

FOR LEASE

RETAIL SUITES | KEARNY MESA

7604-7612 LINDA VISTA RD
SAN DIEGO, CA 92111

KEARNY SQUARE

±1,088 SF
(Available Now)

±825 SF
(Available mid-June)

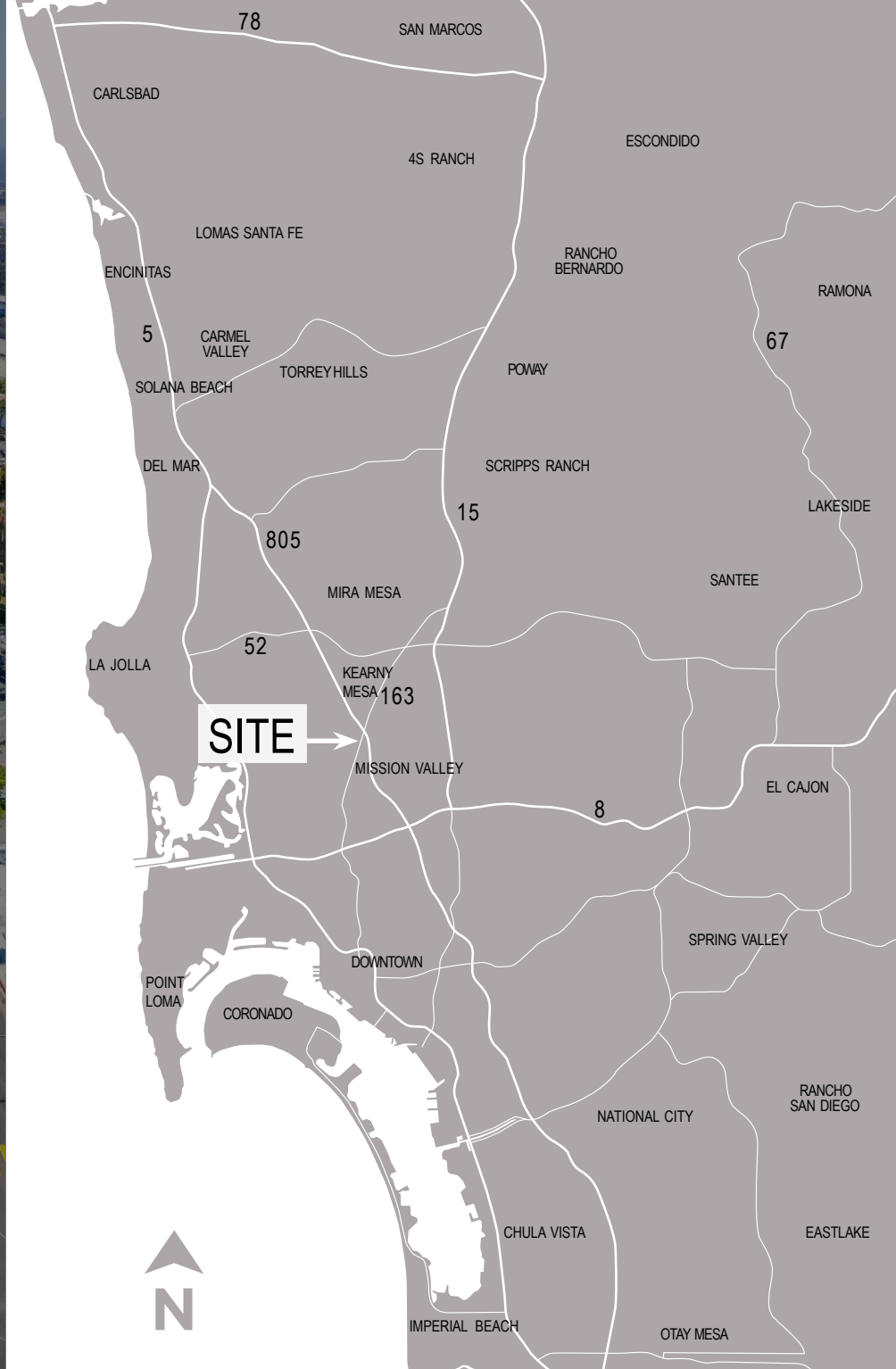


 **C·E·G**
COMMERCIAL | EQUITY | GROWTH

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Kearny Square

**7604-7612
LINDA VISTA ROAD
SAN DIEGO, CA 92111**



THE PROPERTY

Tenant Improvements
Offered

Excellent
Central Location

Near Numerous
Retail & Restaurants

- » Corner retail center at heavily trafficked Mesa College Dr. & Linda Vista Rd. signalized intersection
- » ±825 & ±1,088 SF Inline retail suites
- » Central location with immediate access to I-805 and Hwy 163
- » Nearby Mesa College, Kearny High School and dense residential neighborhoods provide steady traffic
- » Numerous cosmetic upgrades recently completed
- » Tenant improvements offered
- » Zoning (CN-1-2) allows for many various uses
- » ±4.9/1,000 SF Parking ratio
- » Lease Rate: Ste. 104 - 825 SF (\$3.50/SF NNN)
Ste. 109 - 1,088 SF (\$3.50/SF NNN)

Call for more details!

