

# INVESTMENT OR LEASE OPPORTUNITY

8109-8127 La Mesa Boulevard, La Mesa, CA 91942





## OFFERING SUMMARY

Pacific Coast Commercial is pleased to present the opportunity to acquire 8109-8127 La Mesa Boulevard (the "Property"), with an interior gross area of approximately 11,439 square feet. This retail building is located in the La Mesa Village famous for its annual civic events and quaint shops and restaurants. Surrounded by established and growing businesses and single family residential, the property sees tremendous foot and vehicle traffic, making it an ideal location for business to thrive.

## OFFERING HIGHLIGHTS

### **Rare Mixed-Use Building**

Rare Opportunity to own a Mixed/Use Zoned Property in La Mesa Village.

### **Preferred Location**

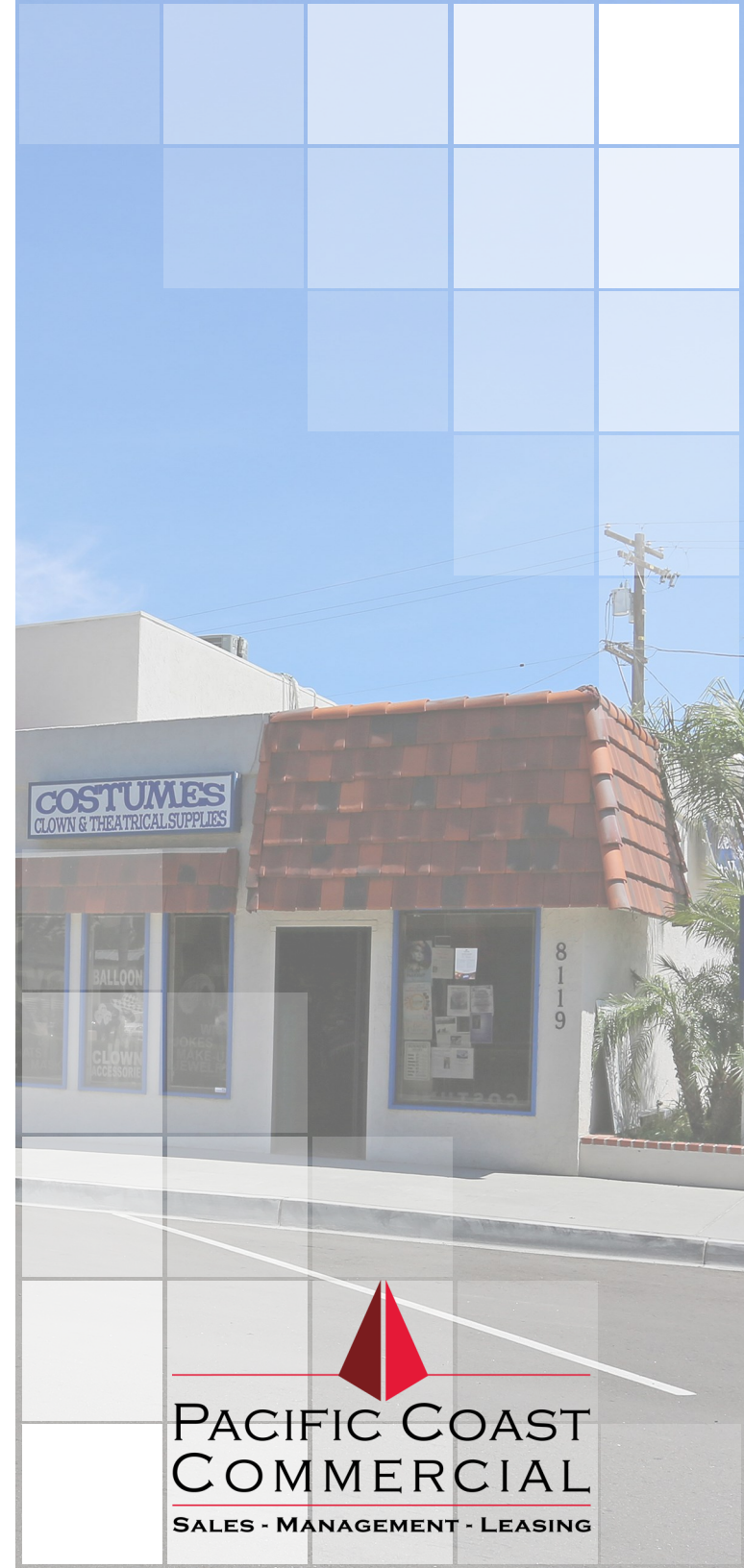
Well situated Building with wide street front presence, allows for one or multiple users to promote via window and building signage.

