



7170

**UNIVERSITY AVENUE
LA MESA, CA 91942**

**LA MESA OFFICE/RETAIL
FOR SALE OR LEASE**

MARTIN F. ALFARO

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**PACIFIC COAST
COMMERCIAL**
SALES • MANAGEMENT • LEASING

TCN
WORLDWIDE
REAL ESTATE SERVICES

property features



PROPERTY OVERVIEW

- Approximate 3,412 SF Office/Retail Building



LOT SIZE

- Approximate 14,526 SF
- Outstanding Private Parking Lot



SIGNAGE

- Great Signage Visibility on University Avenue
- Traffic Counts: 21,000+ Cars Per Day



ZONING

- CFD-MU in the City of La Mesa with Many Potential Uses



ACCESSIBILITY

- Easy Access to Hwy 94, 125, I-8 & I-15



PRICING

- Lease Rate: \$2.00/SF + NNN
- Asking Price: \$1,600,000

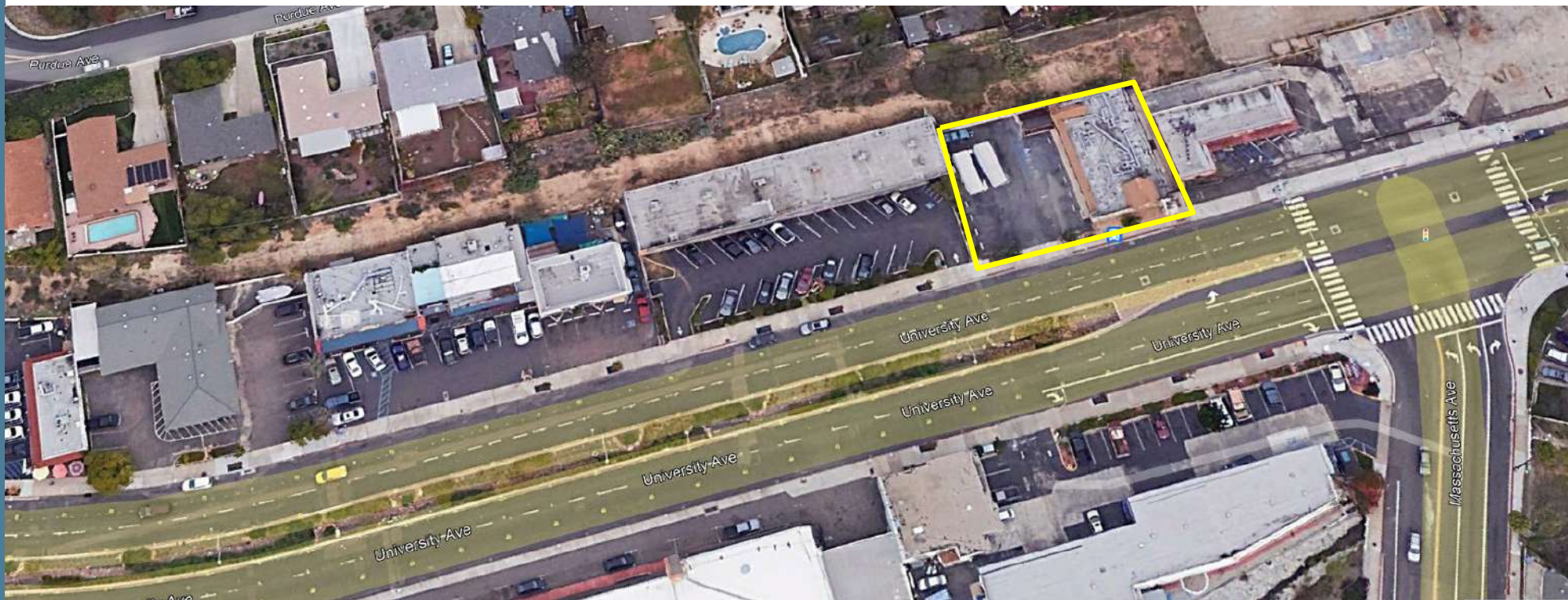


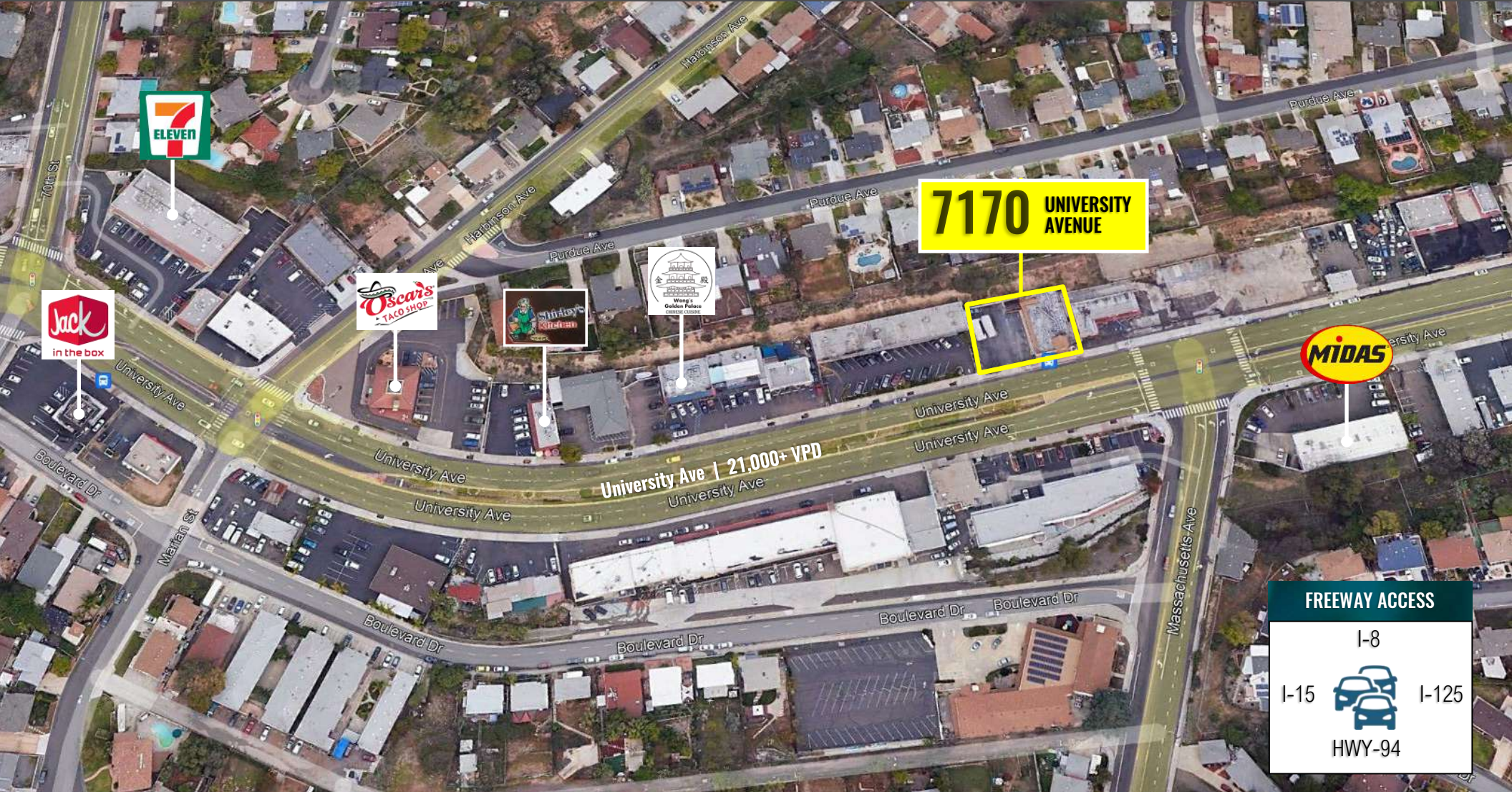
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION (2024)	23,528	205,819	516,461
POPULATION (2029)	23,296	204,033	511,876
AVG. HOUSEHOLD INCOME	\$97,131	\$95,103	\$100,463
AVERAGE AGE	38.3	35.8	36.9
CONSUMER SPENDING	\$300 M+	\$2.4 B+	\$6.2 B+
TOTAL BUSINESSES	1,089	8,947	19,905
TOTAL DAYTIME EMPLOYEES	6,779	61,099	142,419

floor plan



Floor Plan Not Fit to Scale; For Reference Purposes Only.






