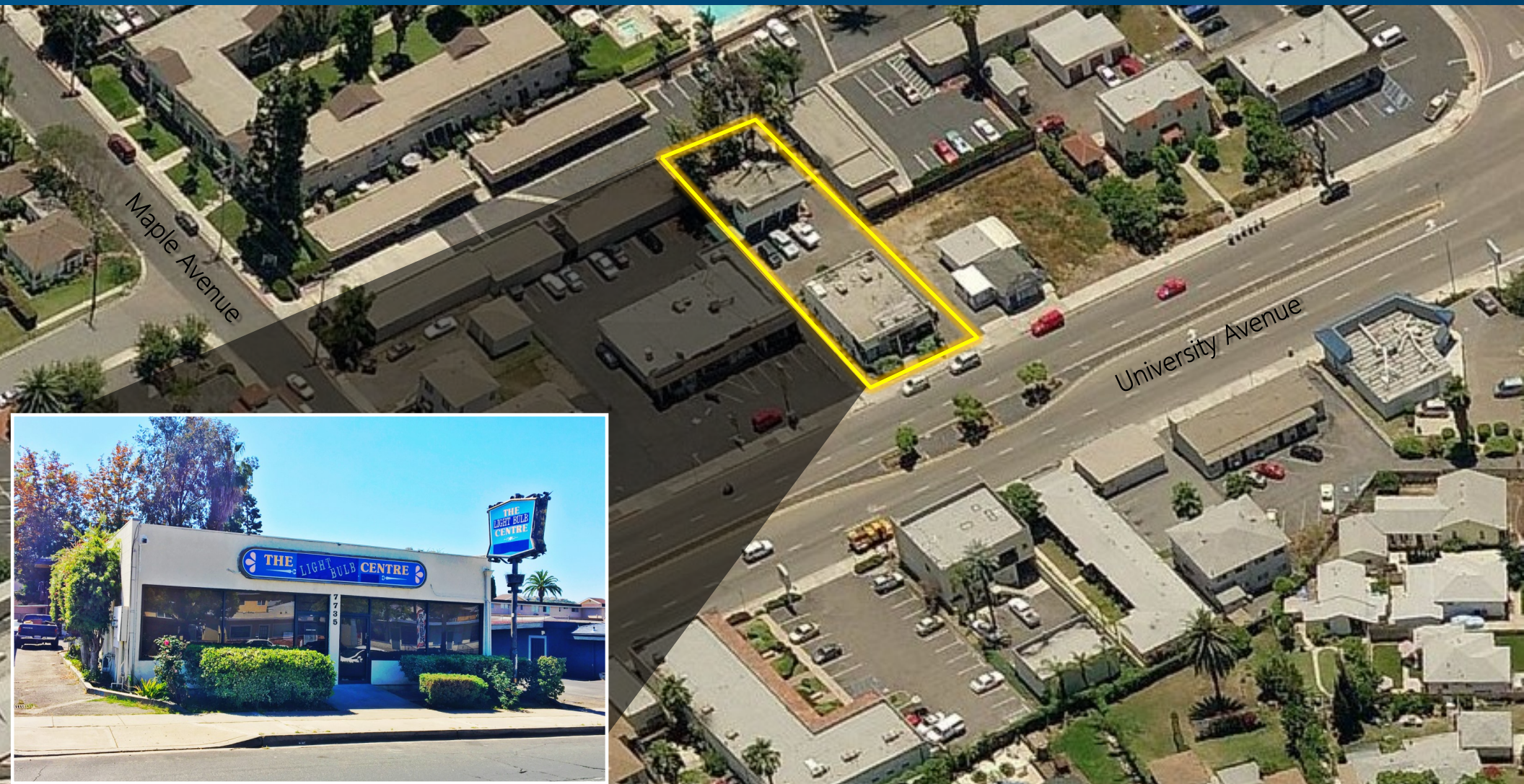


FOR SALE | Mixed Use - Retail Storefront and Residential Apartment

7735 University Avenue, La Mesa, CA 91942



CONTACT INFORMATION

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FOR SALE | Mixed Use - Retail Storefront and Residential Apartment

7735 University Avenue, La Mesa, CA 91942

EXCELLENT OWNER-USER OPPORTUNITY or INVESTMENT

Offering Price	\$795,000 - \$845,000
Property SF	+/- 1,920 SF Retail Storefront (Currently Vacant) +/- 960 SF Single Family Residential Building with 3 Car Garage
Land SF	+/- 9,477 SF
Fair Market Rent (Approx.)	Retail: \$1.75 Per SF + NNN Residential: \$1,550 Per Month



