

FOR LEASE

RETAIL SPACE | KEARNY MESA

7604-7612 LINDA VISTA RD
SAN DIEGO, CA 92111

**KEARNY
SQUARE**

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

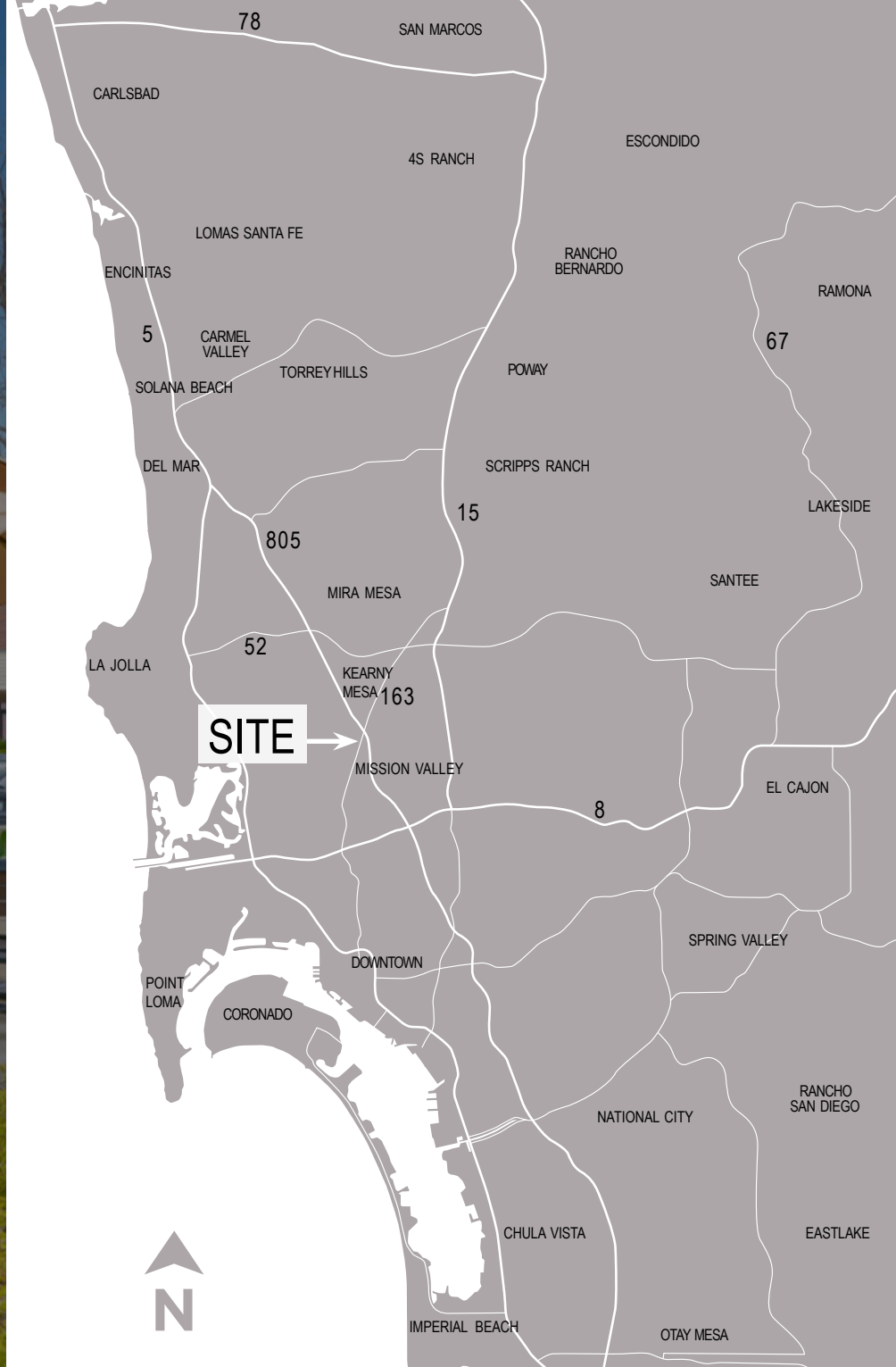
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All information contained herein has been obtained from sources that we deem reliable, however, no representation or warranty is made to the accuracy thereof.