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FREEWAY ACCESS

I-8

I-15  I-125

HWY-94

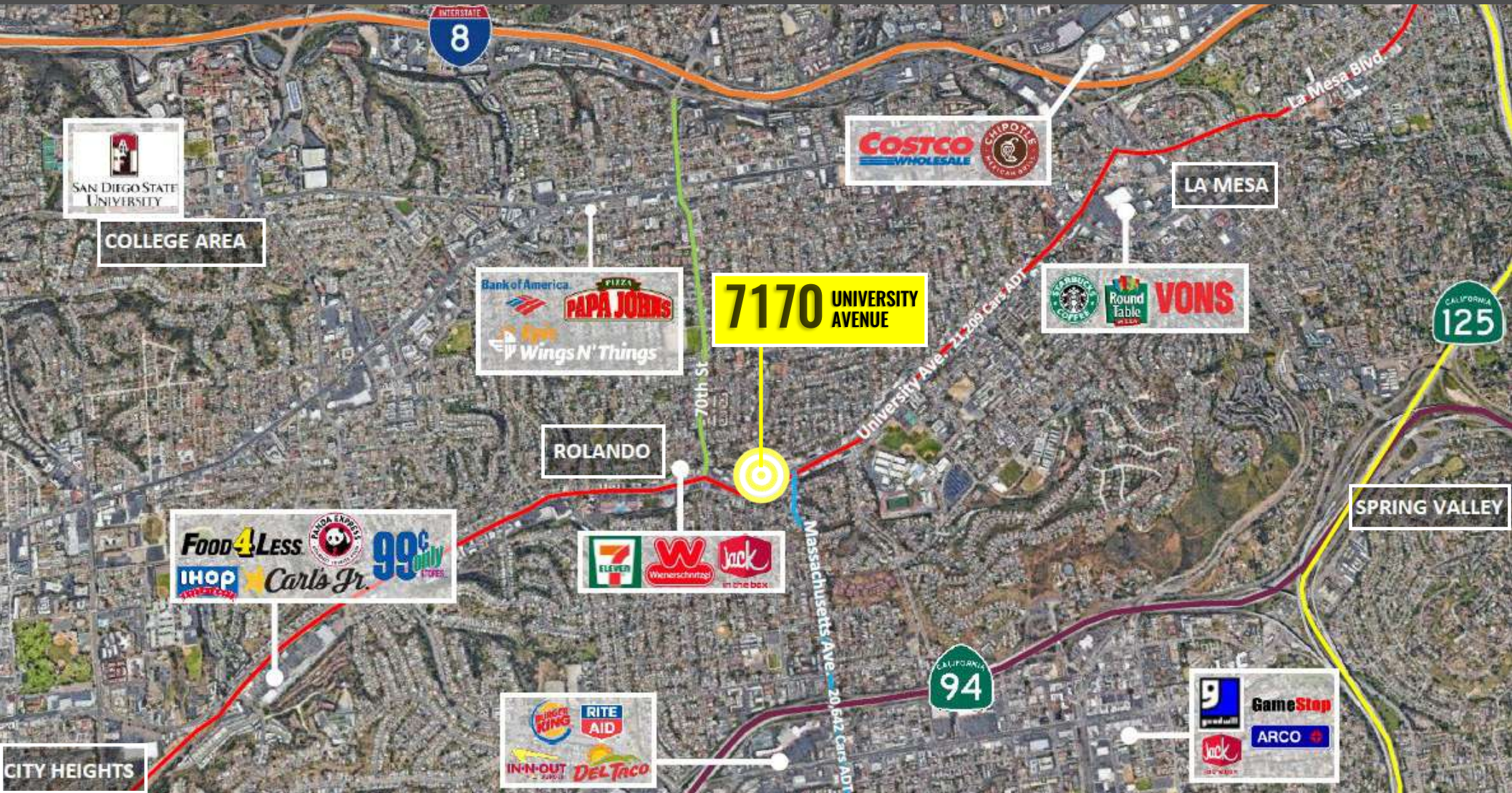
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt it's accuracy, but we do not guarantee it. All information including zoning, financials, leases, square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



location & surrounding retail



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