

# FOR LEASE

LA MESA RETAIL SUITE | ±1,000 SF

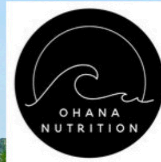
**7404-7450**  
**UNIVERSITY AVE**  
LA MESA, CA 91942

±1,000 SF  
Available

High visibility location!



Come Back Coffee  
Coming soon!



Beauty by  
Hannah Lebron

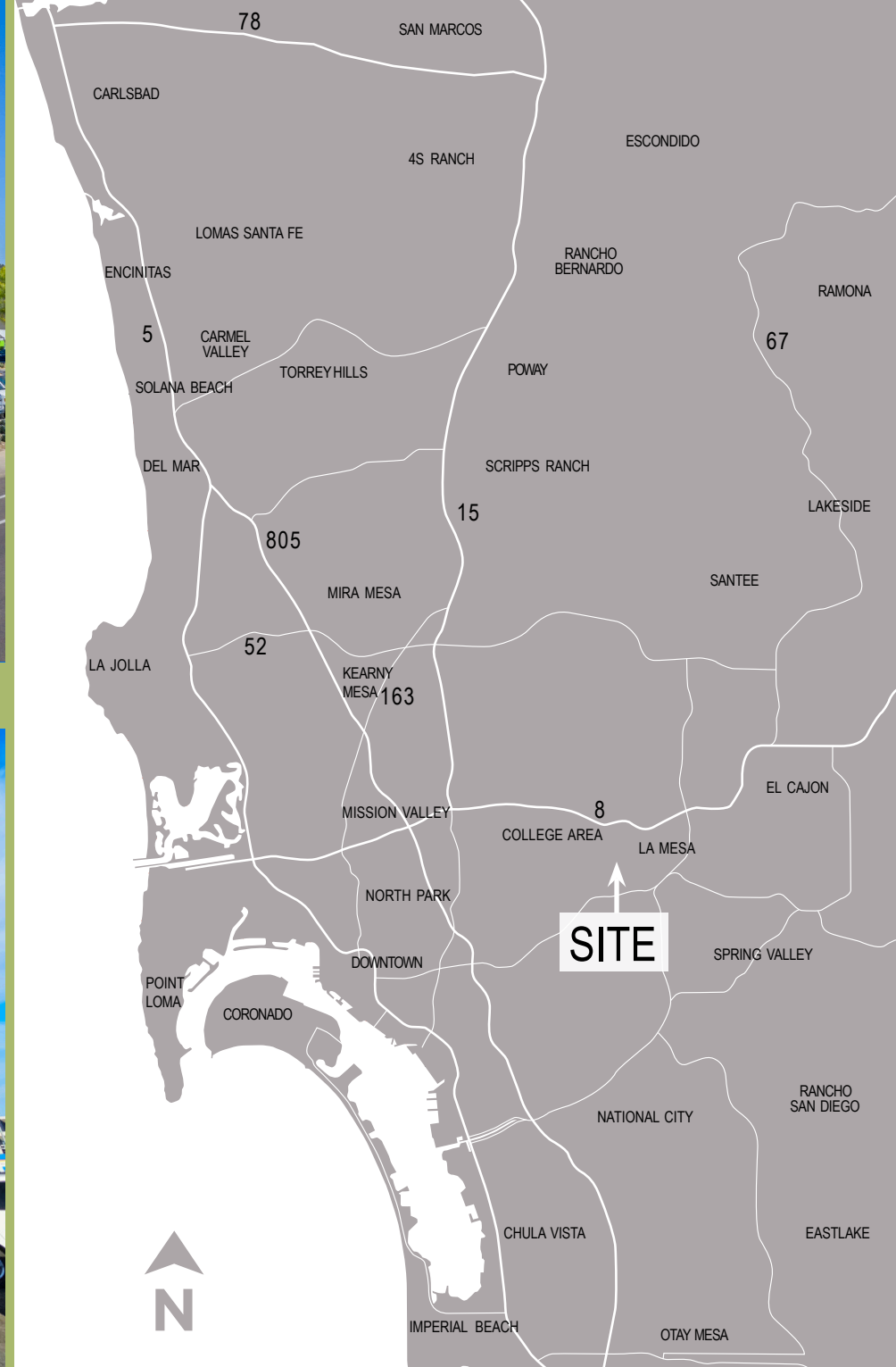
OODLES  
by The Nood Bar



**Pat Geary**  
President - Lic. 01703782  
858.737.9837  
pgeary@cegadvisors.com

**HELIX  
PLAZA**





**Monument  
signage opportunity**

## 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
- » Ownership will consider TI's
- » Suite 7408 -  $\pm$ 1,000 SF Retail suite
- » Lease Rate: Call Broker for pricing

### Site Plan

