

FOR LEASE

LA MESA RETAIL SUITE | ±1,550 SF

7404-7450
UNIVERSITY AVE
LA MESA, CA 91942



High visibility location!

Existing Barber Shop Buildout

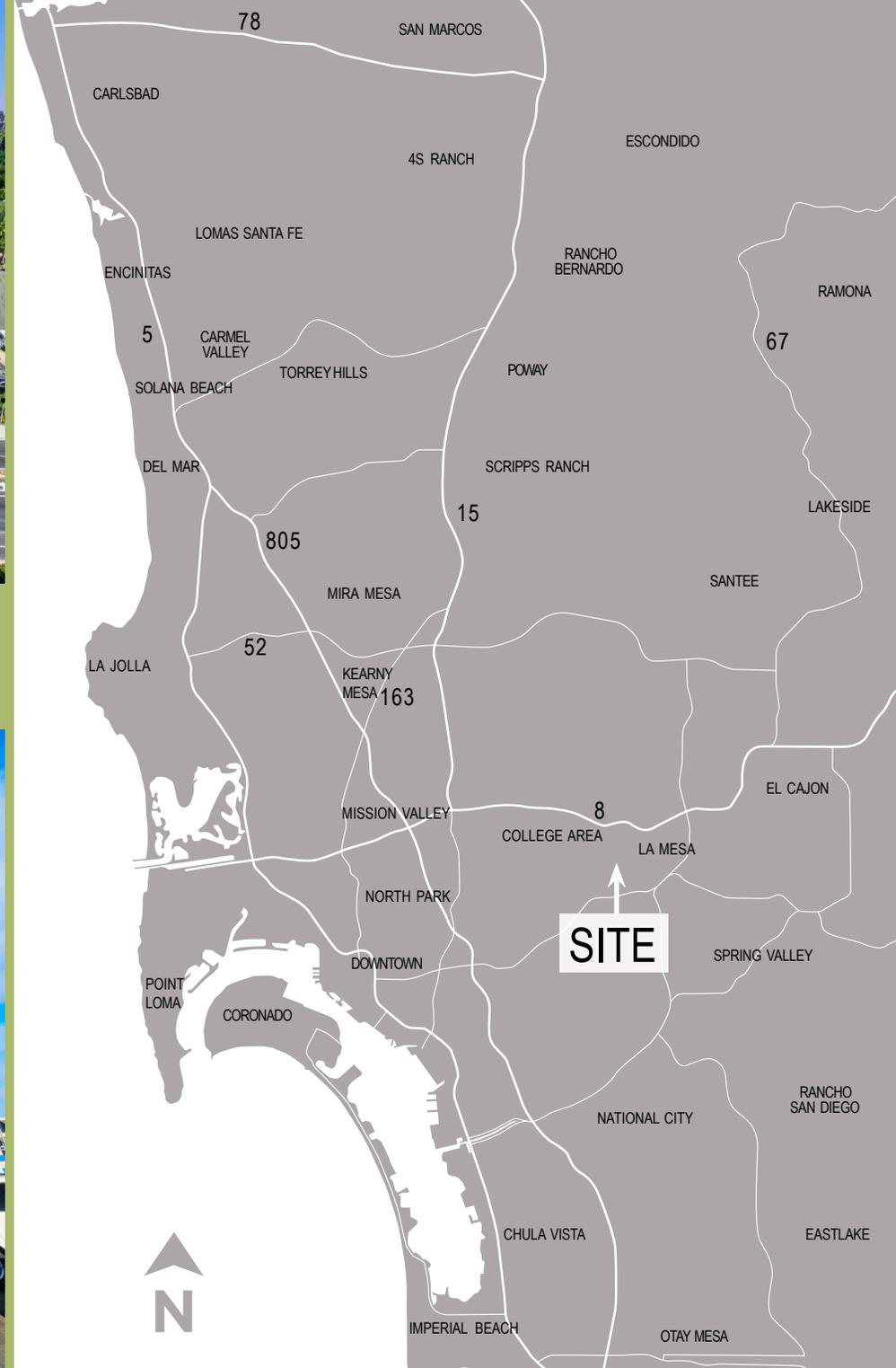
Come Back Coffee
Coming soon!

C.E.G.
COMMERCIAL | EQUITY | GROWTH

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

HELIX
PLAZA

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



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

*Please do not disturb tenants



Call for more details!

Site Plan