### **Nearby Amenities**

Location offers endless retail amenities, including restaurants, entertainment and annual events that bring traffic to the area.

### **Functional Design**

Multi-tenant building allows for an owner/user to expand or reduce their occupied portion of the building.





## PROPERTY DETAILS

Address 8109-8127 La Mesa Boulevard, La Mesa, CA 91942

Building Size: Approx. 11,439 Square Feet

Land Area: .29 Acres (12,632 Square Feet)

Year Built: 1926

Parking: 12 Total Surface Spaces  
(11 Unassigned Spaces, 1 Handicap Spaces)

Zoning: Downtown General Commercial  
[Click Here For List of Permitted Structures & Uses](#)

APN: 470-594-11, 12

Price: \$3,495,000

Financing: Conventional and possible SBA financing available

*Property Also Available for Lease with Low NNN*

## Proforma Rent Roll

Suite	Square Footage	Status	Rent	Price Per SF	Rent Type
8119	2,547	Occupied	\$5,730.75	\$2.25	NNN
8127-A	2,487	Occupied	\$5,595.75	\$2.25	NNN
8127-B	2,206	Occupied	\$4,963.50	\$2.25	NNN
8127-C <i>Second Floor</i>	3,557	Occupied	\$5,869.05	\$1.65	MG
Total RSF	10,797	Proforma Total Monthly Income	\$22,159.05	\$2.10	Avg.
Proforma Monthly Rent (Gross Basis)			\$5,869.05		
Proforma Monthly Rent (Net Basis)			\$16,290.00		
<b>Annual Gross Rent</b>			<b>\$70,428.60</b>		
<b>Annual Net Rent</b>			<b>\$195,480.00</b>	NNN Passthrough of \$60,955.33	
<b>Less Annual (Gross Rent) Expenses</b>			<b>-\$29,947.25</b>		
<b>Proforma Annual Net Operating Income</b>			<b>\$235,961.35</b>		



## 8119 La Mesa Blvd. - Approx. 2,844 SF

+/- 2,844 SF Single Story Retail Storefront

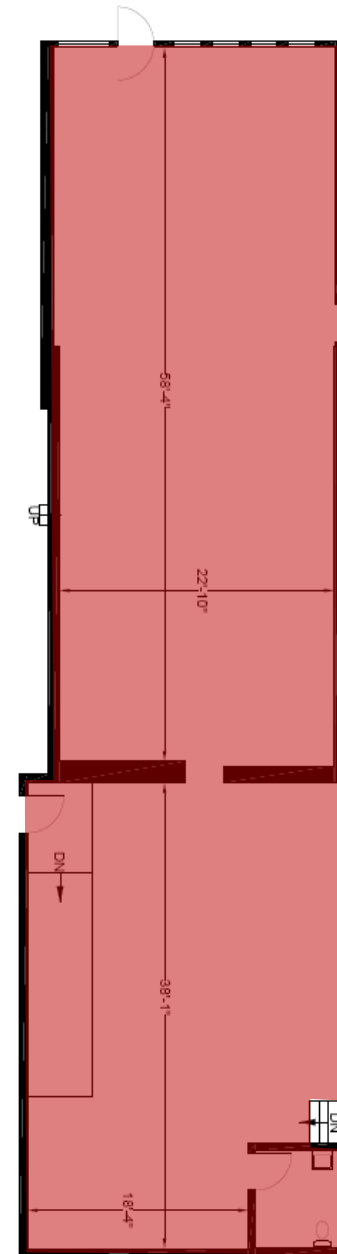
One (1) New Restroom

Two (2) Rooftop HVAC Units

New Roof - 2014

Two (2) Entry/Exits Doors - One (1) Street Front, One (1) Rear

One (1) Street Front Building Signs Installed



*(Floor plans are not to scale; for reference purposes only)*

# 8127 La Mesa Blvd. - Approx. 8,595 SF

+/- 5,038 SF First Floor Retail Storefront (Divisible - See Page 8)

