

# FOR LEASE

RETAIL SPACE | KEARNY MESA

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

**KEARNY  
SQUARE**

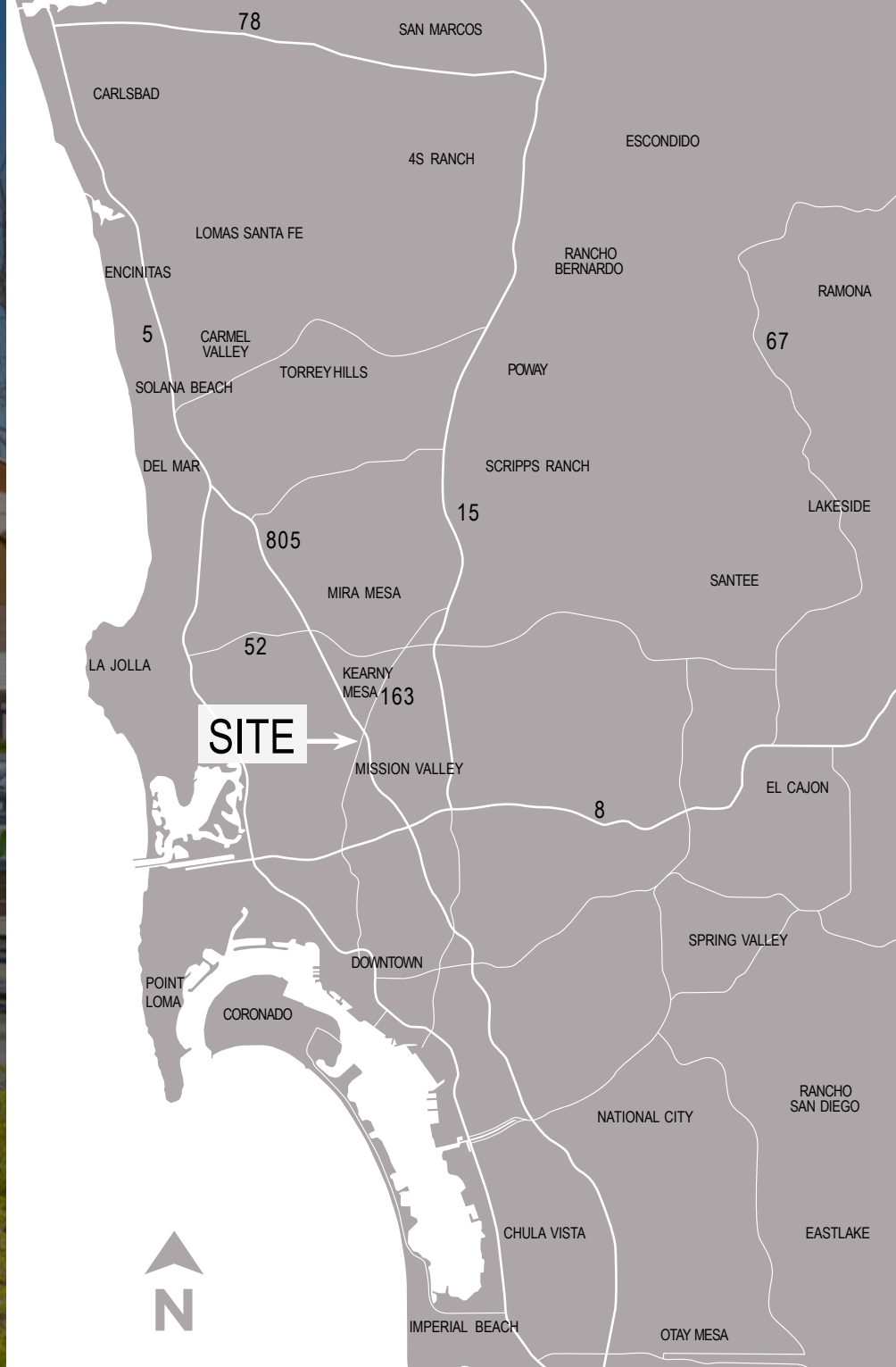


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# Kearny Square

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



# THE PROPERTY

Tenant Improvements  
Offered

Excellent  
Central Location

Near Numerous  
Retail & Restaurants

- » Corner retail center at heavily trafficked Mesa College Dr. & Linda Vista Rd. signalized intersection
- » ±1,000 Inline retail suites
- » 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 planned
- » Tenant improvements offered
- » Suite 114 existing buildout as frozen yogurt shop  
\*Available 4/1/2024, please do not disturb tenant
- » Zoning (CN-1-2) allows for many various uses
- » ±4.9/1,000 SF Parking ratio
- » Lease Rate: Ste. 113 - 1,000 SF (\$3.50/SF NNN)  
Ste. 114 - 1,088 SF (\$3.50/SF NNN)

