

# FOR LEASE

## RETAIL SPACE | KEARNY MESA

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

# KEARNY SQUARE

±1,000 SF  
(Available Now)

±1,088 SF  
(Available Now)

±1,242 SF Highly  
Visible End-Cap  
w/ potential outside  
seating area  
(Available 5/1/2025)



\*Please do not disturb tenants

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

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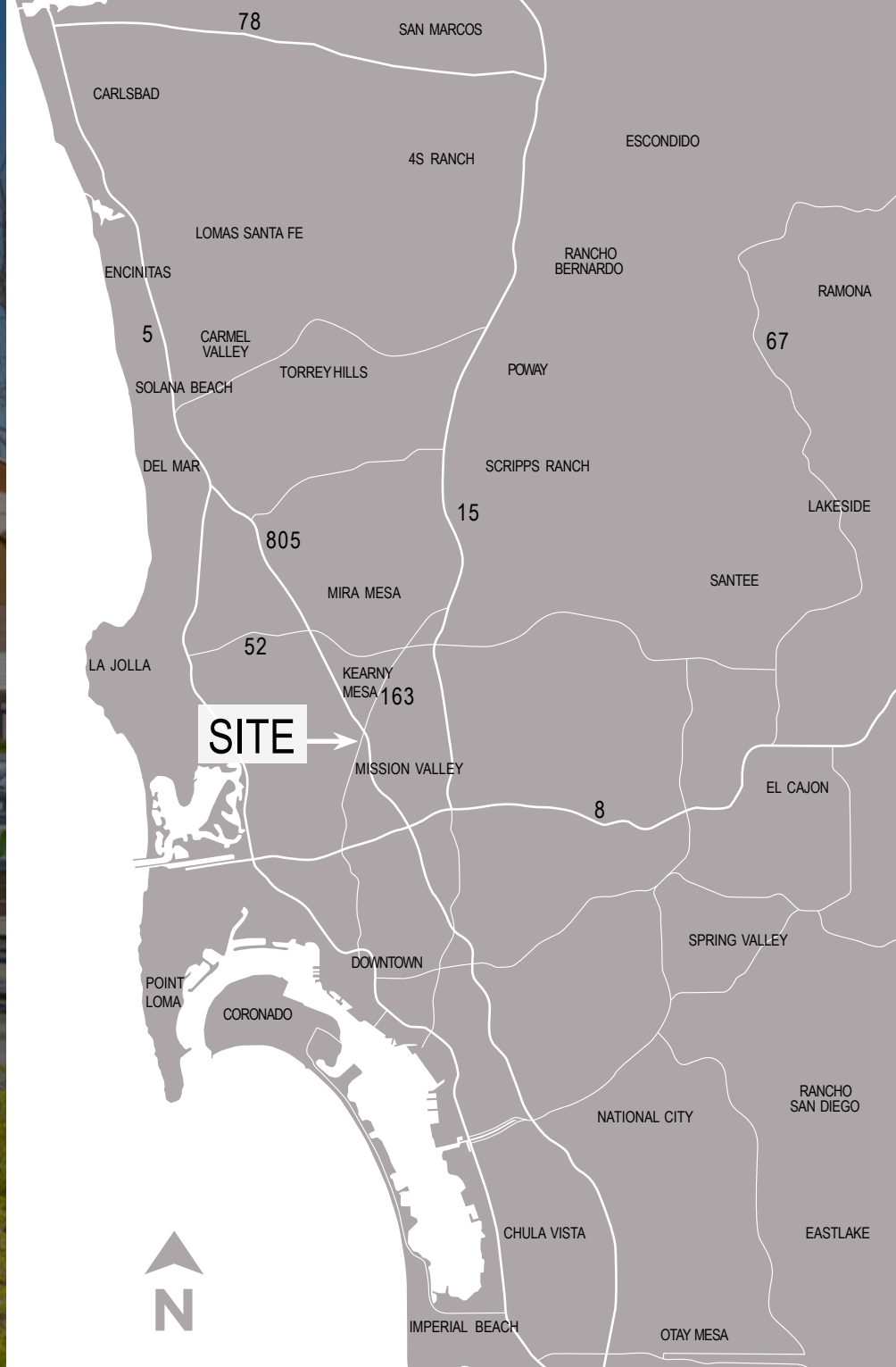
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All information contained herein has been obtained from sources that we deem reliable, however, no representation or warranty is made to the accuracy thereof.



