7140 UNIVERSITY AVENUE
LA MESA, CA 91942

LA MESA RETAIL FOR LEASE

COMPLETE RENOVATIONS UNDERWAY!

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property features

PROPERTY OVERVIEW
- Approximate 6,000 Square Foot Retail Building
- Complete Renovations Underway

AVAILABILITY
- Entire Building Available or Individual Suites Starting at 1,000 Square Feet

HIGH VISIBILTY
- Traffic Counts: 21,000+ Cars Per Day
- Potential Monument Signage

PARKING
- Plenty of Onsite Parking with Off Street Parking as well

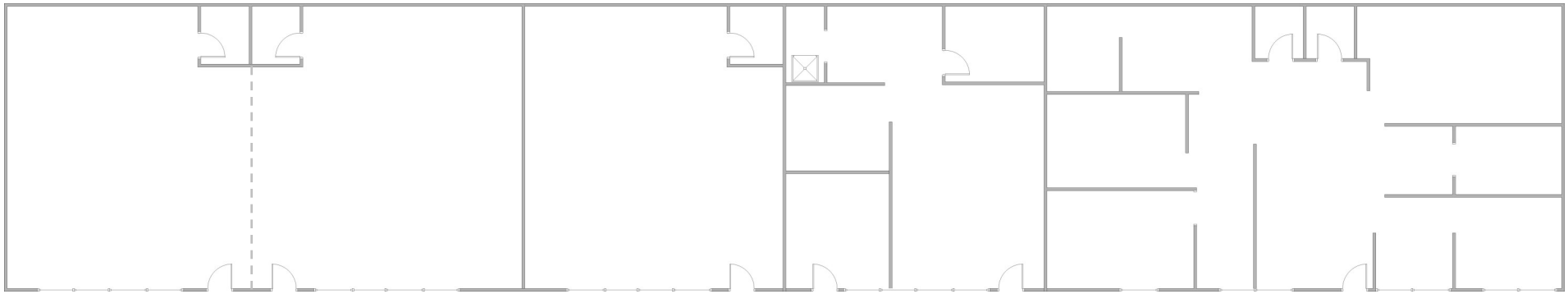
ZONING
- CFD-MU in the City of La Mesa with Many Potential Uses

PRICING
- Asking Rent: $2.00 - $2.25/SF + NNN (low nets)