KEARNY
SQUARE



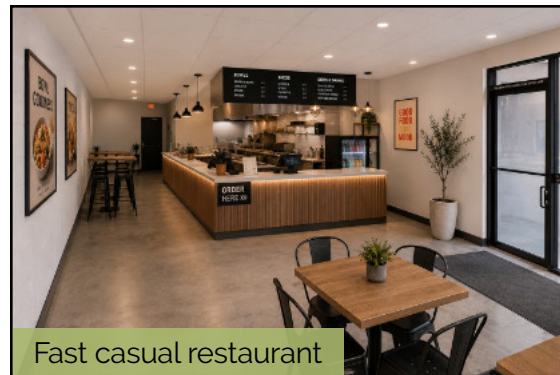
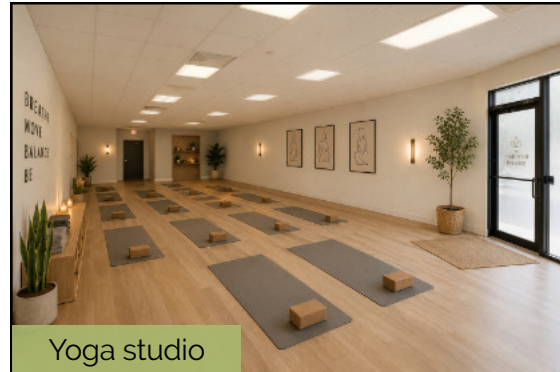
SITE PLAN & AVAILABILITIES



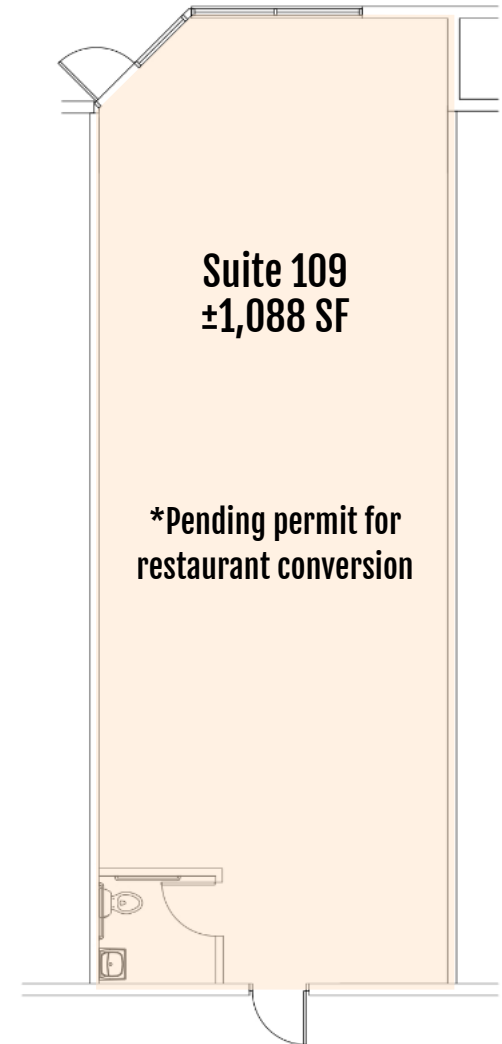
This site plan is not a representation, warranty or guarantee as to size, location or identity of any tenant, and the building, improvements, parking, ingress and egress are subject to such changes, additions and deletions as the architect, Landlord or any governmental agency may direct. Any specified tenant referenced herein is subject to change, deletion, change of location, etc. at any time without prior notice.

SUITE	TENANT NAME	SQUARE FEET
7604	K Sandwiches	3,500
7608 #118	Romantic Nails	925
7608 #119	Balboa Shoe Repair	480
7608 #120	Wushiland Boba	932
7608 #121	Mesa Pizza	834
7612 #101	Rose Donuts	1,242
7612 #102-103	Love Scrubs	2,159
7612 #104	AVAILABLE MID-JUNE	825
7612 #105	Tewa Muy Thai	1,188
7612 #106-107	Trong Laundry	1,838
7612 #108	Vinh Hao Drinking Water	750
7612 #109	AVAILABLE IN 30 DAYS	1,088
7612 #110	Adecco	1,000
7612 #111	Altus / Audeo Charter School	1,981
7612 #112	Altus / Audeo Charter School	2,012
7612 #113	Everbowl (coming soon)	1,000
7612 #114	Wingstop	1,088
7612 #115	Drip Beans Coffee	967
7612 #116	Vicky's Registration DMV	632
7612 #117	Mesa Acupuncture	968

FLOOR PLANS



*Renderings of potential build-out options



PROPERTY LOCATION



Convoy District

Kearny Square

**Rady Children's Hospital
Sharp Memorial Hospital**



LINDA VISTA RD.

MESA COLLEGE DR.

Mesa College

Kearny High School