

# FOR LEASE

LA MESA RETAIL SUITE |  $\pm 1,550$  SF

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

High visibility location!

Existing Barber  
Shop Buildout



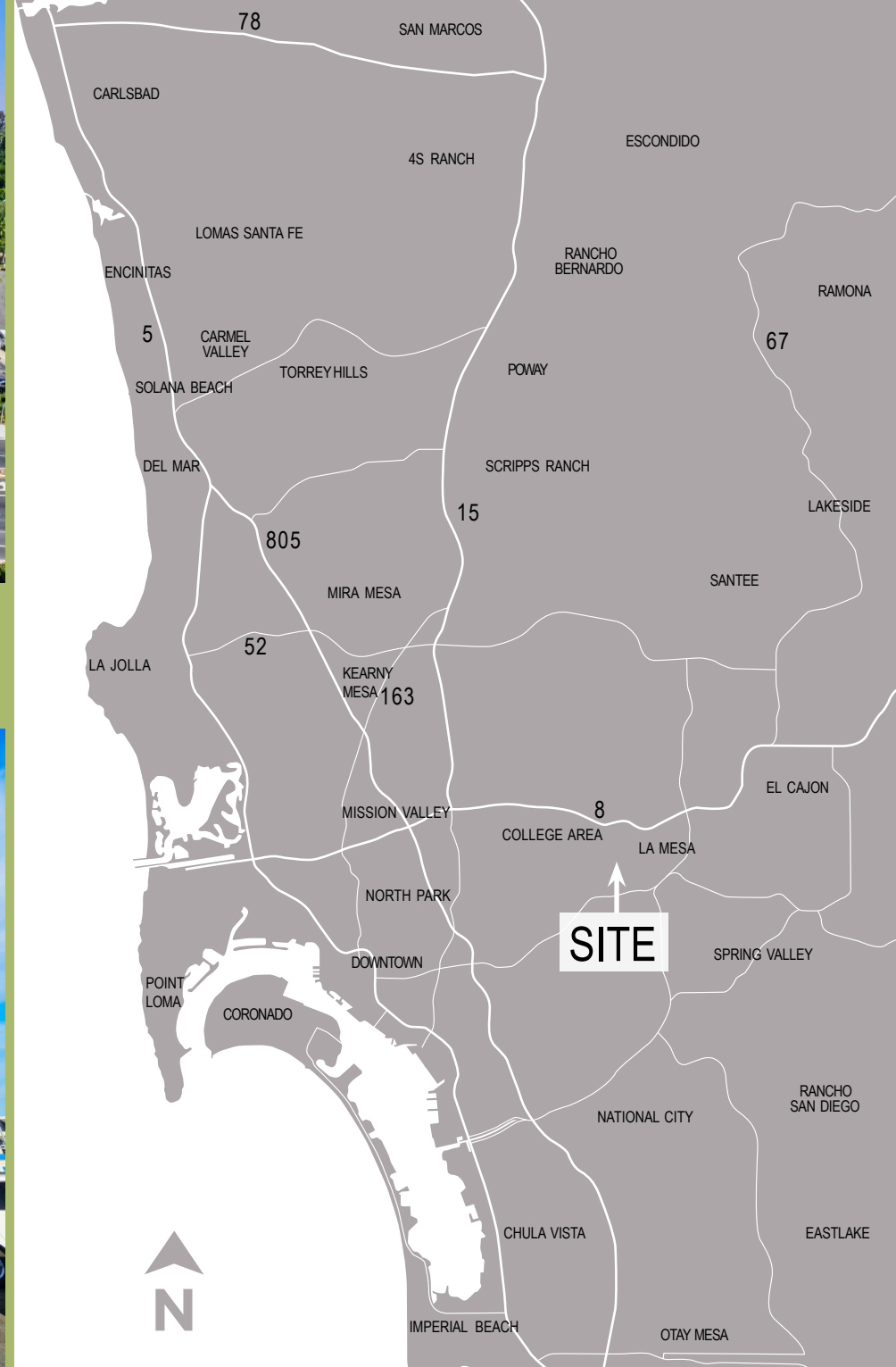
Come Back Coffee  
Coming soon!



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**HELIX  
PLAZA**





## 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
- » Fully built-out  $\pm$ 1,550 SF retail suite
  - Existing barber shop build-out, potential for various uses
  - Available October 1, 2025
  - Lease Rate: \$2.25/SF + NNN (estimated \$0.73/SF)

\*Please do not disturb tenants



**Call for more details!**

### Site Plan

