

7464-7468

UNIVERSITY AVE, LA MESA CA 91942



University Avenue (21,004 VPD)

Owner-User with Income - Retail/Flex with Warehouse

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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 its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

PROPERTY OVERVIEW



> **Address: 7464-7468 University Avenue, La Mesa, CA 91942**

Flex/Retail with Warehouse



Total Building Area: +/- 7,600 SF (6,290 SF Per Title)
> Suite 7468: +/- 4,500 SF Industrial with Showroom
with +/- 840 SF Bonus Mezzanine Available for Owner-User
> Suite 7464: +/- 3,100 SF Occupied by Tenant Paying \$8,500/Month
> Short Term Lease - Future Flexibility to Extend Lease or Occupy

Total Lot Size: +/- 12,544 SF

Zoning: C-D-MU ([View Link](#))

APN: 475-020-13-00

> **Sale Price: \$2,300,000**



10' x 12' Grade Level Doors



Previous Interior Dock - Potential for Dock High Loading



+/- 15'-16' Ceiling Height



3 Electric Meters



Pylon Sign on Busy University Avenue (21,004 Vehicles Per Day)



Alley Access

AREA HIGHLIGHTS

Convenient Access to Highways 125 and 94, and Interstate 8.

Surrounded by an Abundance of Amenities, such as Grossmont Center, Costco, Target, Walmart, La Mesa Springs Shopping Center and Sharp Hospital. Close Proximity to San Diego State University, Downtown La Mesa, and Helix High School.

The La Mesa Village is the historical center of La Mesa. Many of the surrounding buildings remain as they were in 1912 when the City of La Mesa was incorporated. La Mesa Boulevard features many one-of-a-kind retail shops, antique stores and great places to dine. La Mesa Village business owners place an emphasis on high quality products and personalized, friendly service.



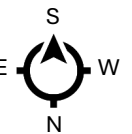
FLOOR PLAN

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

Tenant
Seller Occupied



SITE PLAN



NEARBY AMENITIES

4 MINUTES



5 MINUTES



4 MINUTES



GROSSMONT CENTER - 5 Minute Drive



DOWNTOWN - 6 Minute Drive



MOUNT HELIX



SUBJECT PROPERTY



HELIX HIGH SCHOOL

University Avenue (21,004 VPJ)

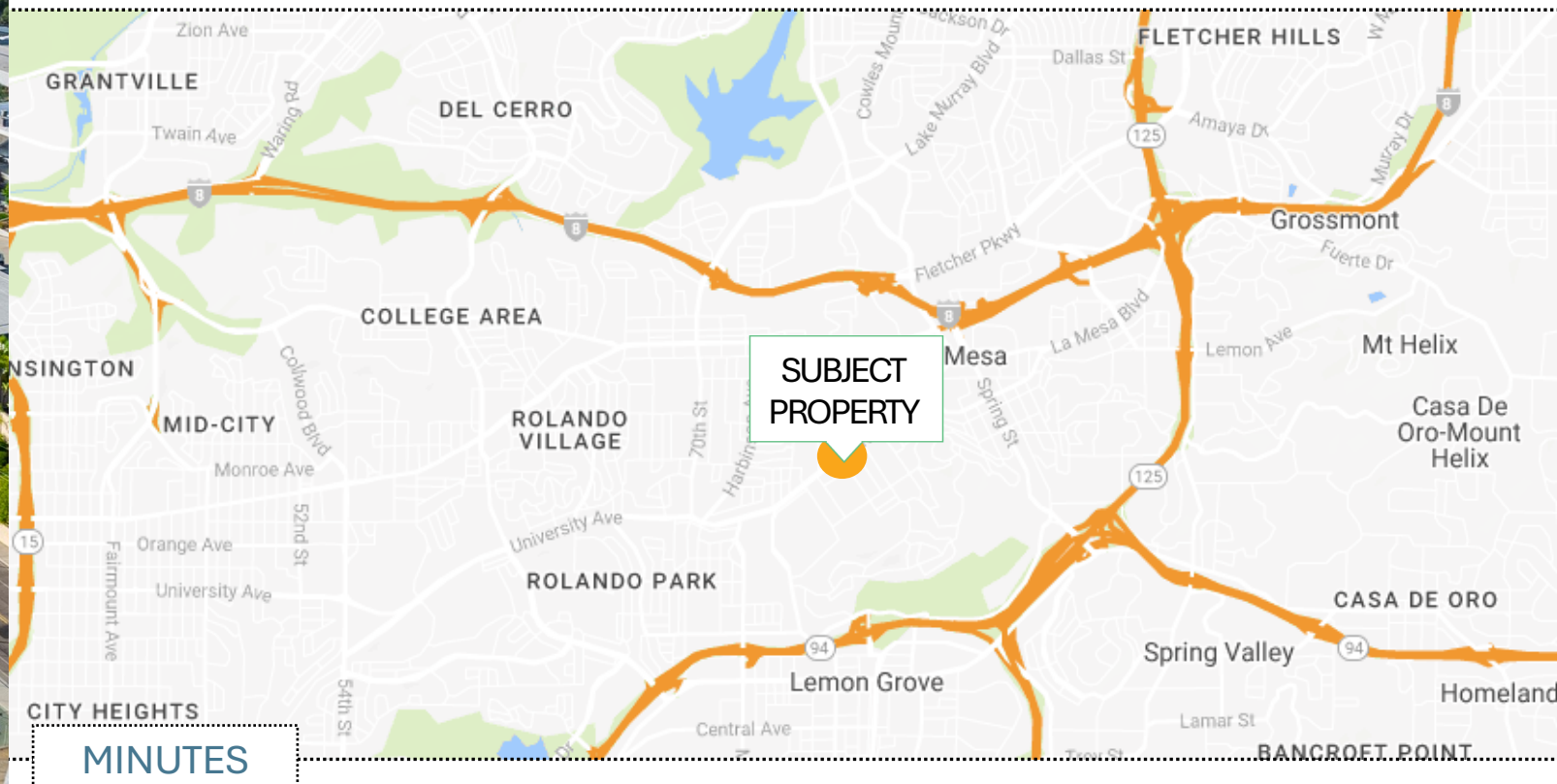
OTHER NEARBY AMENITIES





DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE
Population	187,742	507,343	1,412,251
Average Age	36.6	36.6	37.3
Total Households	68,747	176,114	505,743
Median Home Value	\$607,797	\$582,611	\$611,544
Average Household Income	\$93,997	\$96,428	\$100,763
Number of Businesses	8,779	19,608	84,523
Number of Employees	64,152	135,596	725,726
Consumer Spending	\$2.3B	\$6.1B	17.7B



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 DOWNTOWN LA MESA

5

 GROSSMONT CENTER

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 SAN DIEGO STATE

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 SAN DIEGO AIRPORT



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