# 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
- » ±1,242 End-cap suite w/ existing restaurant buildout
- » ±1,000 & ±1,088 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 nearly completed
- » Tenant improvements offered
- » Zoning (CN-1-2) allows for many various uses
- » ±4.9/1,000 SF Parking ratio
- » Lease Rate: Ste. 101 - 1,242 SF (\$4.25/SF NNN)  
Ste. 109 - 1,088 SF (\$3.50/SF NNN)  
Ste. 113 - 1,000 SF (\$3.50/SF NNN)

**Call for more details!**

KEARNY  
SQUARE



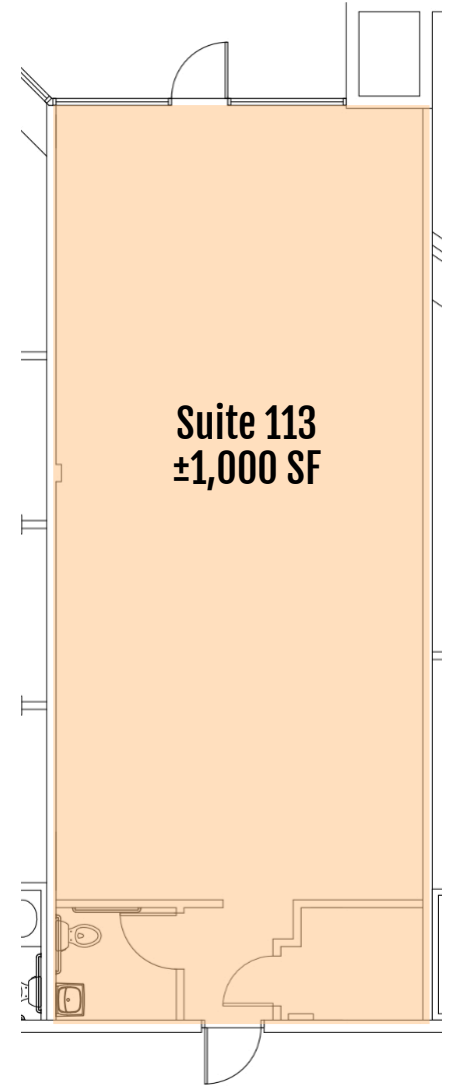
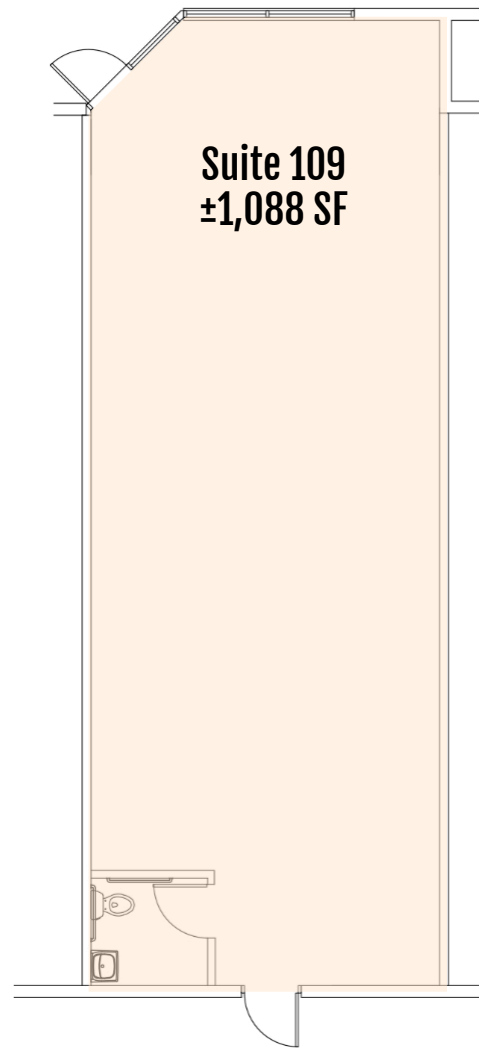
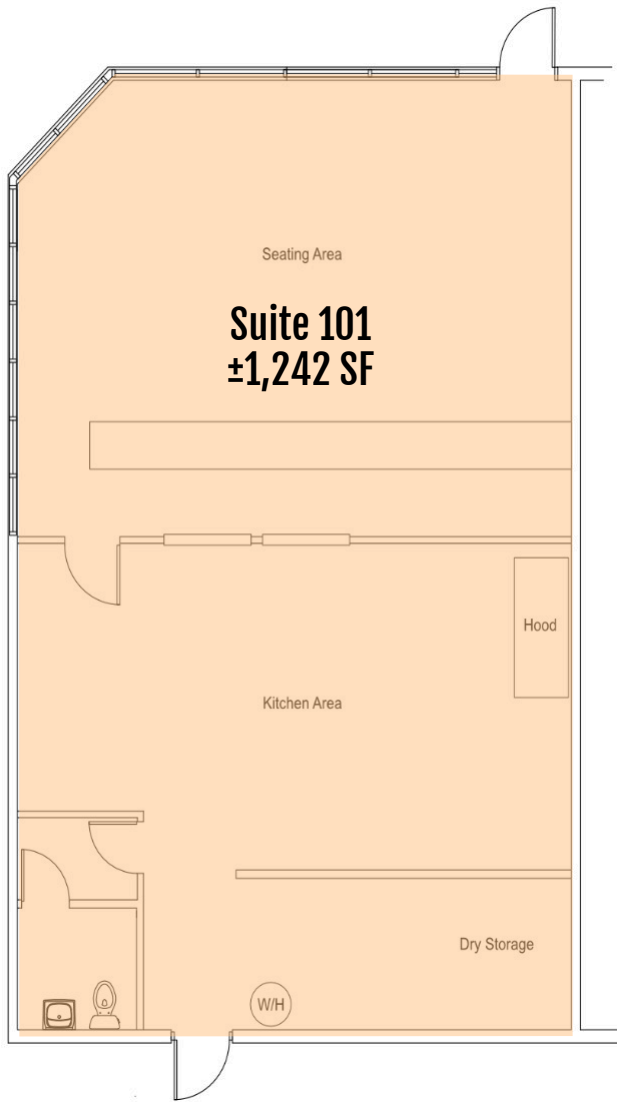
# SITE PLAN & AVAILABILITIES



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	<b>AVAILABLE 5/1/2025</b>	1,242
7612 #102-103	Love Scrubs	2,159
7612 #104	Cool Clips	825
7612 #105	Essential Eyecare	1,188
7612 #106-107	Trong Laundry	1,838
7612 #108	Vinh Hao Drinking Water	750
7612 #109	<b>AVAILABLE NOW</b>	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	<b>AVAILABLE NOW</b>	1,000
7612 #114	Wingstop (coming soon)	1,088
7612 #115	PokeMate	967
7612 #116	Vicky's Registration DMV	632
7612 #117	Pain Relief Clinic	968

# FLOOR PLANS



# PROPERTY LOCATION



**Convoy District**



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



**Kearny Square**

LINDA VISTA RD.

**Mesa College**

MESA COLLEGE DR.

**Kearny High School**