Property Overview

- Monument Signage
- Ability to Subdivide Retail Space into 2 Suites
- Secure/Enclosed Parking
- Newly Renovated Bathrooms
- Great For Live/Work Opportunity
- APN # 470-690-03-00
- Freeway Access to I-8 and Hwys 94 & 125
- Part of La Mesa Mixed-Use Overlay Zone
- La Mesa General Commercial C Zone
- 6 Surface Parking Spaces and Ample Street Parking
- High Traffic Counts: 20,000+ Cars Per Day
- PLEASE DO NOT DISTURB TENANTS



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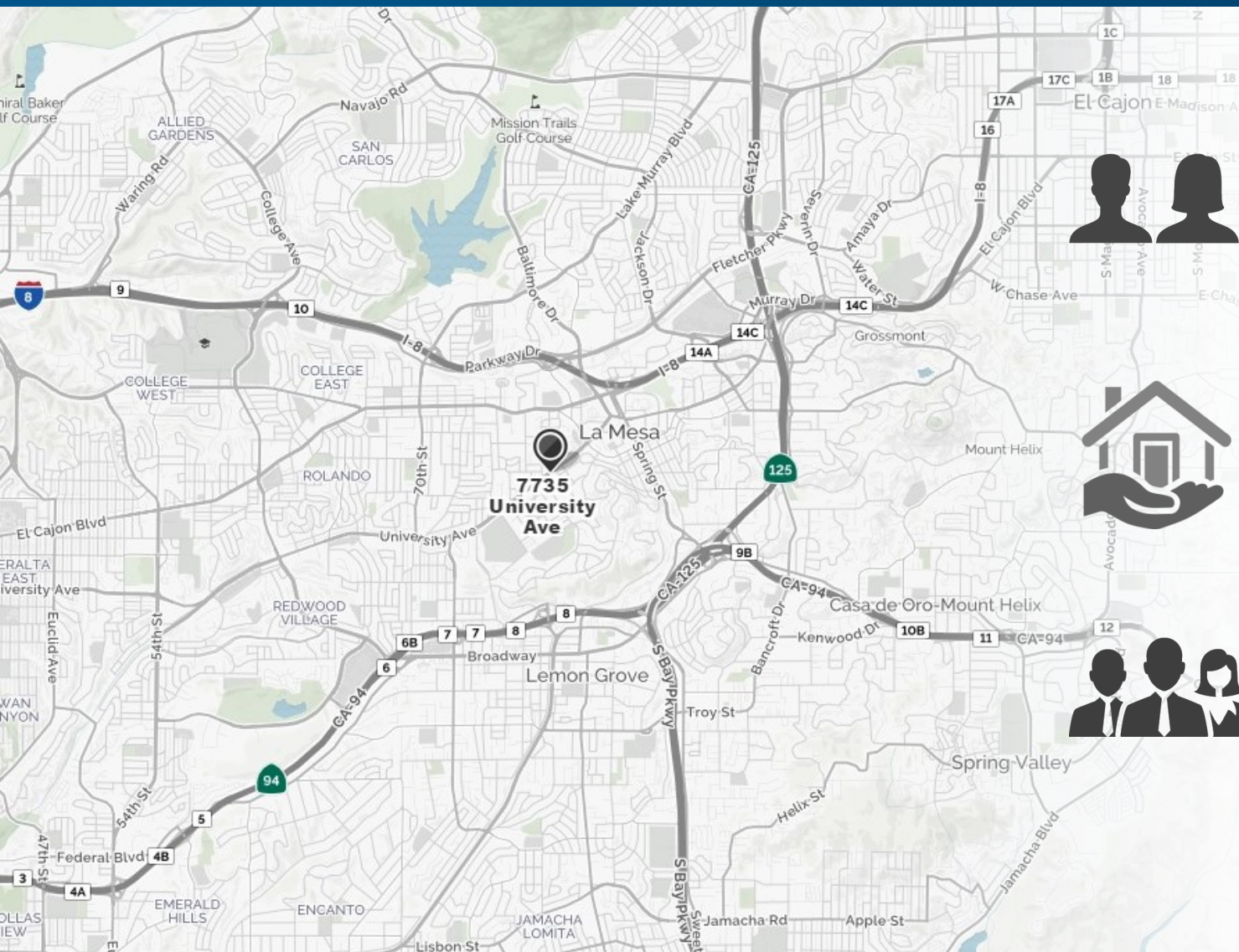
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183,824

2016 TOTAL POPULATION
*WITHIN A 3-MILE RADIUS



\$426,038

MEDIAN HOME VALUE
*WITHIN A 1-MILE RADIUS



16,093

TOTAL EMPLOYEES
*WITHIN A 1-MILE RADIUS

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