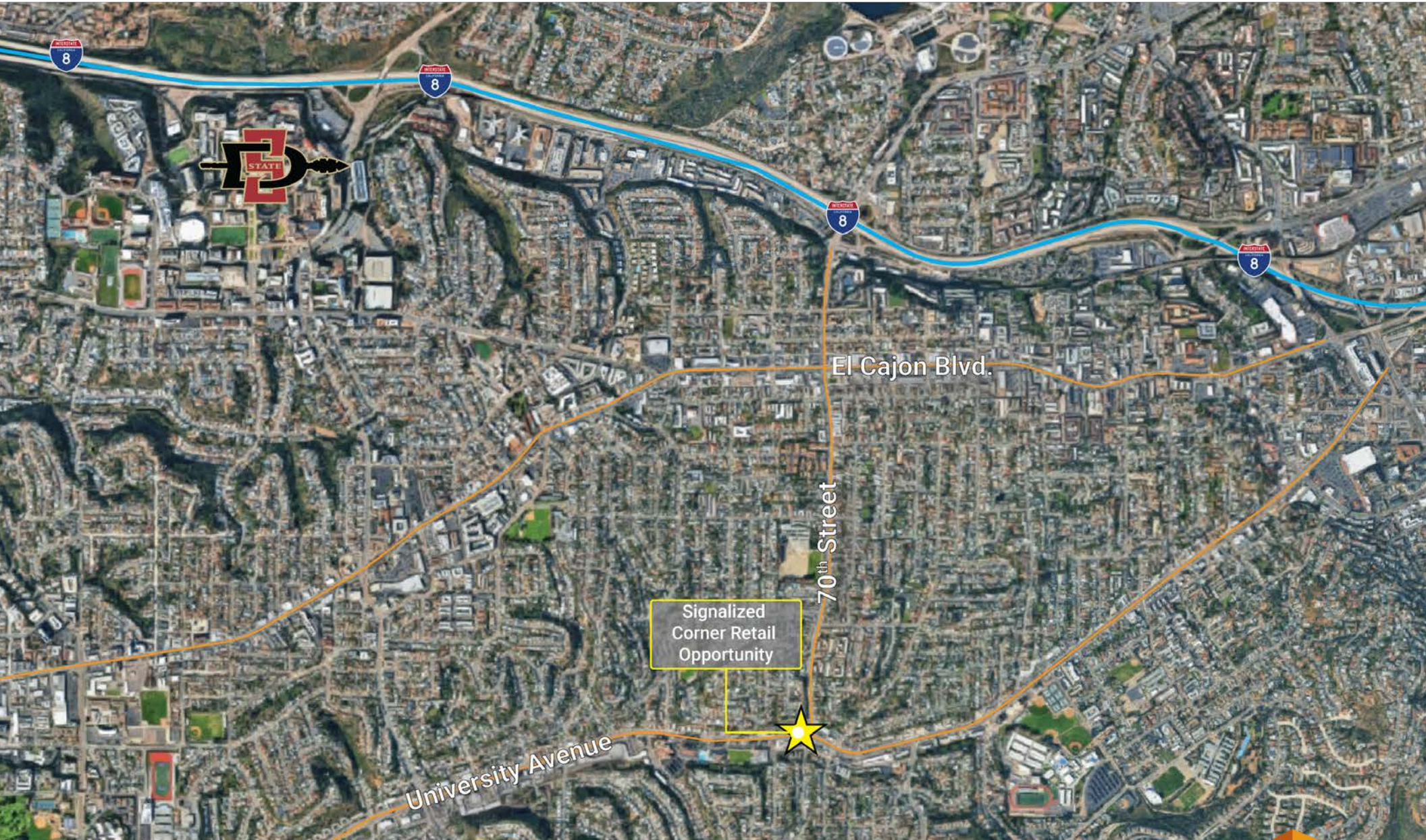


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REGIONAL MAP

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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
POPULATION			
2025 Estimate	25,476	212,929	526,953
2030 Projection	25,424	213,313	527,513