Kearny Square

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



THE PROPERTY

Tenant Improvements
Offered

Excellent
Central Location

Near Numerous
Retail & Restaurants

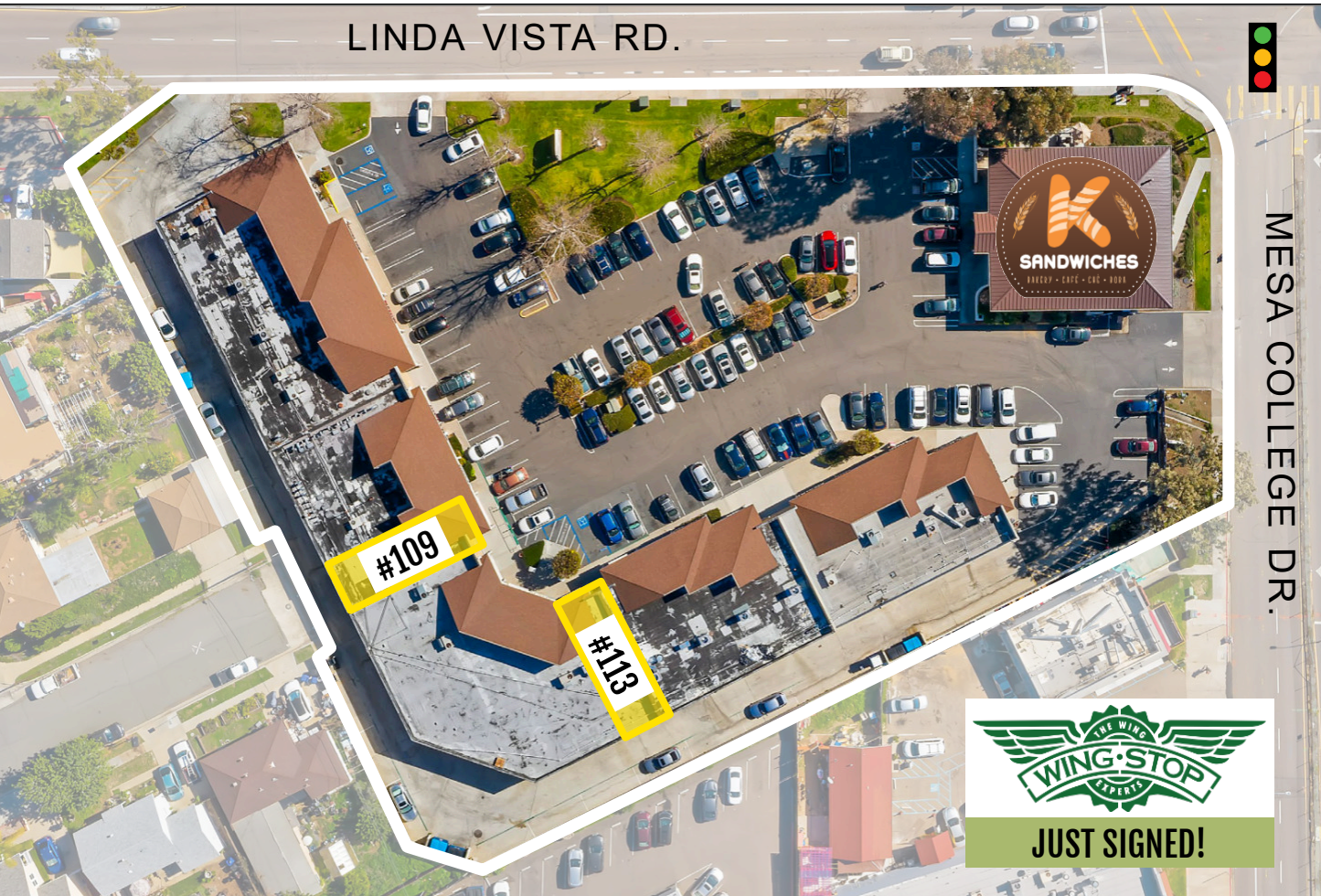
- » Corner retail center at heavily trafficked Mesa College Dr. & Linda Vista Rd. signalized intersection
- » ±1,000 & ±1,088 Inline retail suites
- » Central location with immediate access to I-805 and Hwy 163
- » Nearby Mesa College, Kearny High School and dense residential neighborhoods provide steady traffic
- » Numerous cosmetic upgrades underway
- » Tenant improvements offered
- » Zoning (CN-1-2) allows for many various uses
- » ±4.9/1,000 SF Parking ratio
- » Lease Rate: Ste. 109 - 1,088 SF (\$3.50/SF NNN)
Ste. 113 - 1,000 SF (\$3.50/SF NNN)

Call for more details!