+/- 3,557 SF Second Floor Office

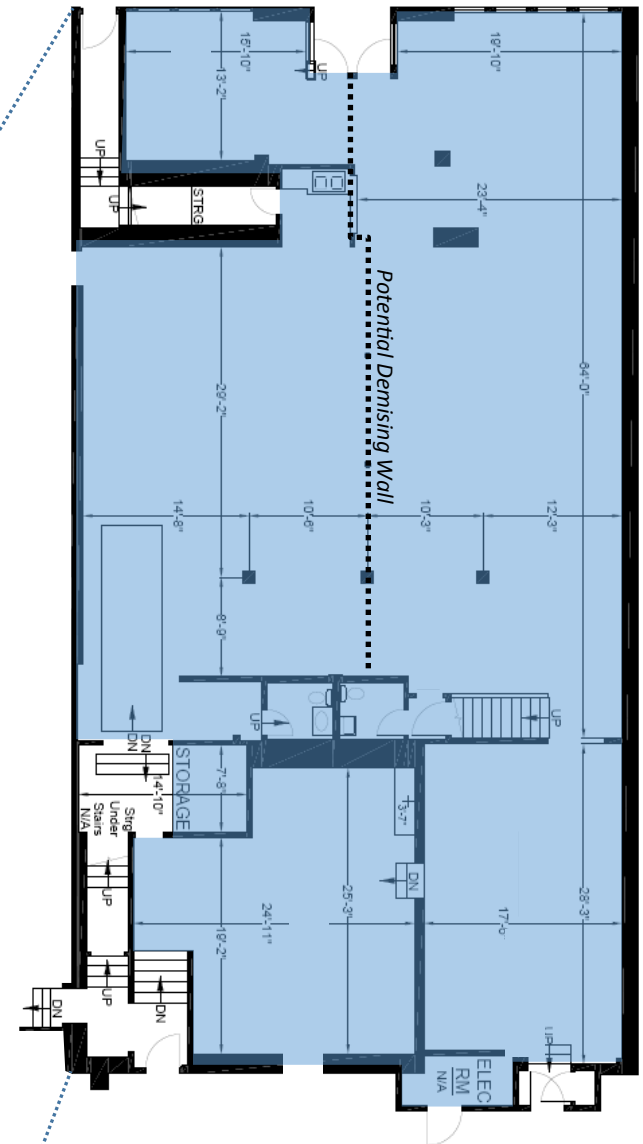
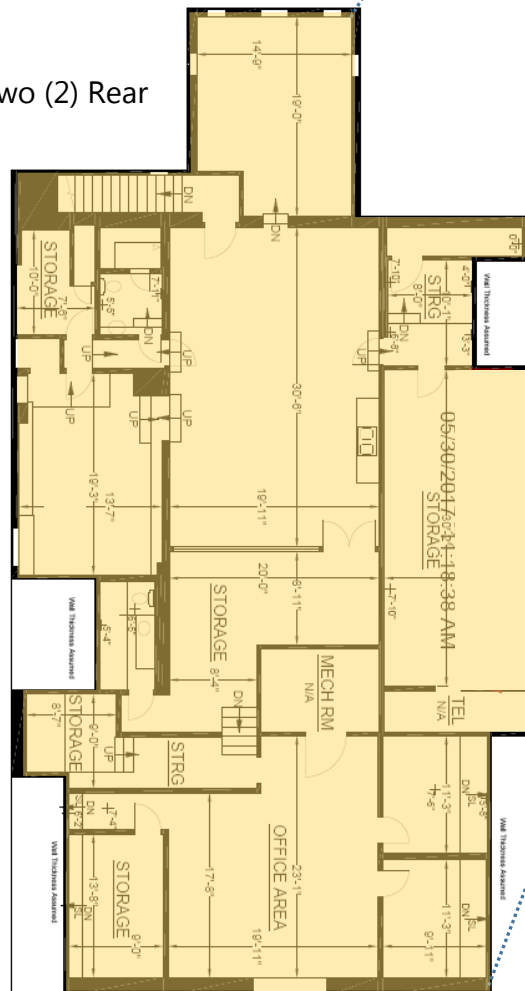
Four (4) Total Restroom - Two (2) Per Floor

Five (5) Rooftop HVAC Units

New Roof - 2014

Four (4) Entry/Exits Doors - Two (2) Street Front, Two (2) Rear

Two (2) Street Front Building Signs Installed



(Floor plans are not to scale; for reference purposes only)

