

7294-7298
UNIVERSITY AVENUE, LA MESA, CA 91942

GROUND LEASE OPPORTUNITY



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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, including zoning and use, should be verified prior to transaction.

PROPERTY HIGHLIGHTS

PROPERTY ADDRESS	7294-7298 University Avenue La Mesa, CA 91942
PROPERTY TYPE	Retail / Mixed Use
ZONING	City of La Mesa Zone C – Commercial Chapter 24.08 - Floodway Overlay (Zone F) Chapter 24.11 - Urban Design Overlay (Zone D) Chapter 24.18 - MIXED USE OVERLAY (Zone MU)
AVAILABLE SQ. FT.	11,835 SF / 0.27 Acre
VEHICLES PER DAY	University Avenue: 18,264 VPD Massachusetts Avenue: 22,719 VPD
HIGHEST AND BEST USE	Pedestrian-Oriented General Retail, Community Center, Museum, Automotive, EV Charging, Restaurant, Solar / Utilities, or Laundromat
LEASE RATE & TYPE	Contact Broker
OTHER EXPENSES (NNN)	Contact Broker



SPACE HIGHLIGHTS



Ground Lease



Existing Structure to be
Demolished

AREA HIGHLIGHTS



Near Helix Charter High School &
La Mesa Dale Elementary School



Close Proximity to I-8,
94 Freeway & 125 Freeway



Corner Lot
Lighted Intersection



Adjacent to
Starbucks Coffee

DRIVE TIMES



4 Minutes
Highway 125



4 Minutes
Highway 94



5 Minutes
Downtown
Lemon Grove



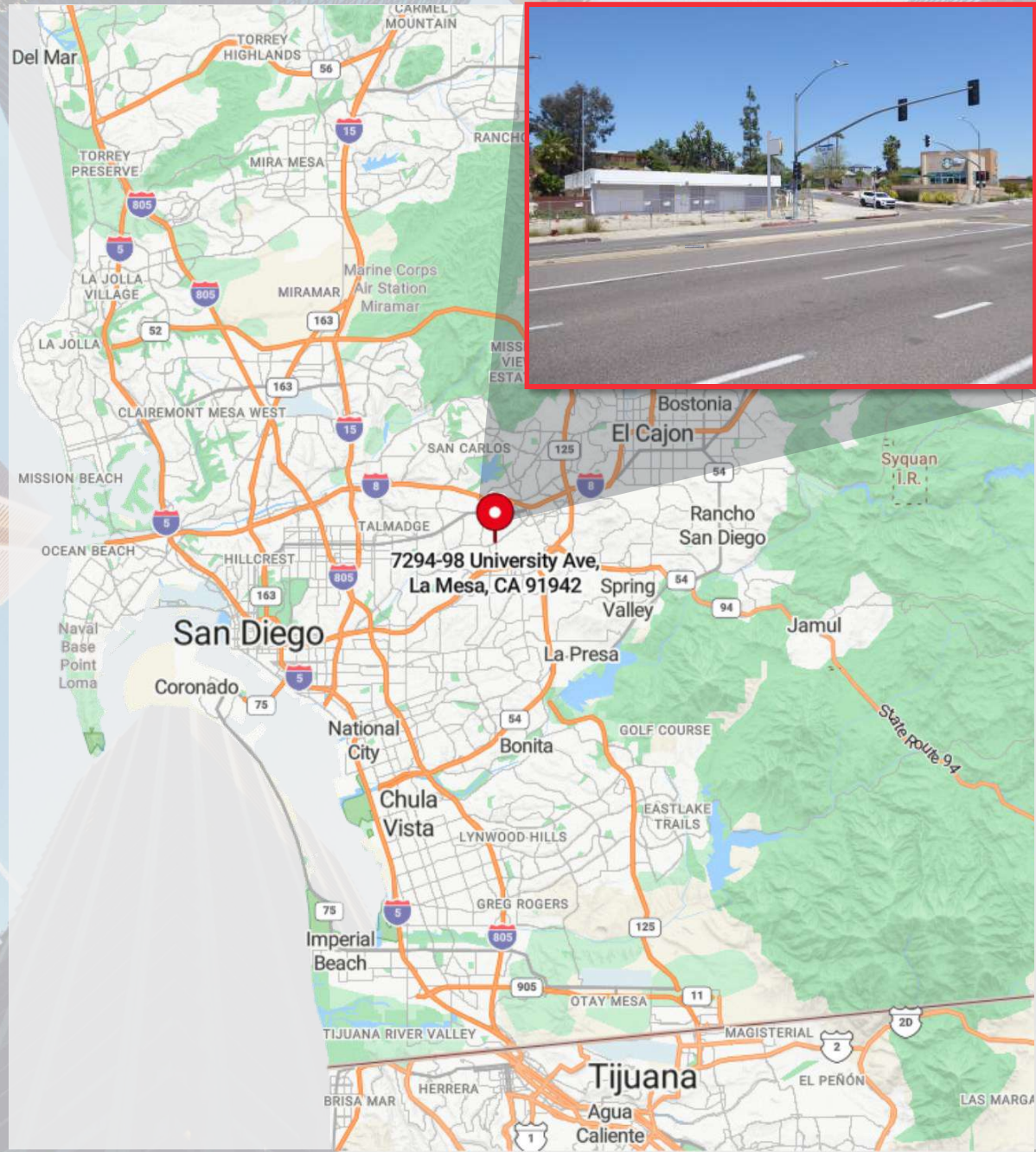
6 Minutes
Downtown
La Mesa



7 Minutes
I-8 Freeway



10 Minutes
San Diego
State University



DEMOGRAPHICS



POPULATION

	1 mile	3 mile	10 mile
Total Population (2023)	23,726	195,641	1,423,999
Total Population (2028)	23,356	192,388	1,406,322
Median Age	38.9	36.3	37.3



HOUSEHOLDS

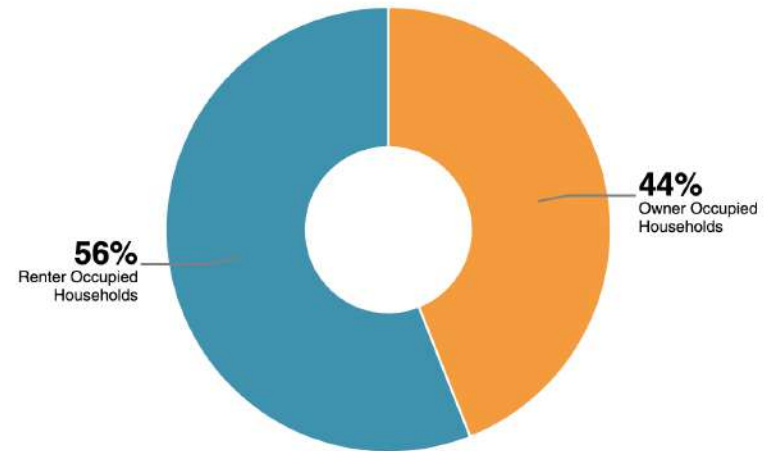
	1 mile	3 mile	10 mile
Owner Occupied	4,545	33,218	237,618
Renter Occupied	4,627	36,089	265,718
Total Households	9,172	69,307	503,336
Avg Household Income	\$ 93,084	\$ 92,132	\$ 100,823