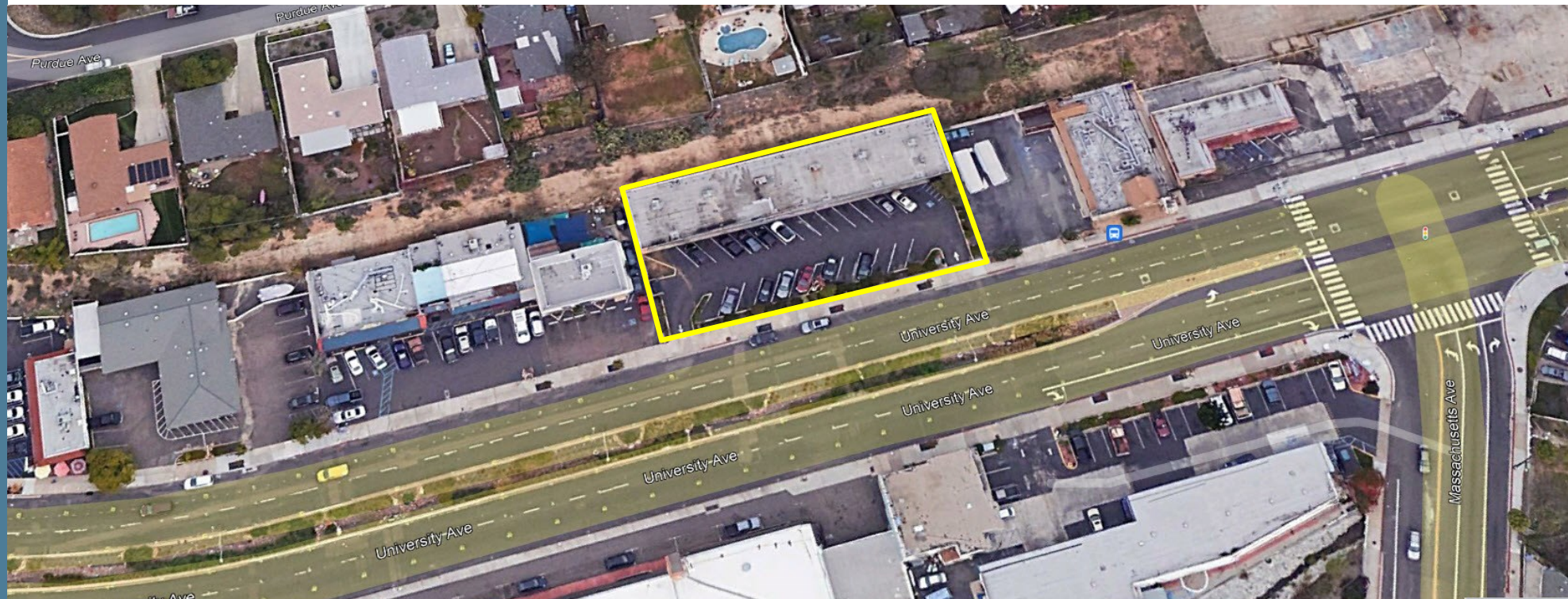
Renderings Subject to Change

DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
POPULATION (2021)	97,268	533,968	1,450,150
POPULATION (2026)	98,202	538,160	1,466,171
AVG. HOUSEHOLD INCOME	$81,743	$90,911	$97,354
AVERAGE AGE	34.3	35.3	35.9
CONSUMER SPENDING	$1,164,089	$6,331,797	$17,971,022
TOTAL BUSINESSES	4,570	16,916	70,533
TOTAL DAYTIME EMPLOYEES	31,472	127,648	689,143

floor plan



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



site aerial

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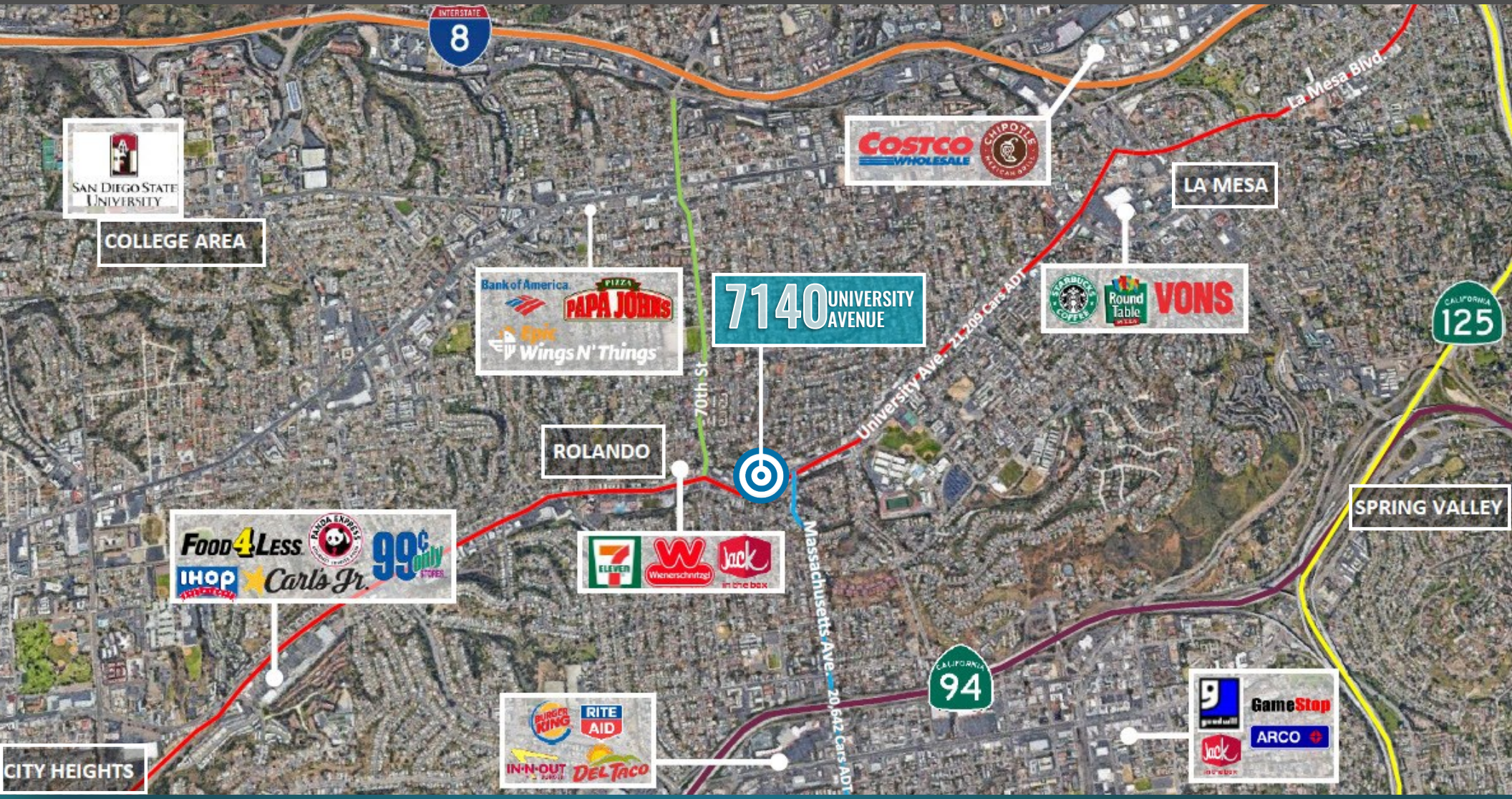
location & surrounding retail



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