

FOR LEASE

RETAIL SUITE | KEARNY MESA

7604-7612 LINDA VISTA RD
SAN DIEGO, CA 92111

**KEARNY
SQUARE**

±1,088 SF
(Available Now)



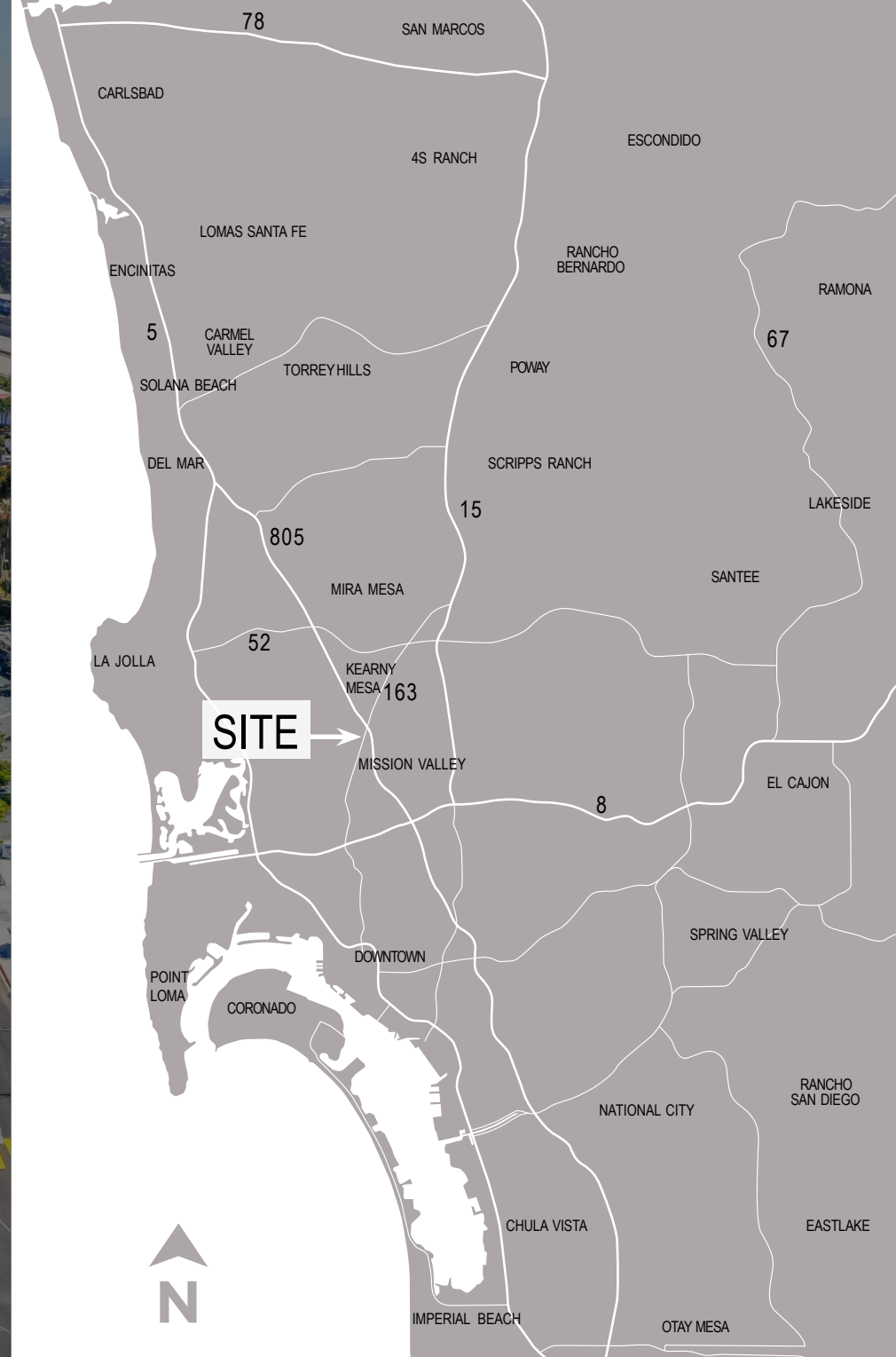
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All information contained herein has been obtained from sources that we deem reliable, however, no representation or warranty is made to the accuracy thereof.

Kearny Square

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



THE PROPERTY

Tenant Improvements
Offered

Excellent
Central Location

Near Numerous
Retail & Restaurants

KEARNY
SQUARE

- » Corner retail center at heavily trafficked Mesa College Dr. & Linda Vista Rd. signalized intersection
- » ±1,088 SF Inline retail suite
- » 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 recently completed
- » Tenant improvements offered
- » Zoning (CN-1-2) allows for many various uses
- » ±4.9/1,000 SF Parking ratio
- » Lease Rate: Ste. 109 - 1,088 SF (\$3.50/SF NNN)

Call for more details!



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	Rose Donuts	1,242
7612 #102-103	Love Scrubs	2,159
7612 #104	YUPET Grooming (coming soon)	825
7612 #105	Tewa Muy Thai	1,188
7612 #106-107	Trong Laundry	1,838
7612 #108	Vinh Hao Drinking Water	750
7612 #109	AVAILABLE IN 30 DAYS	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	Everbowl (coming soon)	1,000
7612 #114	Wingstop	1,088
7612 #115	Drip Beans Coffee	967
7612 #116	Vicky's Registration DMV	632
7612 #117	Mesa Acupuncture	968

FLOOR PLANS



Yoga studio

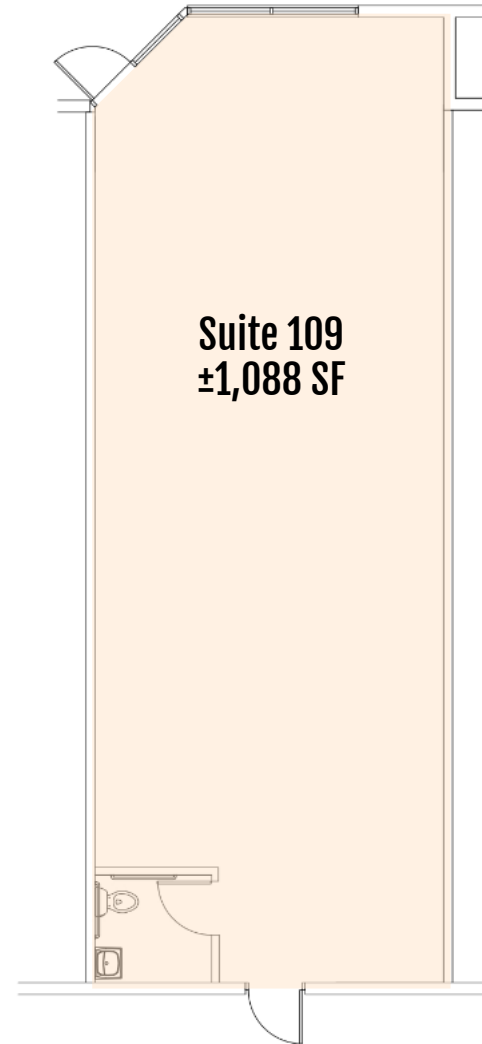


Fast casual restaurant



Salon

***Approved permit for a new restaurant build-out – contact Broker for details**



**Suite 109
±1,088 SF**

***Renderings of potential build-out options**

PROPERTY LOCATION



COSTCO
BUSINESS CENTER

TARGET

Convoy District

Kearny Square

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

LINDA VISTA RD.

MESA COLLEGE DR.

Mesa College

Kearny High School