## 8109 La Mesa Blvd. Parking Lot

+/- 5,150 SF Surface Parking Lot

Installed 2007

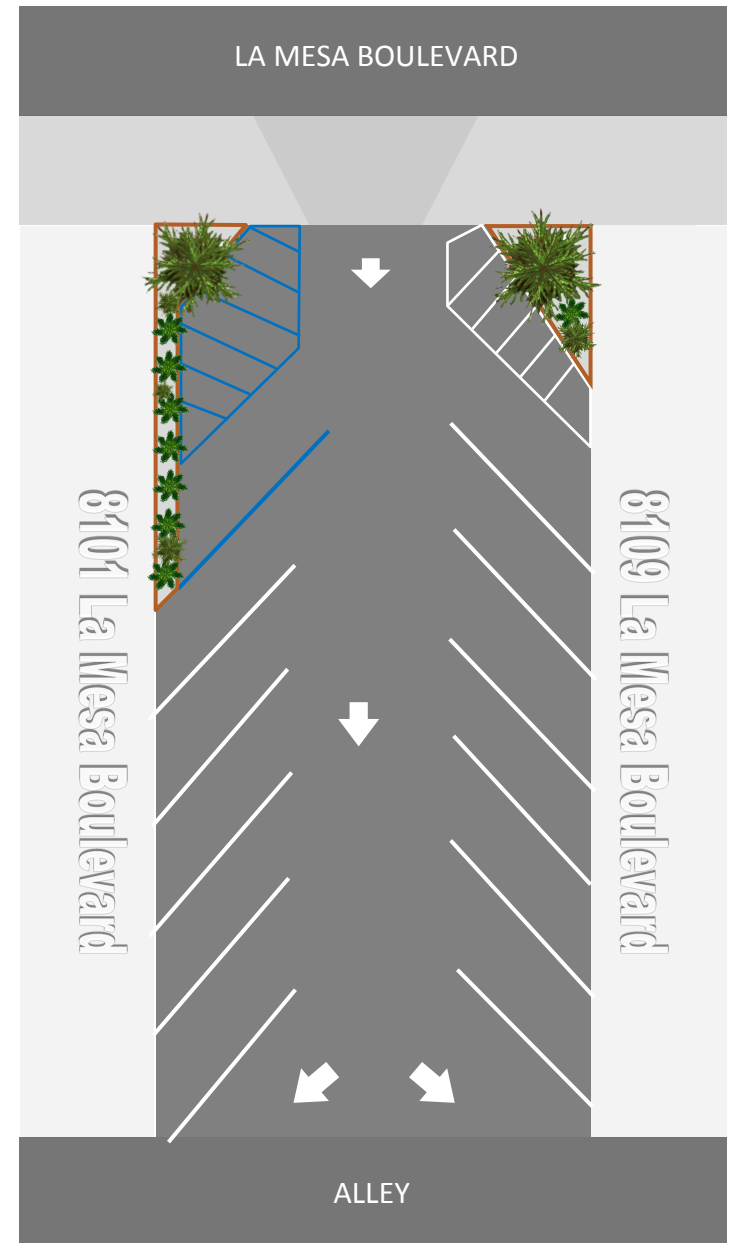
Parking Lot Contains .5 Inches Rebar/12 Inches on Center

Concrete Poured at a Depth of Six Inches

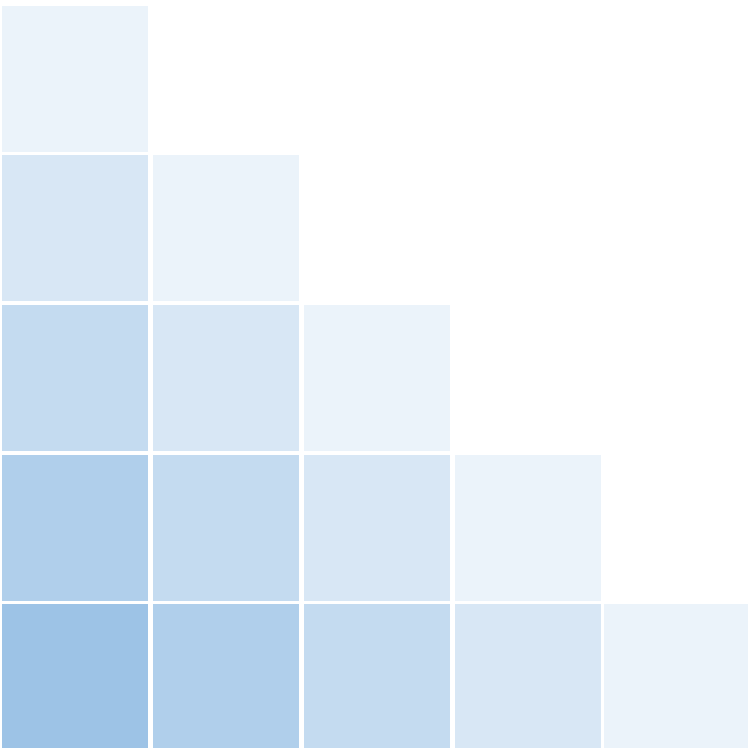
Parking Bordered by Irrigated Planter Boxes as Required by the City of La Mesa

