

# LA MESA RETAIL

7097-7147 University Ave | La Mesa, CA

FOR LEASE



# HIGHLIGHTS

- High visibility retail along highly trafficked University Ave!
- Desirable La Mesa Location!
- Affordable Retail!
- Ample Parking!
- Building Signage!
- 1,440 Square Feet of Retail! 2 Garages Available!
- \$2.25/sf plus NNN's (+/-\$.51/sf)



## POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
25,518	213,910	528,940

## AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$100,037	\$97,811	\$104,630

## NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
9,419	74,423	185,669

Suite	Space	Floor	Size	Rent Per SF (Monthly)	Lease Type	Notes
7111	Available December 1, 2026	1st	1,440 SF	\$2.25 PSF (Monthly)	NNN	Retail Space!
7147-B	Available!	1st	600 SF		Gross	Garage for Lease   STORAGE!
7147-C	Available!	1st	200 SF		Gross	Small storage.



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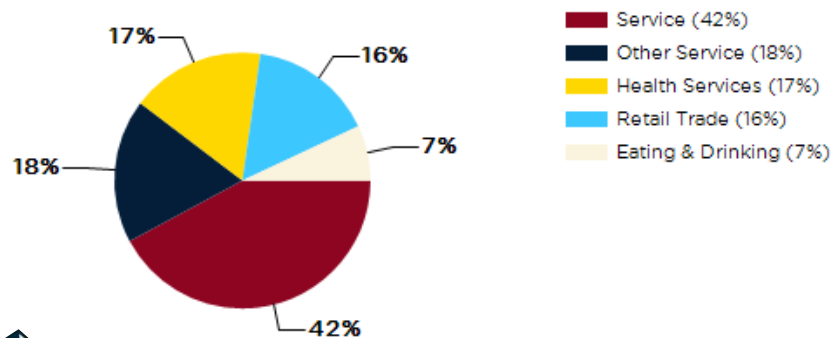
## Desirable La Mesa!

- Located in the desirable city of La Mesa with a rapidly growing population along with large retailers moving into the area. Surrounded by new development, schools, downtown La Mesa, and easy freeway access!

## Desirable La Mesa!

- The property is located in the city of La Mesa, California, known for its vibrant downtown area with a mix of shops, restaurants, and cultural attractions.
- La Mesa is home to popular events such as the weekly farmer's market, Oktoberfest, and the annual Flag Day Parade, drawing in a large number of visitors.
- Nearby attractions include Lake Murray, a reservoir popular for hiking, fishing, and picnicking, offering residents and visitors recreational opportunities.
- The area boasts a strong sense of community and is known for its local businesses, creating a supportive environment for new ventures and fostering a sense of local pride.
- La Mesa is conveniently located near major highways, providing easy access to neighboring areas like San Diego, making it a desirable location for businesses seeking visibility and accessibility.

## Major Industries by Employee Count

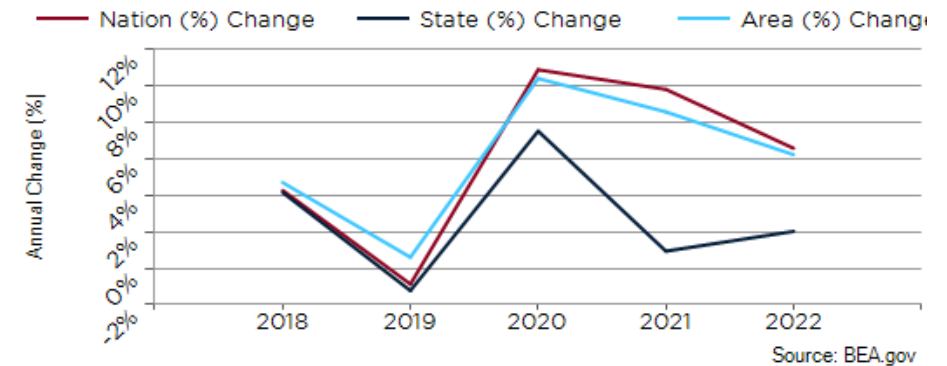


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## Largest Employers

Jack in the Box	16,000
San Diego Unified School District	15,881
Sharp Healthcare	14,390
Scripps Health	12,700
Qualcomm	9,444
Kaiser Permanente	7,608
San Diego Gas and Electric	5,000
General Dynamics NASSCO	4,100

## San Diego County GDP Trend





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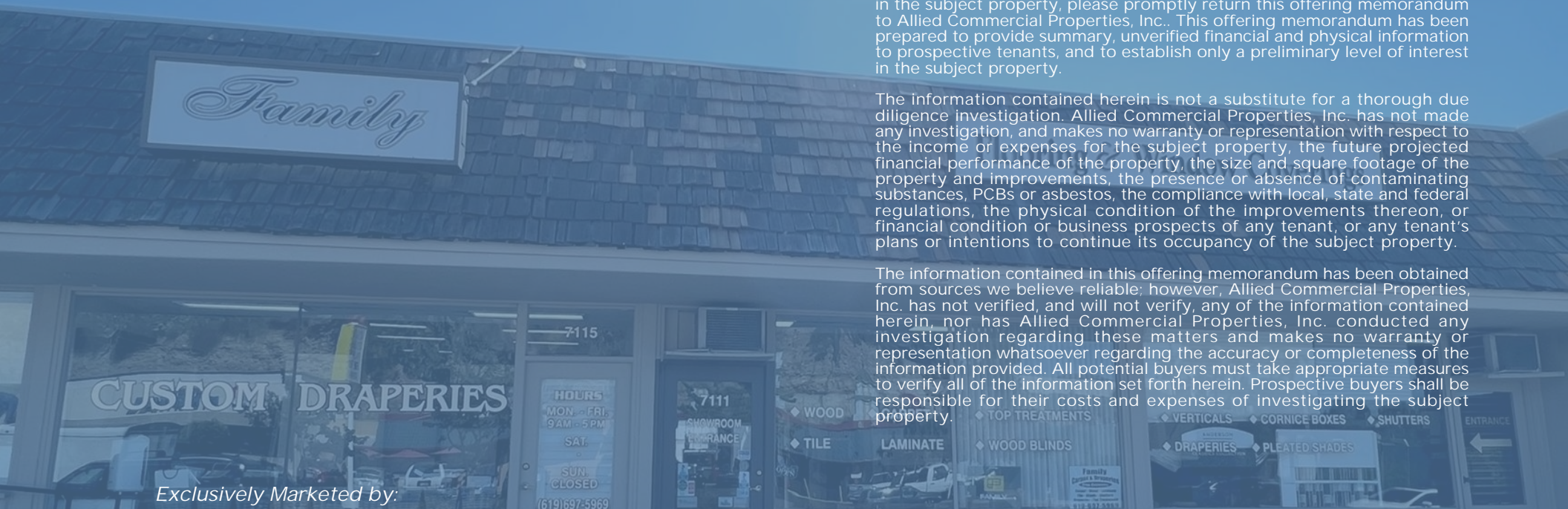
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Exclusively Marketed by:



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