

7435 UNIVERSITY AVE

LA MESA, CA
91942

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To the extent Owner or any agent of Owner corresponds with any prospective lessee, any prospective lessee should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Lease Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

Property Summary



OFFERING SUMMARY

Available SF: +/- 1,120 SF

LOCATION OVERVIEW

Centrally located in the La Mesa sub-market of San Diego along busy University Ave.

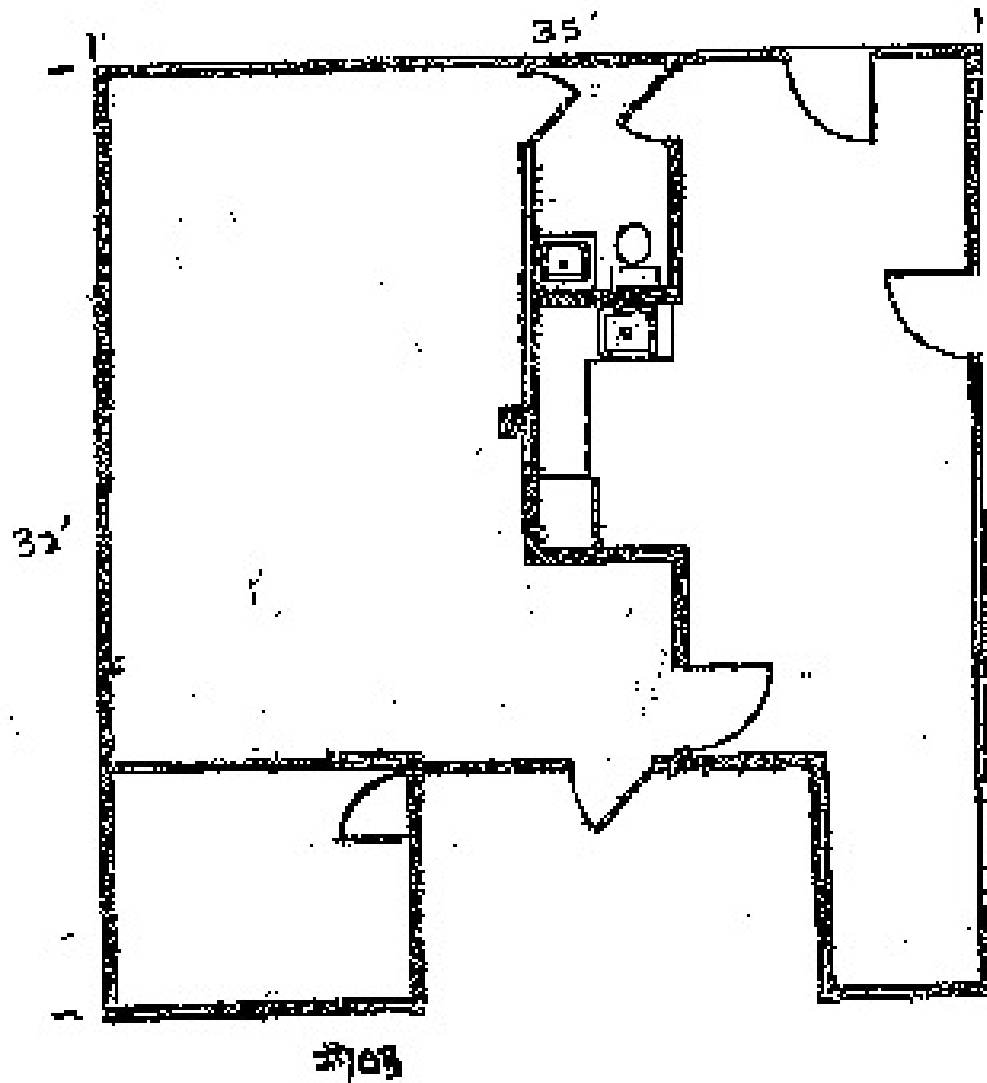
Convenient access to Highway 8, 94 and 125.