BUSINESS

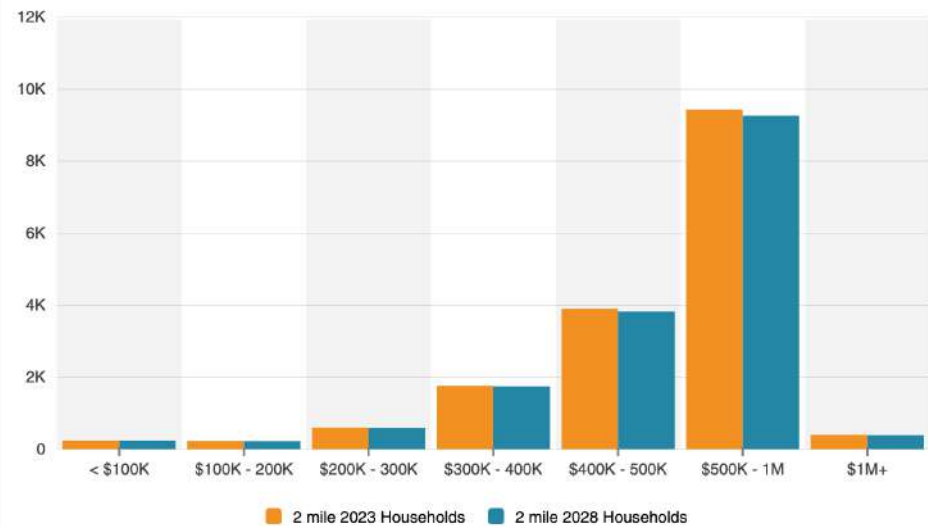
	1 mile	3 mile	10 mile
Total Businesses	1,081	7,898	76,605
Total Employees	6,761	59,253	699,763
Consumer Spending	\$ 318.6M	\$ 2.4B	\$ 17.8B

