



7435 UNIVERSITY AVE

LA MESA, CA 91942

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Executive Summary



OFFERING SUMMARY

Available SF: 775 - 2,385 SF

Lease Rate: \$14.40 SF/yr [Gross]

Year Built: 1971

Building Size: 9,000

PROPERTY OVERVIEW

SVN Asset Advisory Group is pleased to present the opportunity to lease office space along prestigious University Ave in La Mesa, CA. The building benefits from excellent visibility and ample parking. The ownership is accommodating to a variety of uses. Signage opportunities available.

LOCATION OVERVIEW

Located on busy University Ave in the La Mesa sub-market of San Diego. Convenient access to Highway 8, 94 and 125.

PROPERTY HIGHLIGHTS

- Great Visibility
- Ample Parking
- Short and Long Term Lease Options Available
- Signage Available

Available Spaces

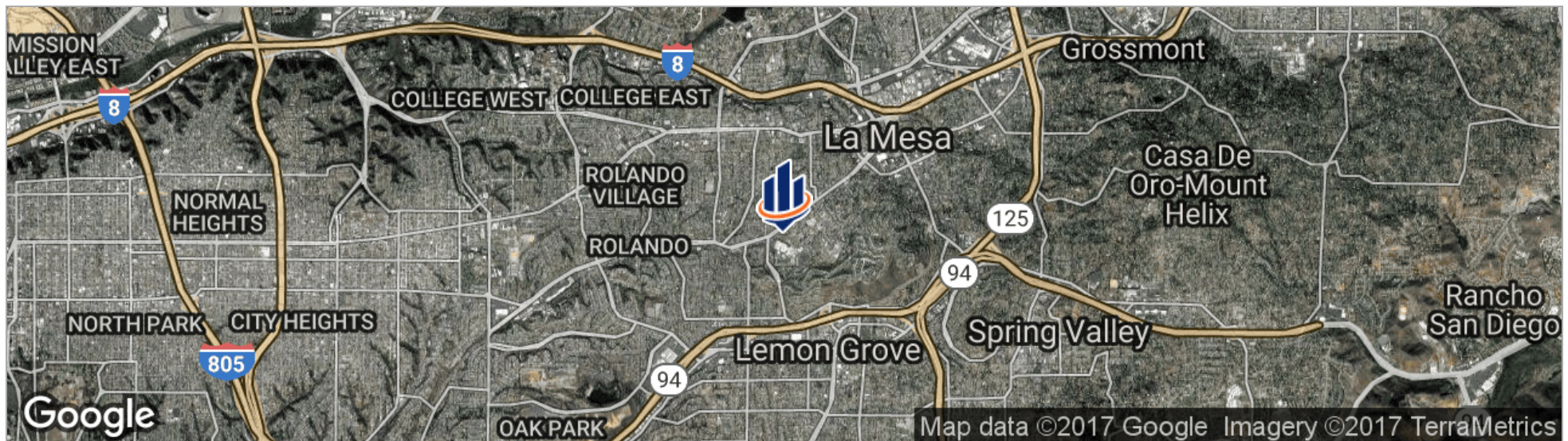
LEASE RATE: \$1.20/SF + ELECTRIC

TOTAL SPACE: 775 - 2,385 SF

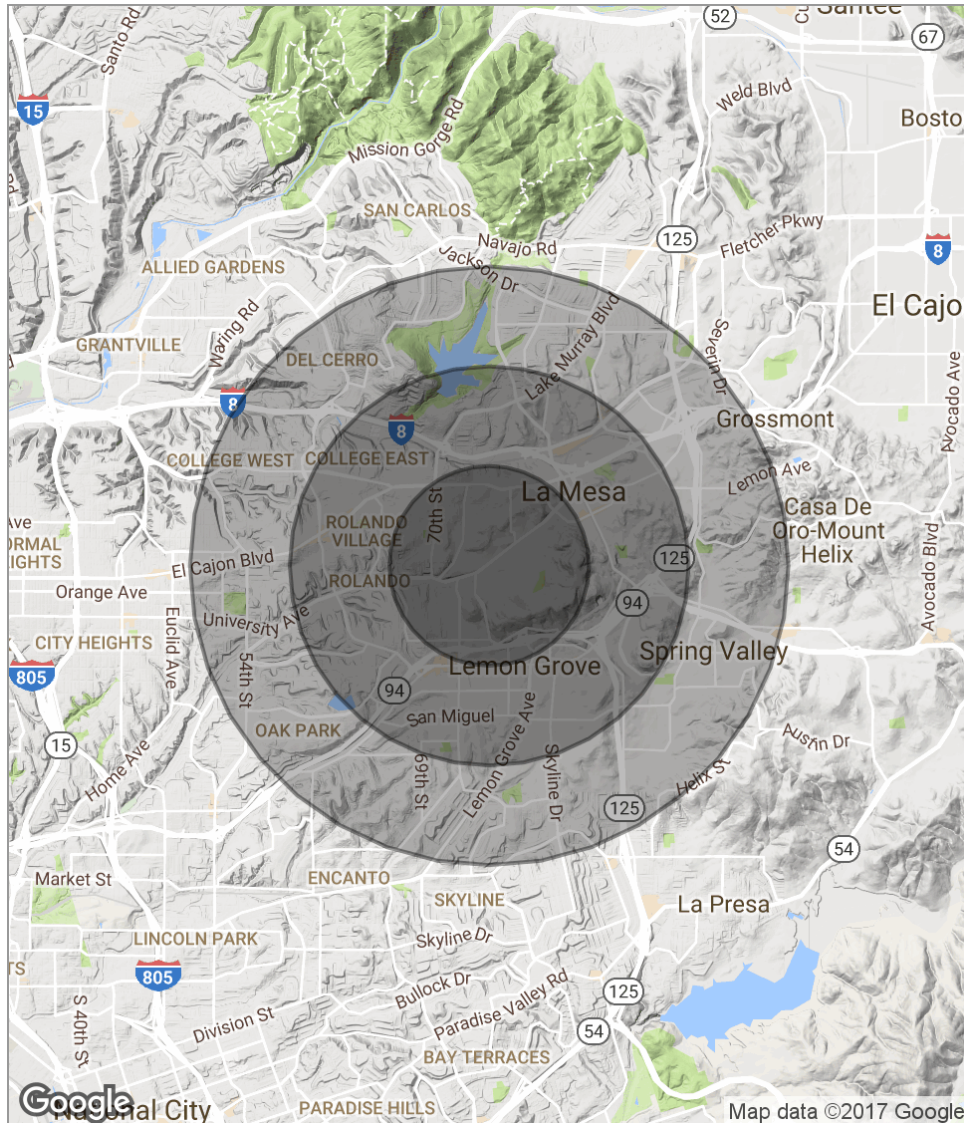
LEASE TYPE: Gross

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 201	Office Building	\$1.20 SF/month	Gross	1,610 SF	Negotiable	2nd floor suite with 6 offices, a large reception area, 2 private restrooms and room for storage.
Suite 202	Office Building	\$1.20 SF/month	Gross	775 SF	Negotiable	2nd floor suite with 3 offices, a private restroom and room for storage.
Suite 201/202	Office Building	\$1.20 SF/month	Gross	2,385 SF	Negotiable	2nd floor suite with 9 offices, a large reception area, 3 private restrooms and room for storage.

Location Maps



Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
Total population	22,035	87,129	179,994
Median age	36.8	34.9	34.9
Median age (male)	35.9	34.2	34.1
Median age (Female)	37.7	35.6	35.6
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	9,011	34,469	66,494
# of persons per HH	2.4	2.5	2.7
Average HH income	\$68,958	\$62,576	\$66,121
Average house value	\$416,935	\$424,549	\$471,651

** Demographic data derived from 2010 US Census*

Advisor Bio & Contact

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PROFESSIONAL BACKGROUND

Erik Egelko is a Senior Advisor for SVN | Asset Advisory Group. Erik is a licensed real estate agent specializing in multifamily sales and commercial leasing of office and retail spaces.

Prior to joining SVN, Erik was sales director and lead developer for BYTELA, a San Diego based web service firm. While at BYTELA, Erik was responsible for overseeing all parts of the the sales cycle as well as managing and directing a team of a dozen overseas contractors.

Erik earned a bachelor's degree in Business Management with an emphasis in Entrepreneurship from San Francisco State University. Erik is a California native and an active member of Toastmasters.