PROPERTY HIGHLIGHTS

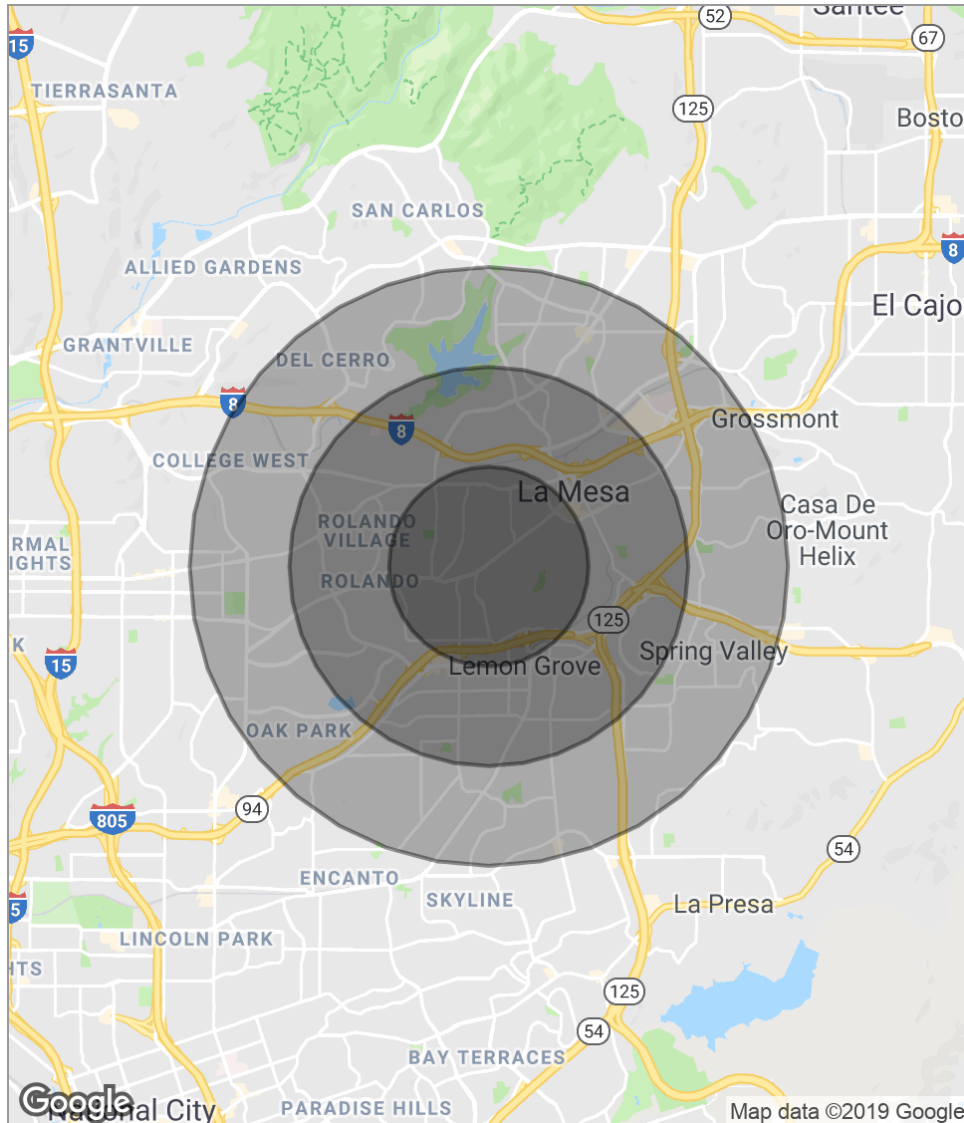
Lease Rate: \$1.50 SF/month + electric

- Ground floor
- In-suite restroom
- Signage opportunities available
- New flooring allowance available
- Ownership accommodating to a variety of uses
- Ample on-site and street parking available [2 parking lots]

Floor Plans



Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
Total population	22,024	87,180	179,697
Median age	36.8	34.9	34.9
Median age [Male]	35.9	34.2	34.1
Median age [Female]	37.7	35.5	35.6
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	8,999	34,464	66,344
# of persons per HH	2.4	2.5	2.7
Average HH income	\$69,010	\$62,524	\$66,206
Average house value	\$416,476	\$424,280	\$471,353

** Demographic data derived from 2010 US Census*

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