Housing Occupancy

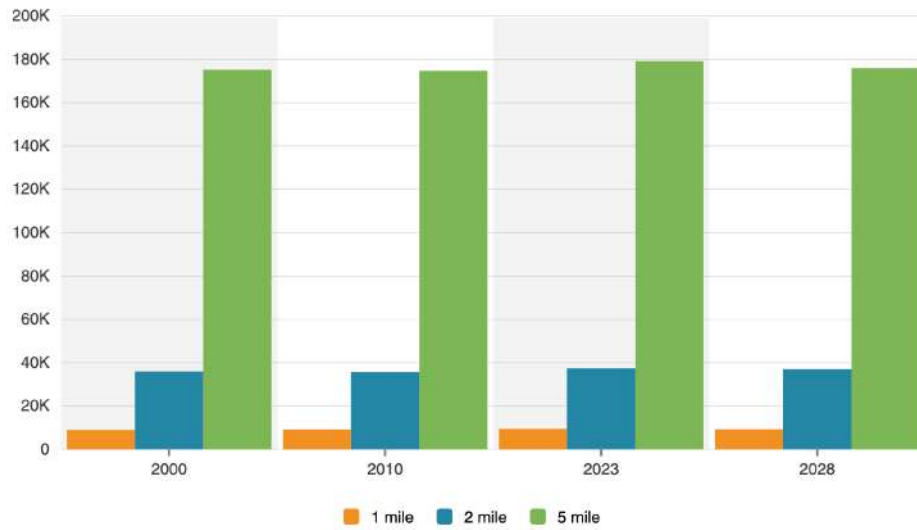


2 mile 2023 Housing Units

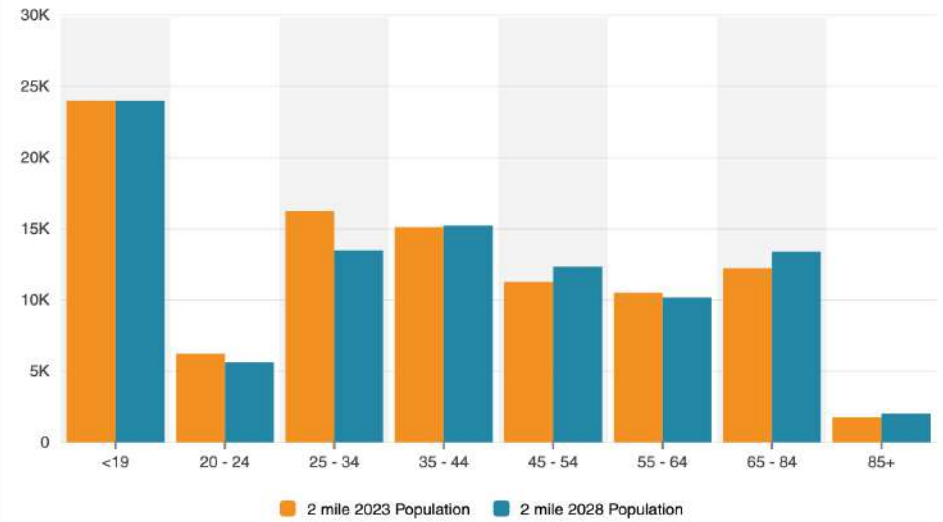
Home Values



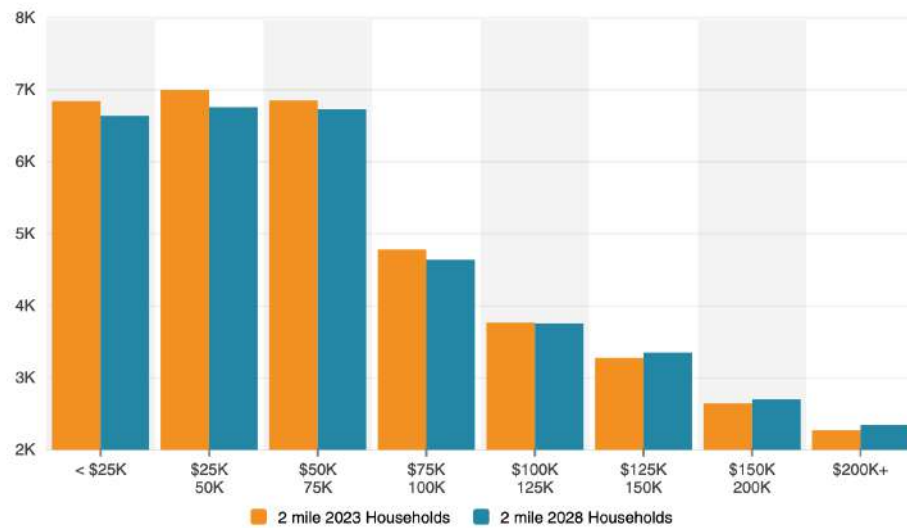
Households



