

LOCATION  
MATTERS



FOR SALE  
\$2,000,000

RETAIL  
BUILDING  
FOR SALE  
IN  
DOWNTOWN  
LA MESA

8371 LA MESA BLVD.  
LA MESA, CA 91942

8371

CHRISTIAN SCIENCE READING ROOM



# INVESTMENT SUMMARY

**\$2,000,000**

OFFERING PRICE

**5,000 SF**

TOTAL BUILDING AREA

**\$400**

PRICE PER SQUARE FT

**5,122 SF**

TOTAL LAND FOOTAGE

**RETAIL**

CURRENT USE

**VACANT**

1 UNIT

**FEE SIMPLE**

OWNERSHIP

**494-422-04-00**

APN

**CD-D**

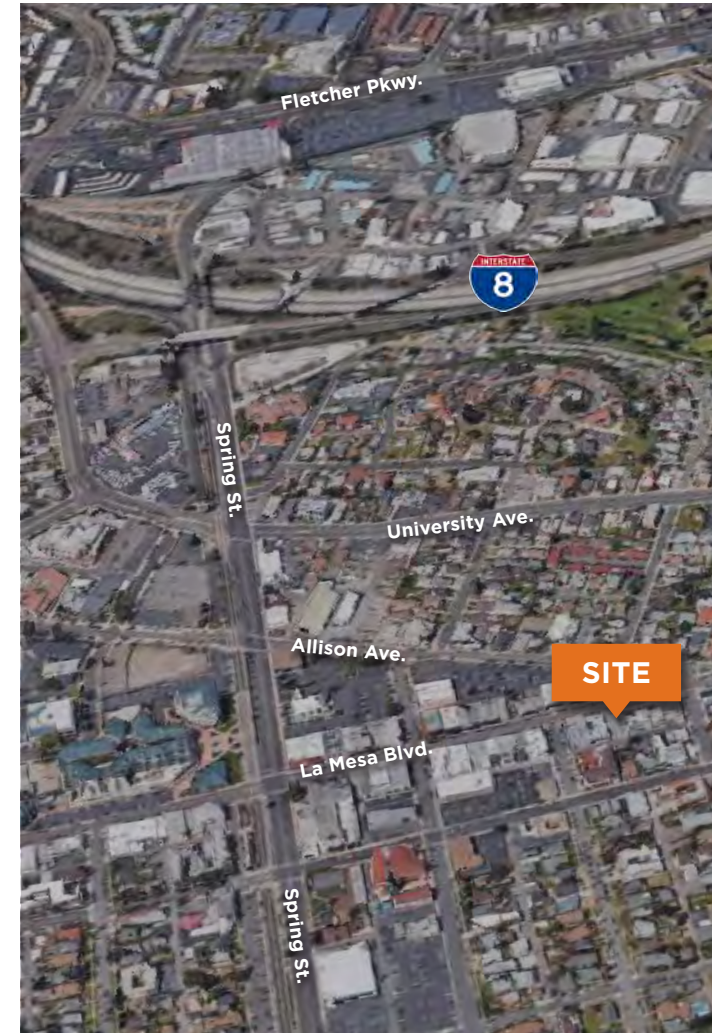
ZONING

**THE OFFERING**





## INVESTMENT HIGHLIGHTS

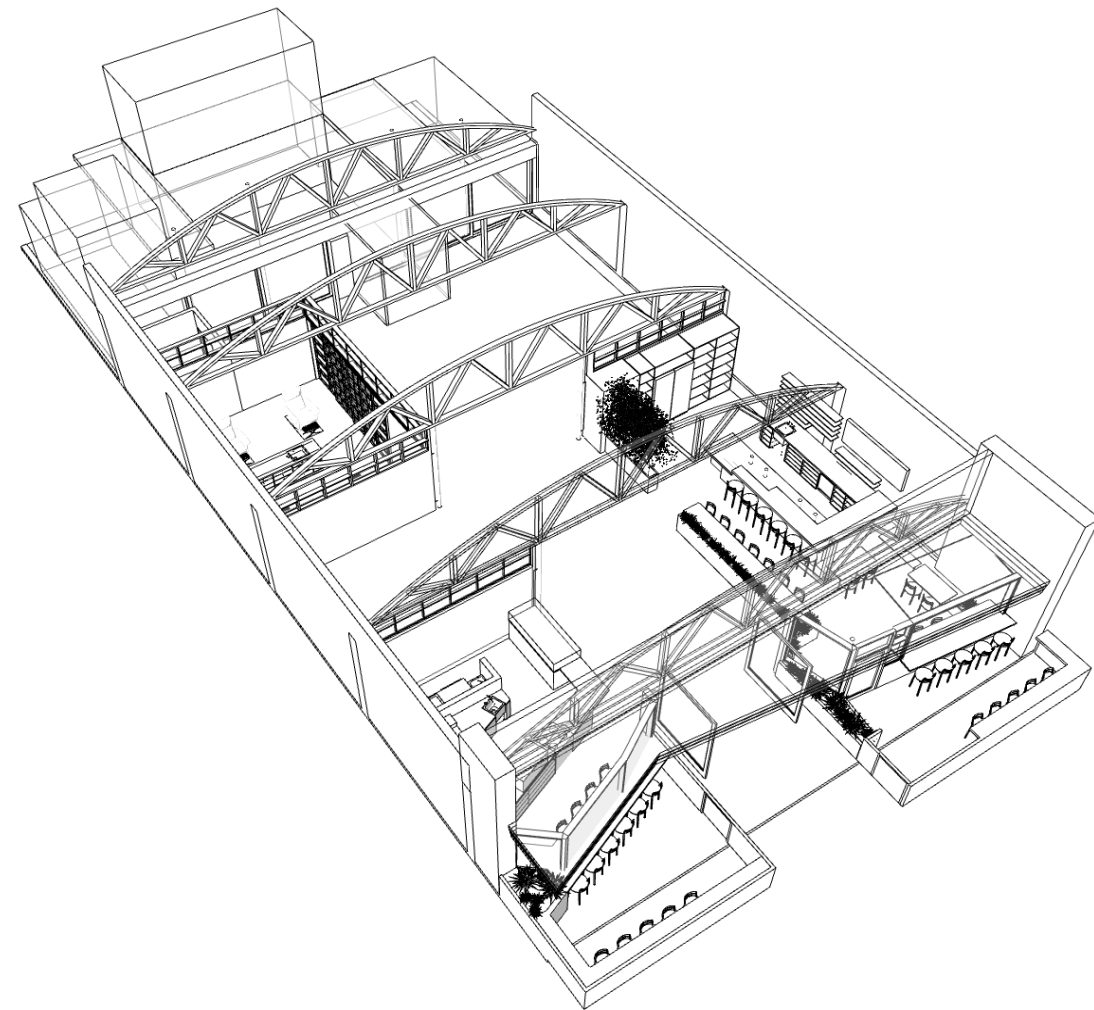
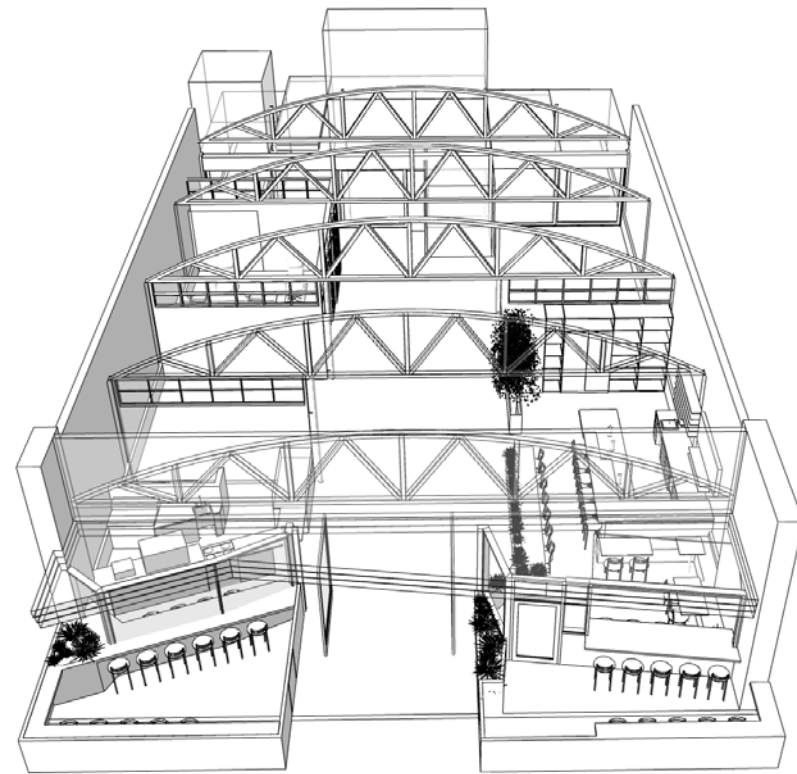
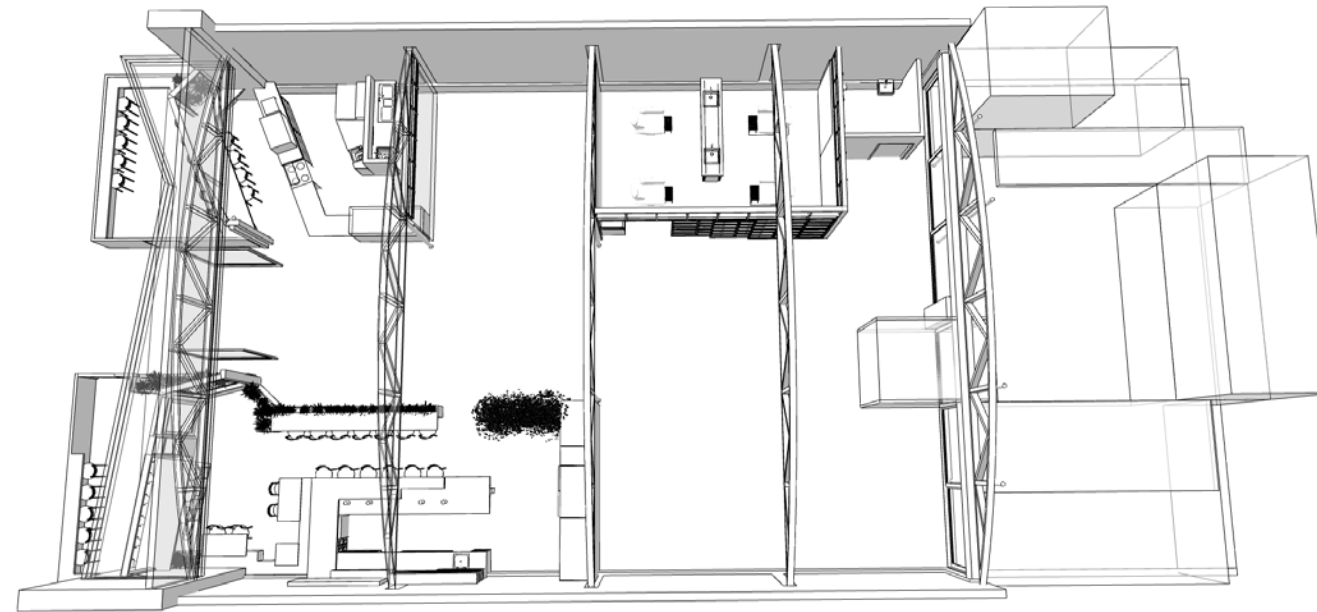