Two (2) Illuminating Parking Lot Lights on Timer

Parking is Striped and ADA Approved with Van Accessible Handicap Stall



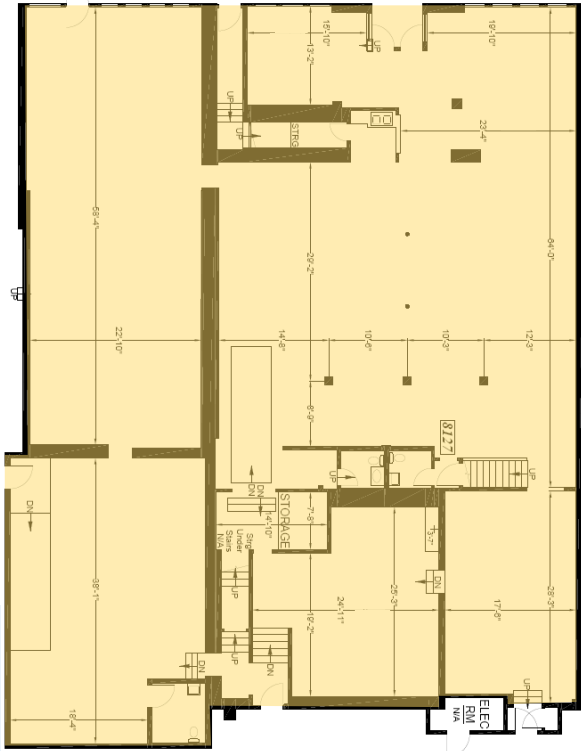
*(Site plan is not to scale; for reference purposes only)*