KEARNY
SQUARE



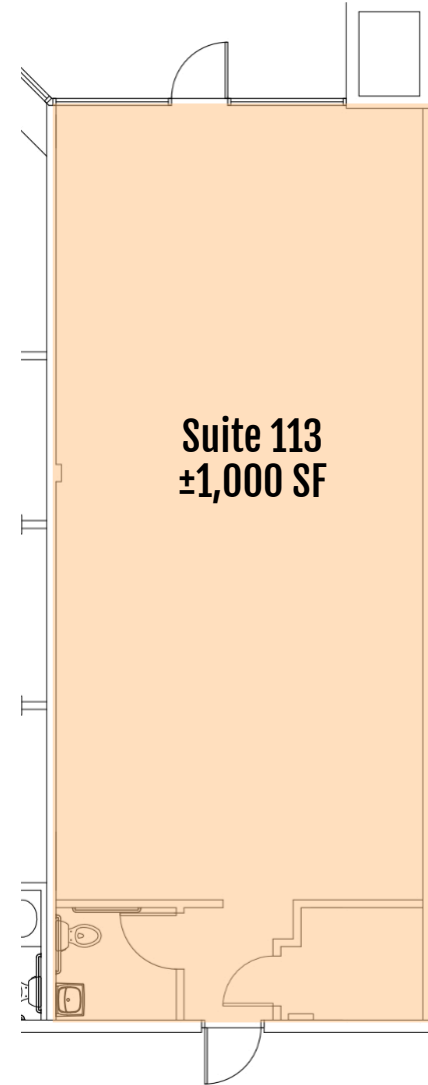
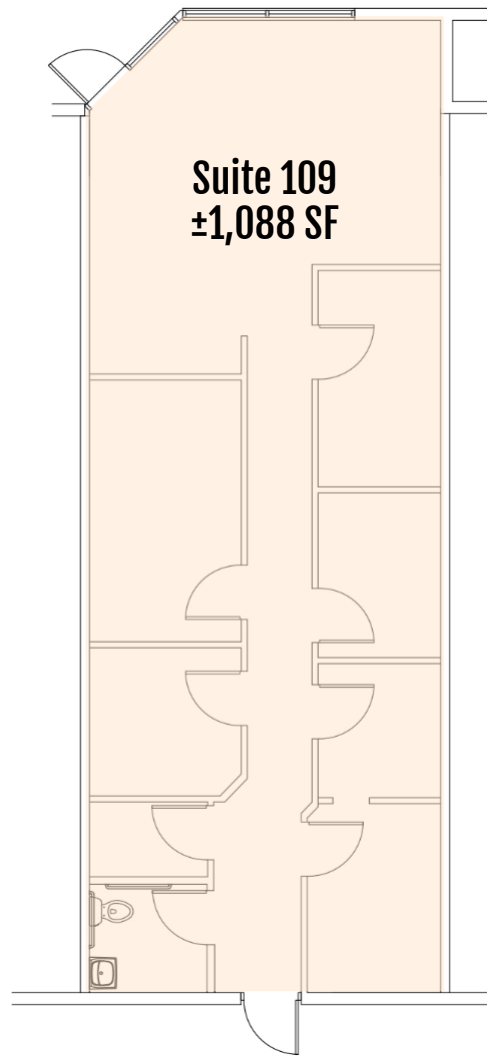
SITE PLAN & AVAILABILITIES



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 | Balboa Shoe Repair | 480 |
| 7608 #120 | Wushiland Boba | 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 | AVAILABLE NOW | 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 | AVAILABLE NOW | 1,000 |
| 7612 #114 | Wingstop (coming soon) | 1,088 |
| 7612 #115 | PokeMate | 967 |
| 7612 #116 | Vicky's Registration DMV | 632 |
| 7612 #117 | Pain Relief Clinic | 968 |

FLOOR PLANS



PROPERTY LOCATION



Convoy District



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



Kearny Square

LINDA VISTA RD.

Mesa College

MESA COLLEGE DR.

Kearny High School