**Call for more details!**

KEARNY  
SQUARE



# SITE PLAN & AVAILABILITIES



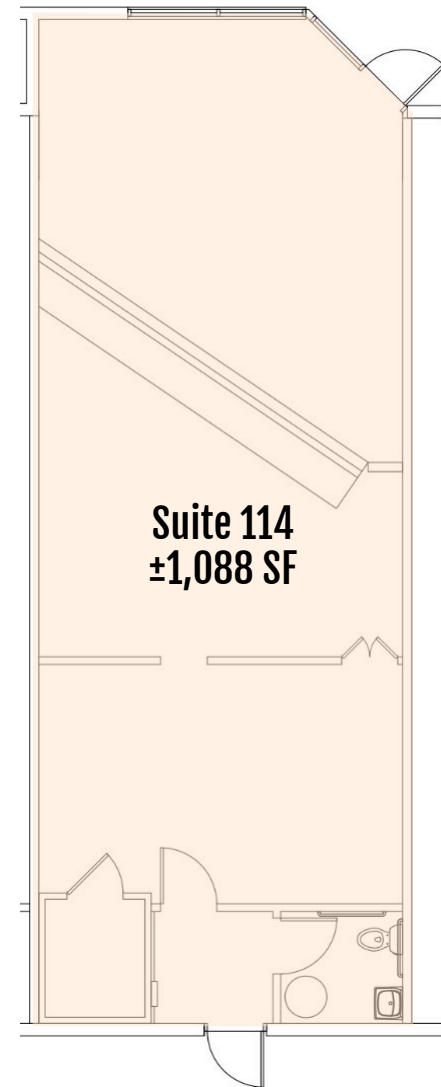
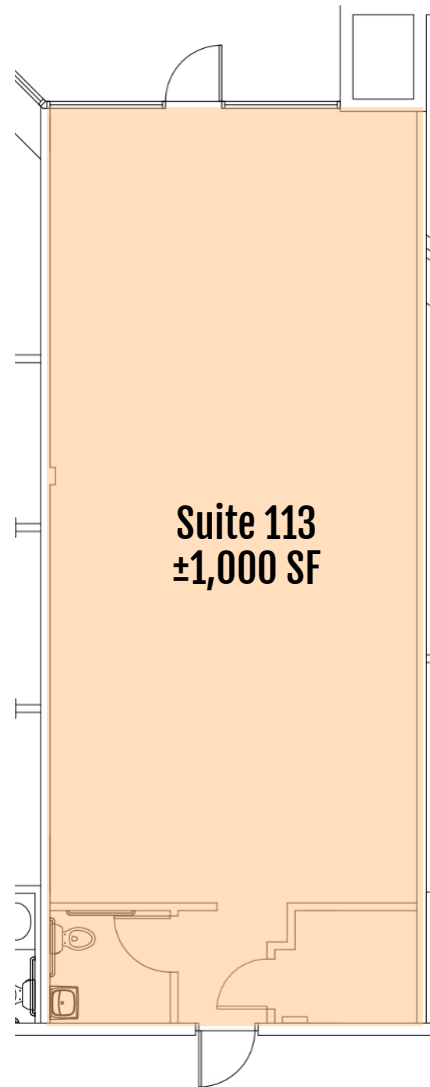
This site plan is not a representation, warranty or guarantee as to size, location or identity of any tenant, and the building, improvements, parking, ingress and egress are subject to such changes, additions and deletions as the architect, Landlord or any governmental agency may direct. Any specified 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	Urgent Cash	480
7608 #120	Wushiland Boba (coming soon)	932
7608 #121	Mesa Pizza	834
7612 #101	Rose Donut	1,242
7612 #102-103	Love Scrubs	2,159
7612 #104	Cool Clips	825
7612 #105	Essential Eyecare	1,188
7612 #106-107	Trong Laundry	1,838
7612 #108	Vinh Hao Drinking Water	750
7612 #109	Sports and Spine Chiro	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	<b>AVAILABLE NOW</b>	1,000
7612 #114	<b>AVAILABLE 4/1/2024</b>	1,088
7612 #115	PokeMate	967
7612 #116	Vick's Registration DMV	632
7612 #117	Pain Relief Clinic	968

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# FLOOR PLANS

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# PROPERTY LOCATION



**COSTCO**  
BUSINESS CENTER

**TARGET**

**Convooy District**

INTERSTATE  
CALIFORNIA  
**805**

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

CALIFORNIA  
**163**

**Kearny Square**

LINDA VISTA RD.

**Mesa College**

MESA COLLEGE DR.

**Kearny High School**