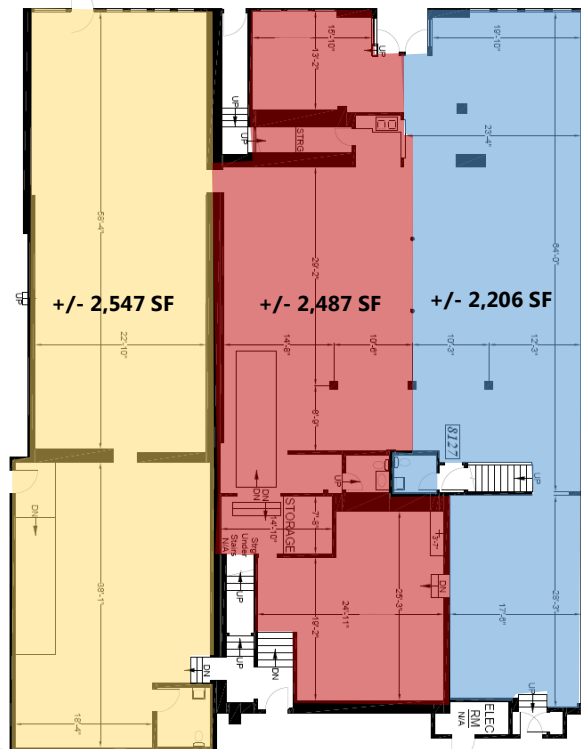
# FIRST FLOOR DIVISIBILITY OPTIONS

Entire First Floor - +/- 7,241 SF

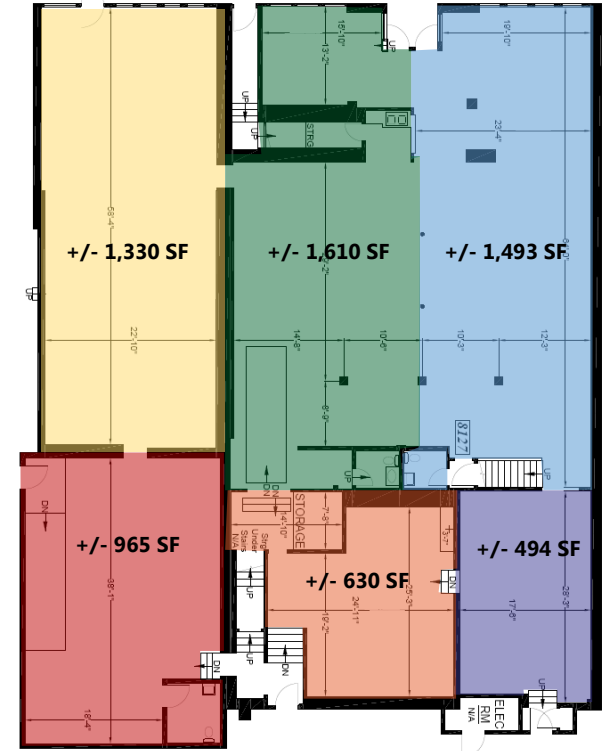


**Additional Divisibility Options May Be Possible**  
*Contact Agent For Lease Rates & Availability*

Three Suites From +/- 2,206 - 2,547 SF



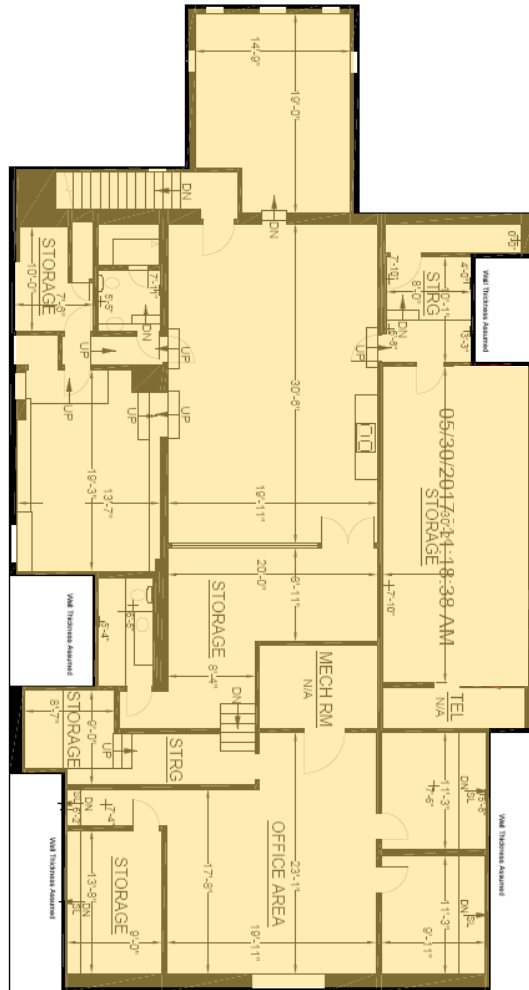
Six Suites From +/- 494 - 1,610 SF



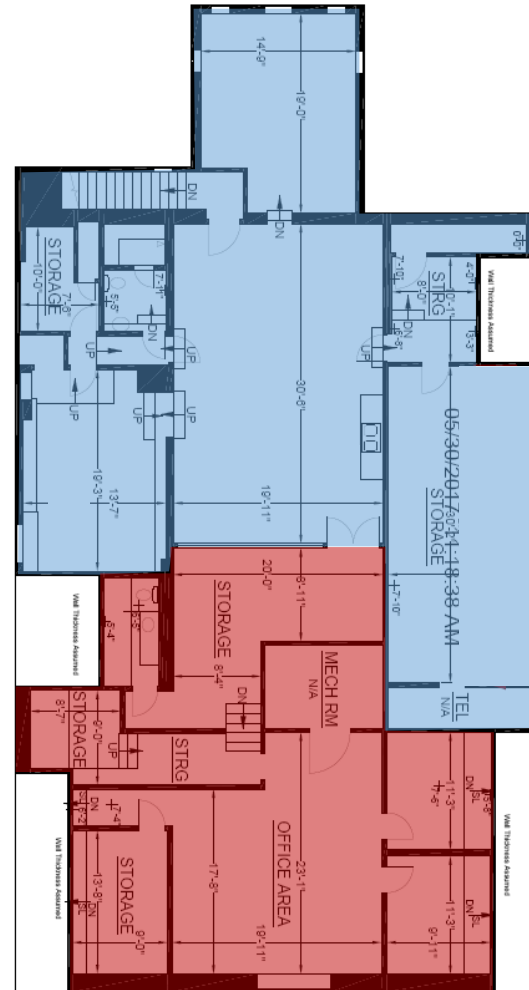
*(Floor plans are not to scale; for reference purposes only)*

# SECOND FLOOR DIVISIBILITY OPTIONS

Entire Second Floor - +/- 3,557 SF



Two Suites - +/- 1,557 - 2,000 SF



**Additional Divisibility Options May Be Possible**

*Contact Agent For Lease Rates & Availability*

*(Floor plans are not to scale; for reference purposes only)*

PROPERTY PHOTOS





## LA MESA, CALIFORNIA

La Mesa is a city in Southern California, located 9 miles (14 km) east of Downtown San Diego in San Diego County. The population was 57,065 at the 2010 census, up from 54,749 at the 2000 census. Its civic motto is "the Jewel of the Hills." La Mesa city limits has a total of 9.1 square miles of land. It is bordered by the city of San Diego on the west and north, Spring Valley and Lemon Grove on the south, and El Cajon on the east. La Mesa includes the neighborhood of Grossmont.

