

# FOR LEASE

LA MESA RETAIL SUITE | ±1,200 SF

**7424 UNIVERSITY AVE**  
LA MESA, CA 91942

High visibility location!

±1,200 SF Available



Beauty by  
Hannah Lebron

OODLES  
by The Nood Bar



**C·E·G**  
COMMERCIAL | EQUITY | GROWTH

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**HELIX  
PLAZA**

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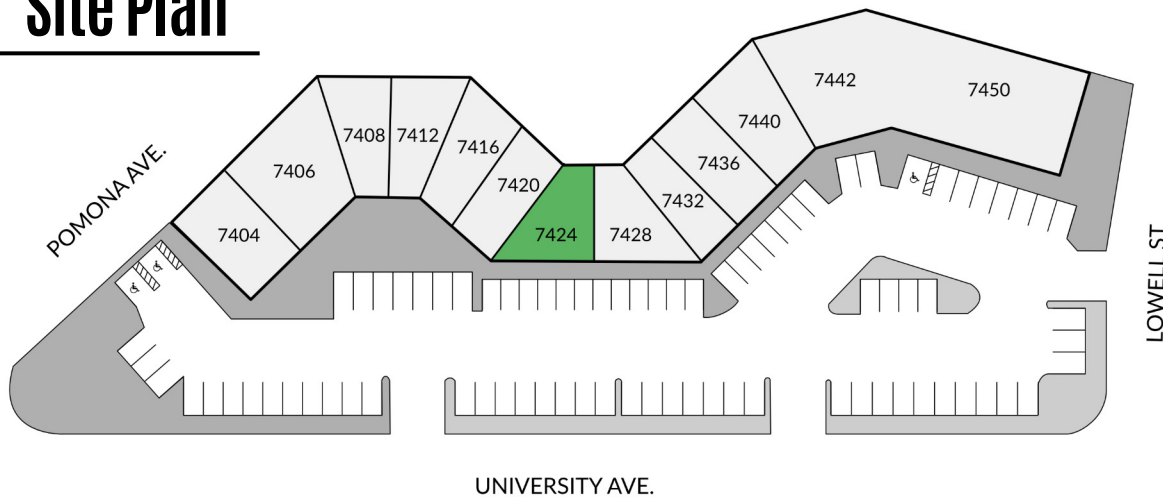


## THE PROPERTY

- » High visibility location just one mile from La Mesa Village
- » Close proximity to I-8, I-94 and Hwy 125
- » Approximately 21,000 cars per day
- » Excellent ( $\pm$ ) 4/1,000 parking ratio
- »  $\pm 1,200$  SF Retail suite
  - Ownership will consider TI's
  - Available now
  - Lease Rate: \$2.25/SF + NNN (estimated \$0.53/SF)

**Call for more details!**

### Site Plan



**Ste. 7424**

$\pm 1,200$  SF

