

FOR SALE or LEASE

7658 University Ave., La Mesa, CA 91942



Approx. 2,900 SqFt on an Approx. 16,785 SqFt lot

For more information contact:

Robbie Cornell
robbie@tollercornell.com
CA Lic # 01702034

Mick Toller
mick@tollercornell.com
CA Lic # 01355557

619-456-2380



TOLLER CORNELL
COMMERCIAL REAL ESTATE

FOR SALE or LEASE

7658 University Ave., La Mesa, CA 91942

Property Type:	Free Standing Commercial Building
Building SF:	2,900 SqFt
Lot Area:	16,785 SqFt
Building Layout	Large showroom with double door entry off the garage area, 3 private offices, 2 restrooms, 3 garage bays
Construction:	Wood frame and stucco
Building Power:	One meter at the premises
Zoning:	City of La Mesa C-D-MU
Additional Features:	Secure private lot. Prominent building signage on University Ave. Curb cut entry points off University Ave. and Troy Lane. Frontage on the highly traveled University Ave. Property has CUP for car sales.
Location:	Corner of University Ave., and Troy Lane. Just minutes from Interstate 8 at El Cajon Blvd exit.
Lease Rate:	\$2.35 per SF NNN
Sale Price:	\$1,595,000.00



For more information contact:

Robbie Cornell
robbie@tollercornell.com
CA Lic # 01702034

Mick Toller
mick@tollercornell.com
CA Lic # 01355557

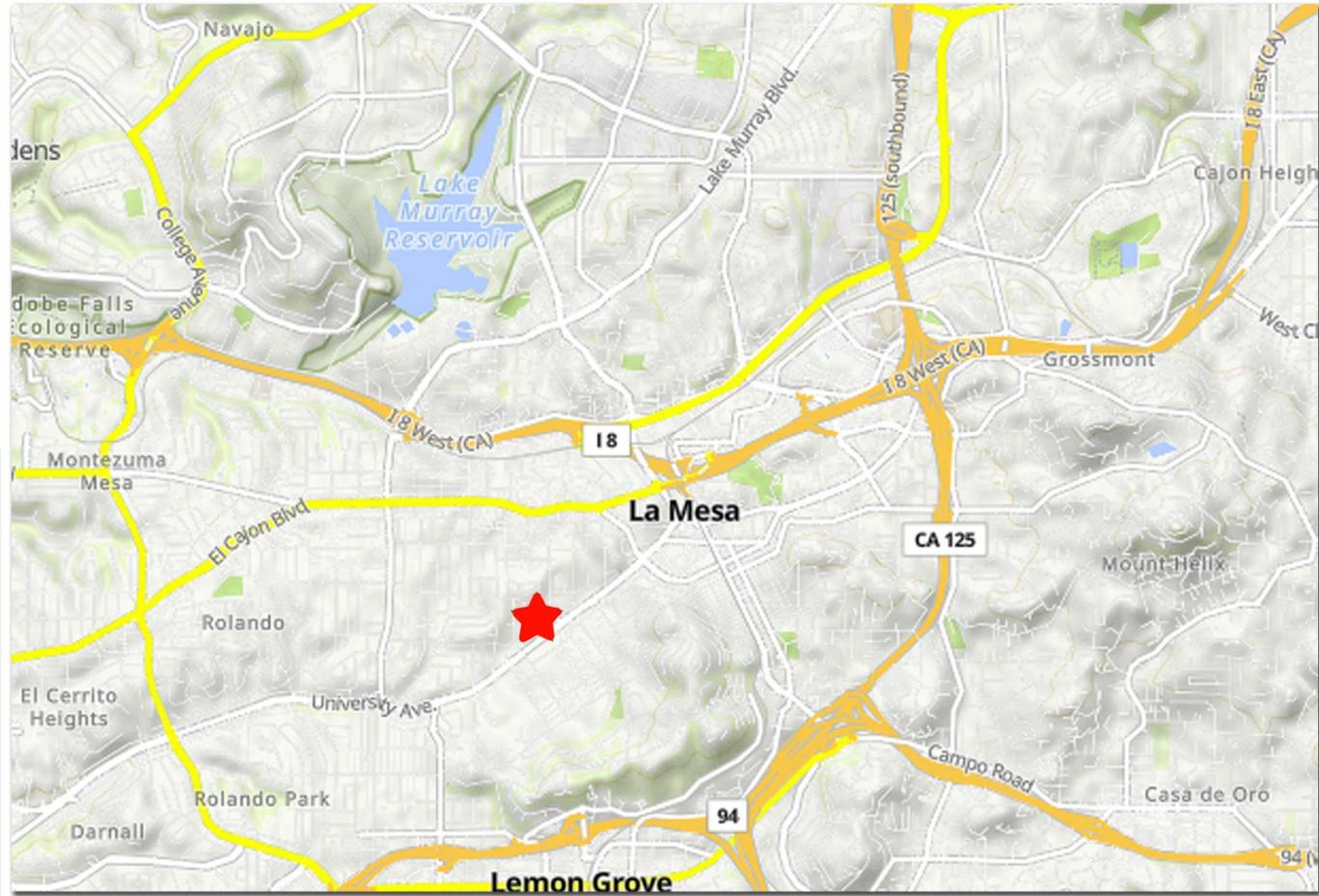
619-456-2380



TOLLER CORNELL
COMMERCIAL REAL ESTATE

FOR SALE or LEASE

7658 University Ave., La Mesa, CA 91942



For more information contact:

Robbie Cornell
robbie@tollercornell.com
CA Lic # 01702034

Mick Toller
mick@tollercornell.com
CA Lic # 01355557

619-456-2380



TOLLER CORNELL
COMMERCIAL REAL ESTATE