## LOCATION HIGHLIGHTS

### Prominent Location

Situated Along One of La Mesa's Major Thoroughfares within La Mesa's Dense Retail/Residential Corridor

### Accessibility

Easy Access to Interstate 8 and Highway 125, Within 10 Minutes from Grossmont Center, Sharp Grossmont Hospital San Diego State University and Mission Valley. **Very Walkable Score: 89**

### Local, Regional & Nation Neighborhood Tenants

99 Cents Only, Babies "R" Us, Burlington Coat Factory, California Coast, Credit Union, Costco Wholesale, Goodwill, Kaiser Permanente Medical Offices, Sprouts Farmer's Market, Travelodge, Vons and *So Much More*

### Flexible Zoning

Zoned: CD-D (Downtown Commercial/Urban Design Overlay)

[Click Here](#) For More on Zoning Codes & Permitted Uses



# 177,814

2016 TOTAL POPULATION  
\*WITHIN A 3-MILE RADIUS



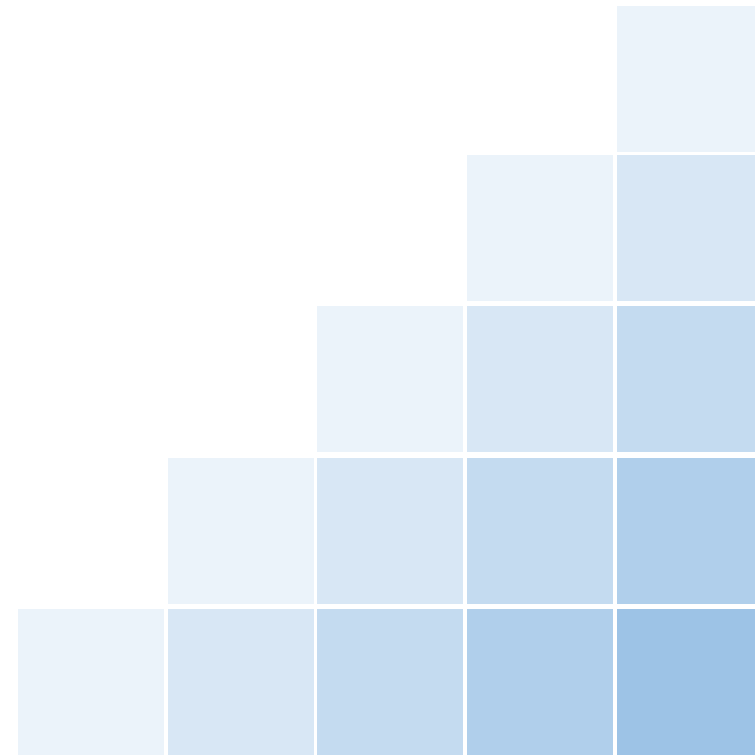
# \$442,775

MEDIAN HOME VALUE\*  
\*WITHIN A 1-MILE RADIUS



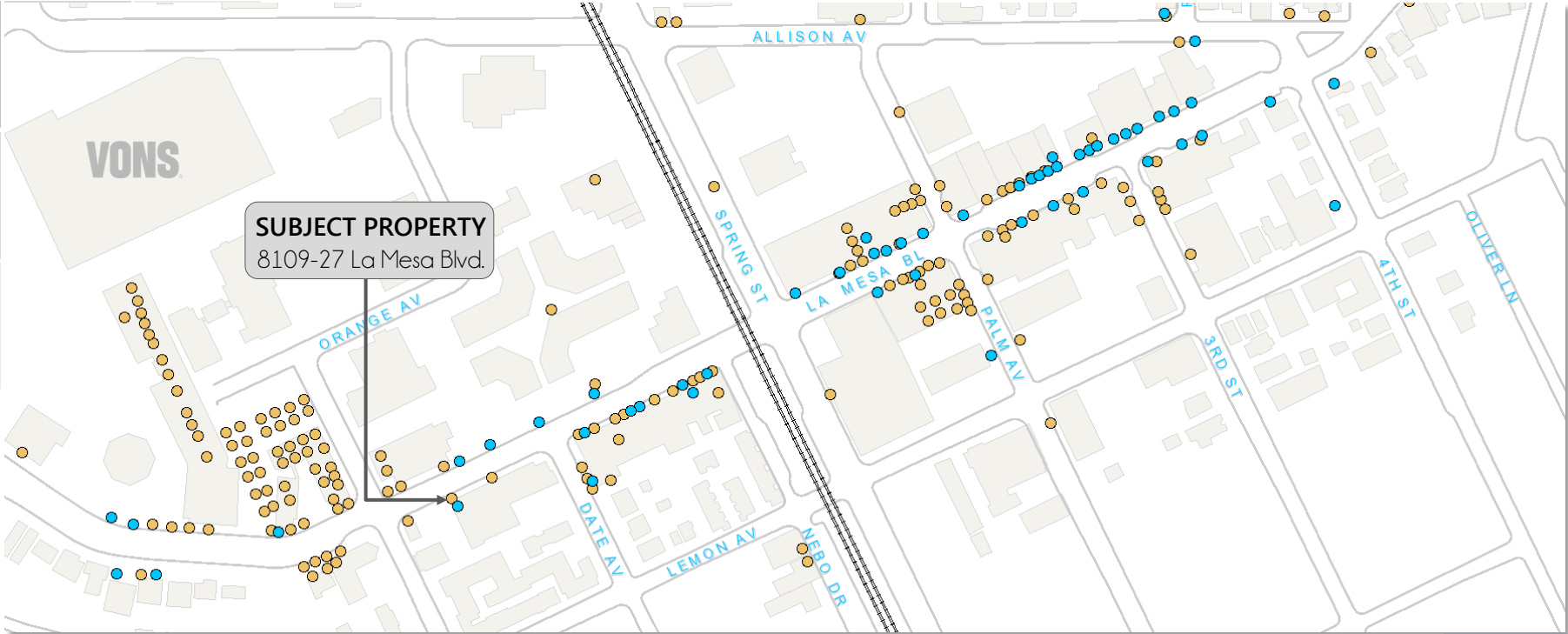
# 12,327

TOTAL EMPLOYEES  
\*WITHIN A 1-MILE RADIUS





# LA MESA VILLAGE MAP



● Services

AMI Property Management, Essentrics With Sue, Essential Balance Massage & Healing, Diamond Nails, Deininger & Associate Inc., Daniel Cudney MT, Crazy Fred’s Comic Book Lounge, Bunny’s School of Ballet, Barking Beauties, Ayurveda San Diego, Animals talk, Aimee Weathered Massage Therapy, LRC Therapeutic Bodywork, Megan McKelloggg Guarjardo, PsyD, Tour Resource Consultants LLC, Service Line Inc., Scuba Travel Ventures, San Diego Family Wellness, Pauley & Wilson CPA, Sacred Sakura Bodywork, Stratus Manufacturing Inc., STS Construction, Golden Empire Mortgage Inc., SportsClips, Postal Annex, Sunset Art, San Diego Culinary Institute, Threading by Anrea, Teague Financial, The Helm Management, US Eagle Trucking Inc., Gio’s Fitness 101, LeBlanc’s Teakwondo, L&S Flowers and Events, SCTA Urban, Mystic Isle, Wagner’s