HOUSEHOLDS

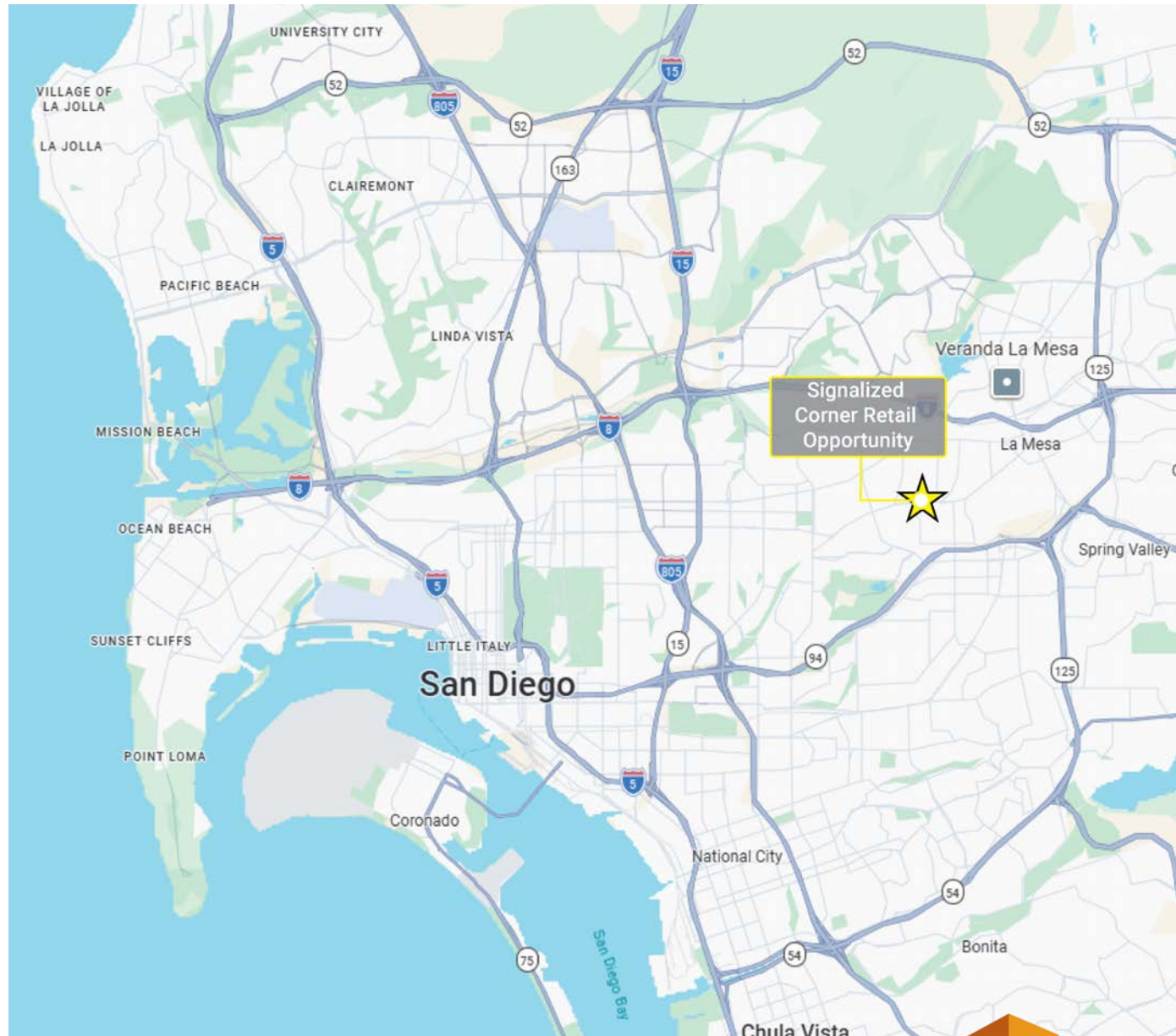
	1 Mile	3 Mile	5 Mile
2025 Estimate	9,504	73,965	185,423
2030 Projection	9,471	74,034	185,511

HOUSEHOLD INCOME

	1 Mile	3 Mile	5 Mile
Average	\$112,654	\$109,580	\$115,804
Median	\$91,894	\$85,341	\$91,366

TRAFFIC COUNT

University Ave	22,087
70th Street	17,522



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