

FOR LEASE

RETAIL SPACE | KEARNY MESA

7604-7612 LINDA VISTA RD
SAN DIEGO, CA 92111

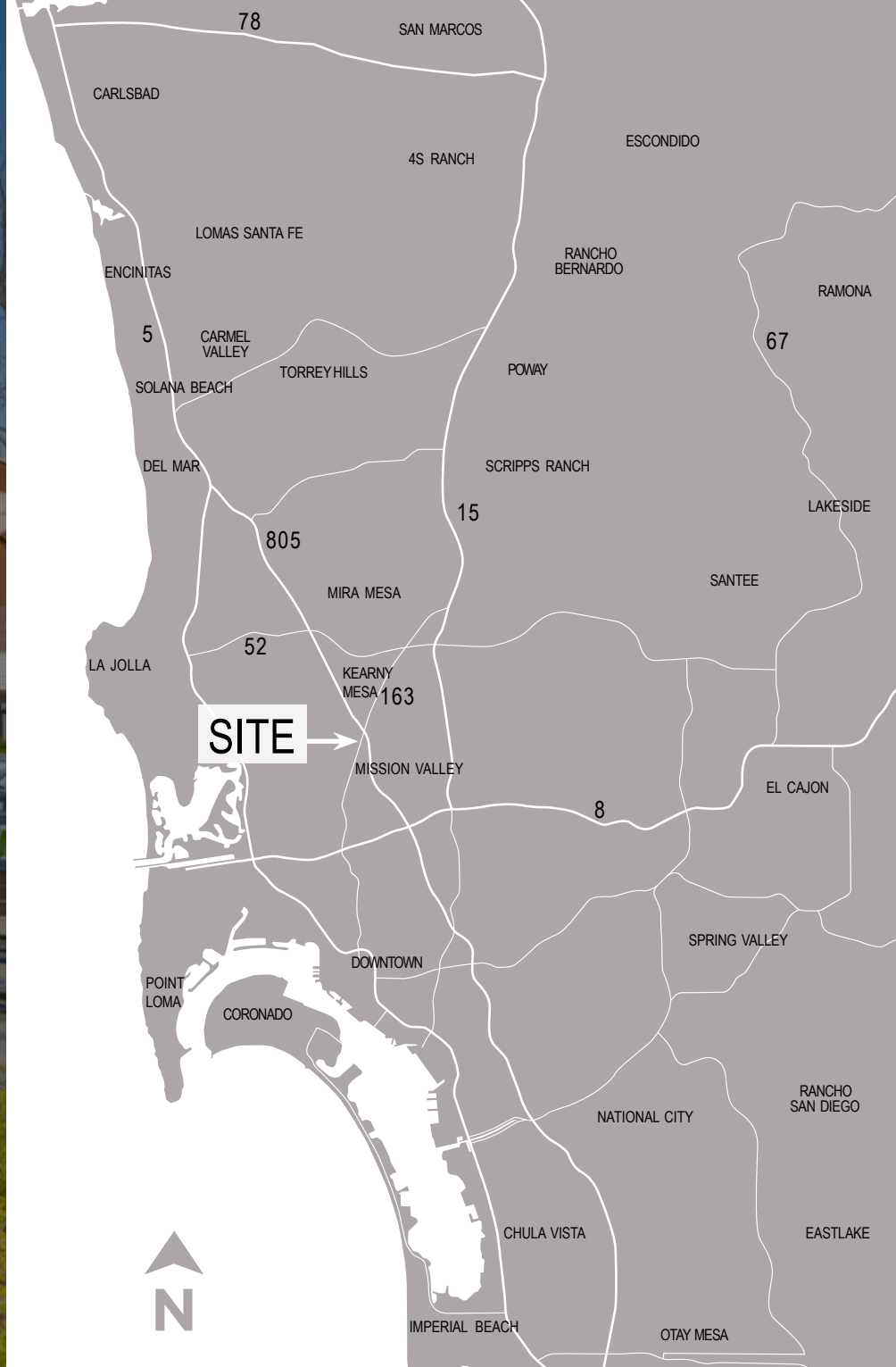


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Kearny Square

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



THE PROPERTY

Flexible Size
Configurations

Excellent
Central Location

Near Numerous
Retail & Restaurants

- » Corner retail center at heavily trafficked Mesa College Dr. & Linda Vista Rd. signalized intersection
- » Suites from ±967 SF, potentially contiguous up to ±5,000 SF
- » 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 112 existing buildout as former dental office
- » Zoning (CN-1-2) allows for many various uses
- » ±4.9/1,000 SF Parking ratio
- » Available now
- » Lease Rate:
 - Ste. 111 - 1,981 SF (\$3.00/SF NNN)
 - Ste. 112 - 2,012 SF (\$3.00/SF NNN)
 - Ste. 113 - 1,000 SF (\$3.50/SF NNN)
 - Ste. 115 - 967 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	Premier Mobile	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	Poke Poke (coming soon)	1,000
7612 #111	AVAILABLE NOW	1,981
7612 #112	AVAILABLE NOW	2,012
7612 #113	AVAILABLE NOW	1,000
7612 #114	Rockies Fro YO	1,088
7612 #115	AVAILABLE NOW	967
7612 #116	Vick's Registration DMV	632
7612 #117	Pain Relief Clinic	968

PROPERTY LOCATION



Convoy District



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



Kearny Square

LINDA VISTA RD.

Mesa College

MESA COLLEGE DR.

Kearny High School