

FOR SALE or LEASE

7658 University Ave., La Mesa, CA 91942



Approx. 2,900 SqFt on an Approx. 16,785 SqFt lot

For more information contact:

Robbie Cornell  
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619-456-2380



**TOLLER CORNELL**  
COMMERCIAL REAL ESTATE

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# 7658 University Ave., La Mesa, CA 91942

**Property Type:** Free Standing Commercial Building

**Building SF:** 2,900 SqFt

**Lot Area:** 16,785 SqFt

**Building Layout:** Large showroom with double door entry off the garage area, 3 private offices, 2 restrooms, 3 garage bays

**Construction:** Wood frame and stucco

**Building Power:** One meter at the premises

**Zoning:** City of La Mesa C-D-MU

**Additional Features:** Secure private lot. Prominent building signage on University Ave. Curb cut entry points off University Ave. and Troy Lane. Frontage on the highly traveled University Ave. Property has CUP for car sales.

**Location:** Corner of University Ave., and Troy Lane. Just minutes from Interstate 8 at El Cajon Blvd exit.

**Lease Rate:** \$2.25 per SF NNN

**Sale Price:** \$1,595,000.00



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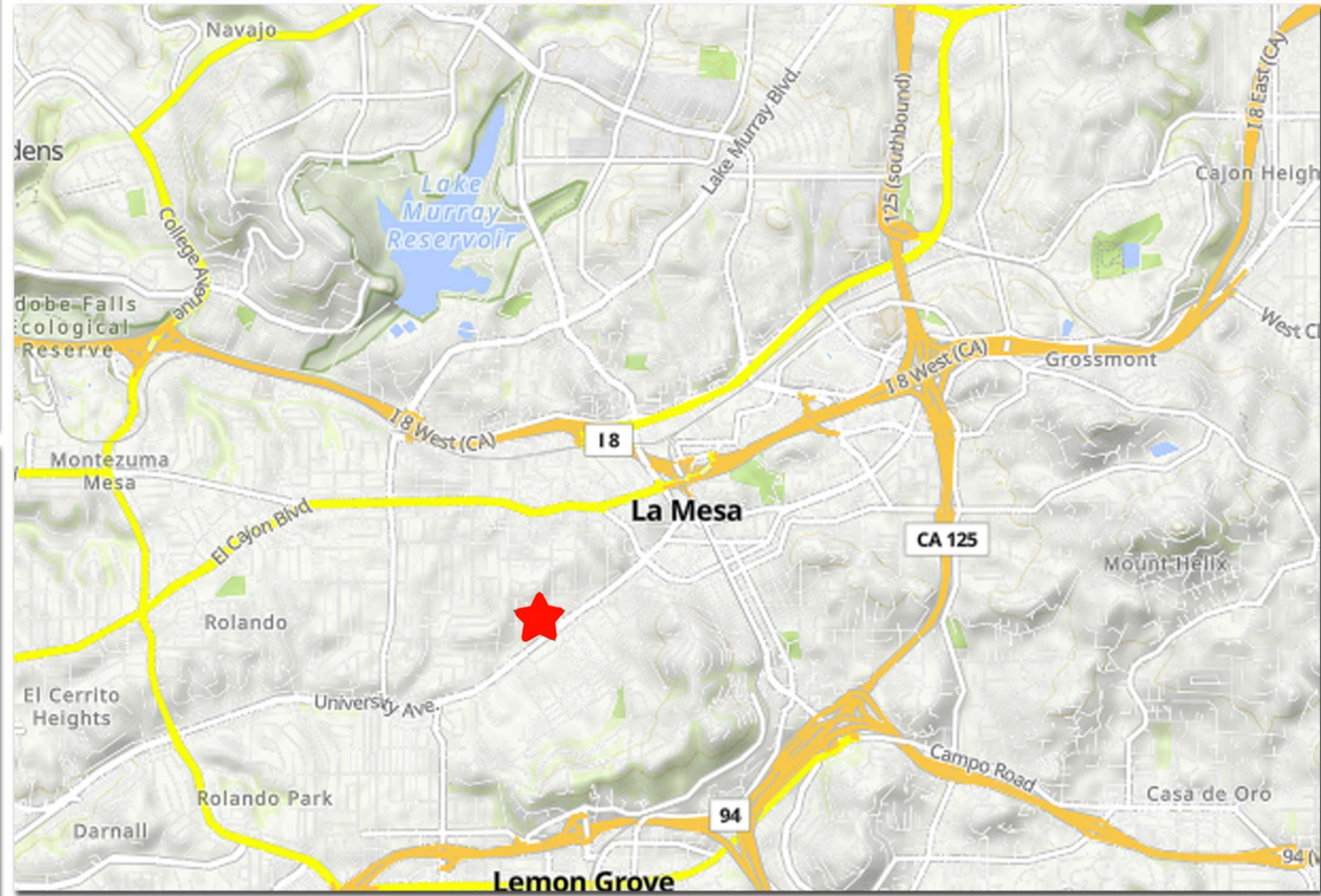
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