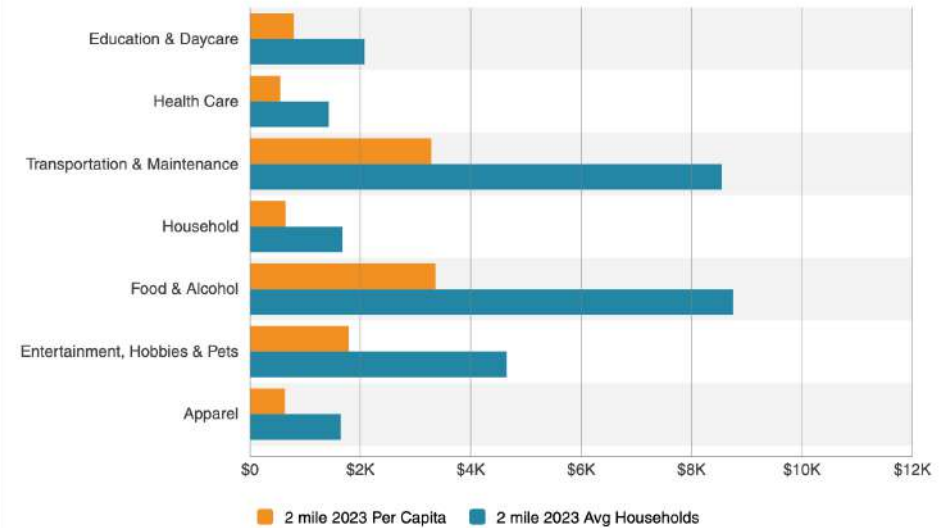
Population By Age



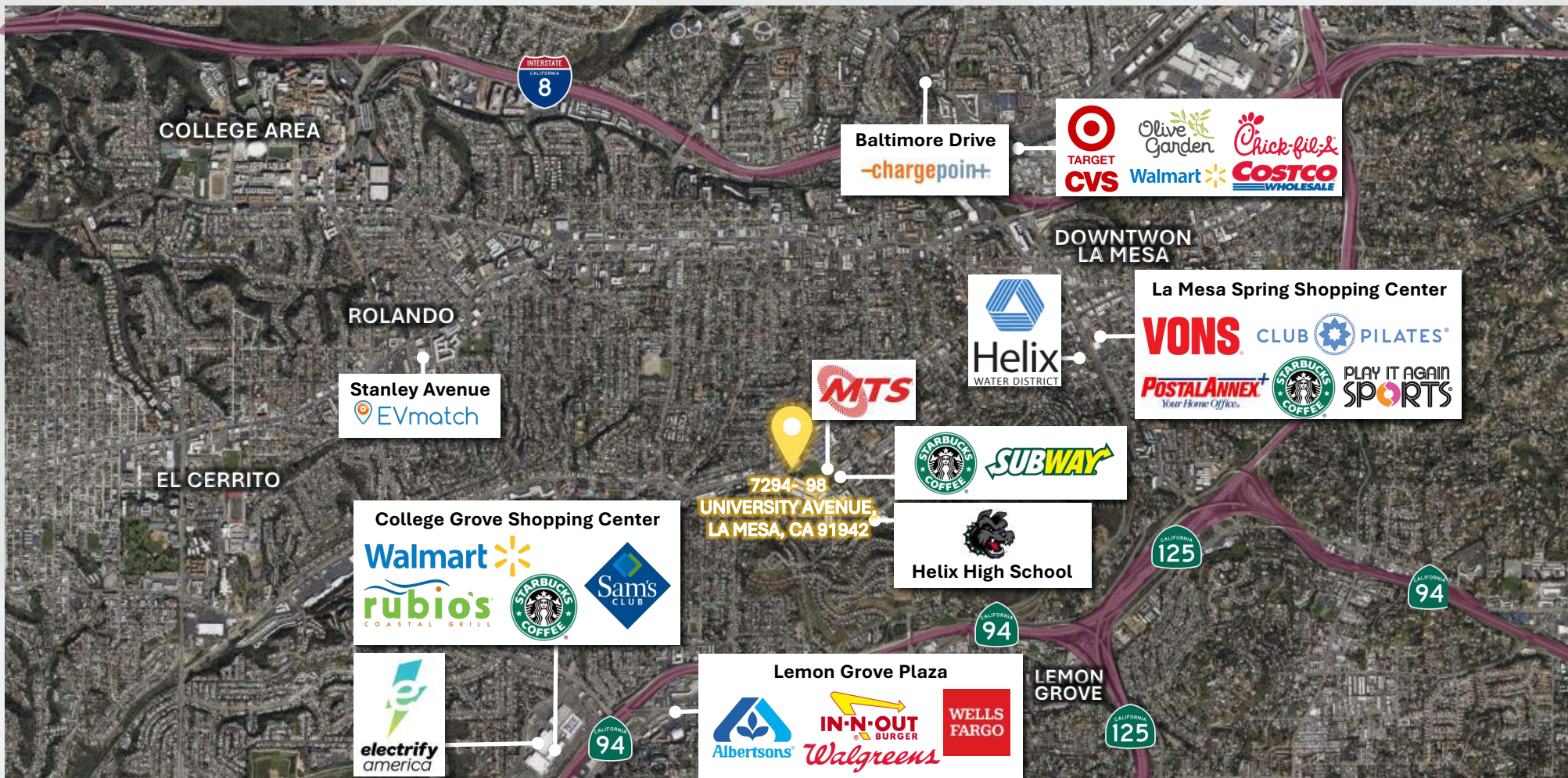
Household Income



Per Capita & Avg Household Spending



NEARBY AMENITIES



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