School of Music, State Farm Insurance, Hernquist & Associates Attorneys at Law, Pret-a-Porter Salon & Spa, AT&T, Avion Consulting, Banks & Banks Fiduciary Services, Beleza Waxing, Benchmark Financial, Blue Door Hair Salon, AMI Property Management, First Republic Bank, ITAN, Just Polished, La Mesa Chamber of Commerce, la Mesa Pharmacy, Lather Salon & Dry Bar, LPL Financial, La Mesa Village Dental, Natura Waxing Lounge & Spa, Pacific Sotheby’s, Thomas Photography, Unique Travel, Reed’s Hobby Shop

● Shop & Dine

Pierre’s Jewelers Inc., A&J Food Service Inc., Apollo Cookies, BLVD Noodles, Jolt ‘N Joes, Public Square Coffee, Round Table Pizza, Reed’s Hobby Shop, Works of Gold Jewelry, Coin Haus, Sheldon Service Station, Greg’s Sharpening & Cutlery, La Mesa Antique Mall, Gypsy Treasure, Starbucks Coffee, Sanfilippo’s Pizza, Subway, Trolley Stop Deli, Yogurt Mill, The Labyrinth, Edible Arrangements, Act II Ladies Resale, Goodwill, Fashion Exchange, Trattoria Tiramisu, Hoffer’s Cigar bar, Swami’s Café, Maxwell’s House of Books, La Mesa Wine & Spirits, Por Favor Restaurant, La Mesa Pharmacy, Time Treasure, Amethyst Moon, Pete’s Place, Sparrow Bridal, Antiques & Collectibles, The Regal Bar, Total Thermal Imaging, Golden Artistry, Konnichiwa Shushi Bar, Blumenthal Jewelers, La Torta, The Aubrey Rose Tea Room, Centifonti’s Bar & Restaurant, San Pasqual Winery & Tasting Room, Christian Science Reading Room, Park Estates Company, BO-beau Kitchen & Garden, Johnny B’s Burgers & Brew, Mario’s Restaurant, Country Loft, Sarah’s Selections Boutique, Peter’s Mens Apparel & Resale

# INVESTMENT OR LEASE OPPORTUNITY

## Owner/User Mixed-Use

8109-8127 La Mesa Boulevard, La Mesa, CA 91942

### Dave Dilday

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**PACIFIC COAST  
COMMERCIAL**

**SALES - MANAGEMENT - LEASING**

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.