## THE OFFERING

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.

- Rare opportunity to acquire a large retail property on La Mesa Blvd. in the heart of Downtown La Mesa.
- Suitable for an Owner-User seeking to own vs. lease & have an income from the current tenant, or an Investor looking to add value through lease-up of the vacancy.
- Architectural plans for proposed multi-tenant food hall completed.
- Spacious floor plan with high ceilings, 4 skylights & new TPO roofing.
- Highly visible street retail location with all glass frontage facing one of La Mesa's main drags.
- Excellent opportunity to take advantage of the increasing multi-family density that is underway nearby.
- Join retail & restaurant local favorites such as Public Square Coffee House, Re-Animated Records, City Tacos, Swami's Cafe, La Mesa Antique Mall & more.





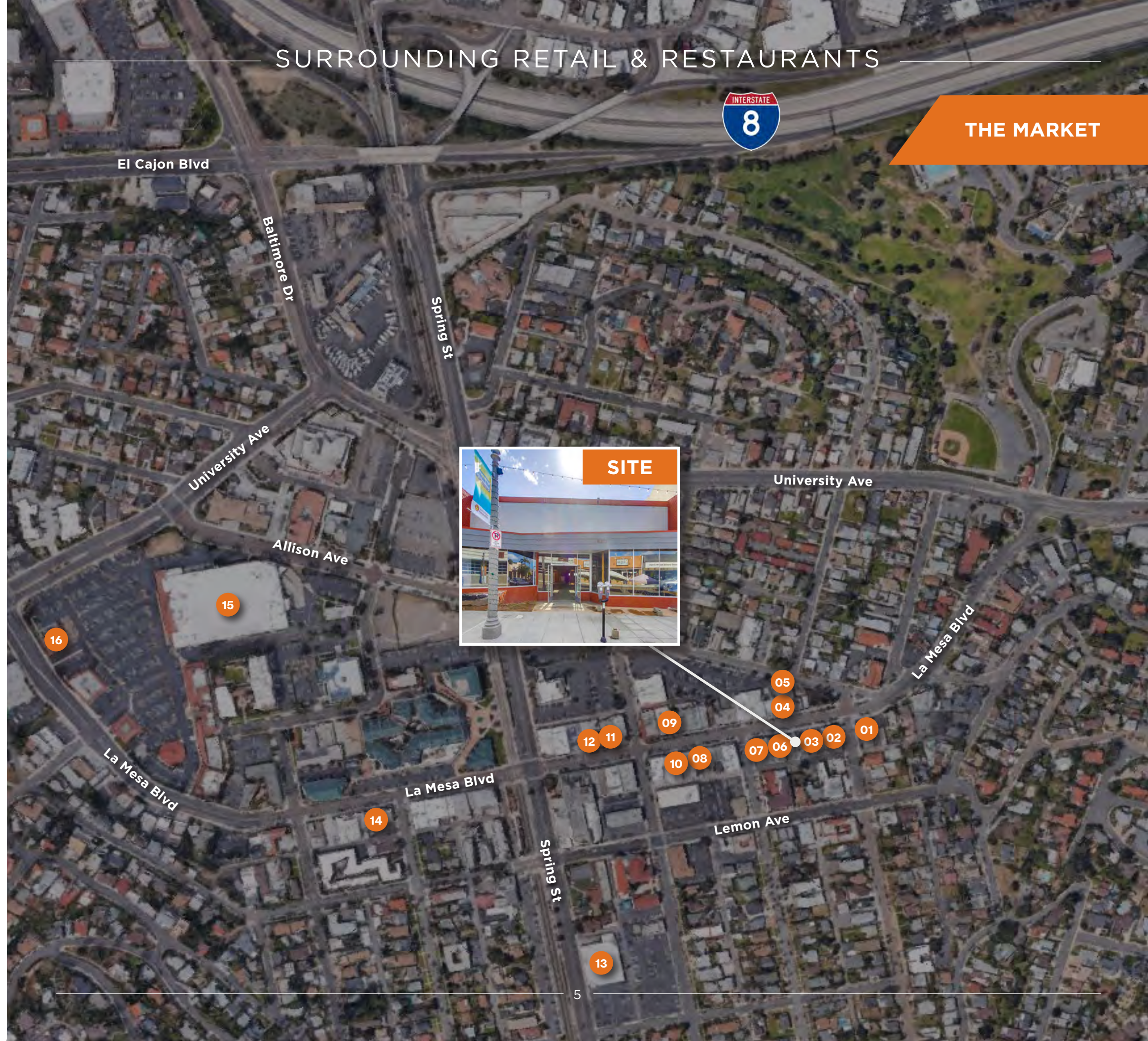


# SURROUNDING RETAIL & RESTAURANTS



THE MARKET

- 01
- 02
- 03
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DOWNTOWN LA MESA

# Exploding with New Density

The downtown area of La Mesa, better known as “The Village,” is a historical gem and the center of La Mesa. Many of the buildings in the surrounding area remain as they were in 1912, the year of the City of La Mesa’s inception. La Mesa grew from the Boulevard that serves as the main thoroughfare of The Village and connects La Mesa’s other major veins, University Ave., El Cajon Blvd., Spring St. and Fletcher Pkwy. All of these streets have seen considerable improvements with much more on the horizon. The volume of residential development underway will continue to attract people to the area, growing the community exponentially.

Known for its eclectic shops, hidden gem restaurants, and beautiful view points, La Mesa is a draw for many and only headed in an upward trajectory. Don’t miss out on your opportunity to become part of the action in Downtown La Mesa. The quick gentrification of the area adds an extra advantage to this rare and unique retail opportunity on La Mesa Blvd.



# COMPETITIVE MARKET SET

## THE MARKET



**8341 LA MESA BLVD., LA MESA, CA 91942**

**Sale Date:** Under Contract      **Ask Price:** \$919,700  
**Size:** 1,350 SF



**8381 LA MESA BLVD., LA MESA, CA 91942**

**Sale Date:** November 2020      **PSF:** \$573\*  
**Size:** 4,143 SF +  
2,263 SF Patio  
\*FF&E included in sale price



**8141 LA MESA BLVD., LA MESA, CA 91941**

**Rent:** \$2.60/SF NNN      **Size:** 4,350 SF  
**Tenant:** Farmer's Table



**8323 LA MESA BLVD., LA MESA, CA 91941**

**Rent:** \$3.25/SF NNN      **Size:** 2,250 SF  
**Tenant:** Boss Bird Kitchen



# DEMOGRAPHICS

## 1 MILE



**Population** 18,312



**Daytime Population** 15,697



**Average Household Income** \$86,549

## 3 MILES



**Population** 170,308



**Daytime Population** 56,024



**Average Household Income** \$89,487

## 5 MILES



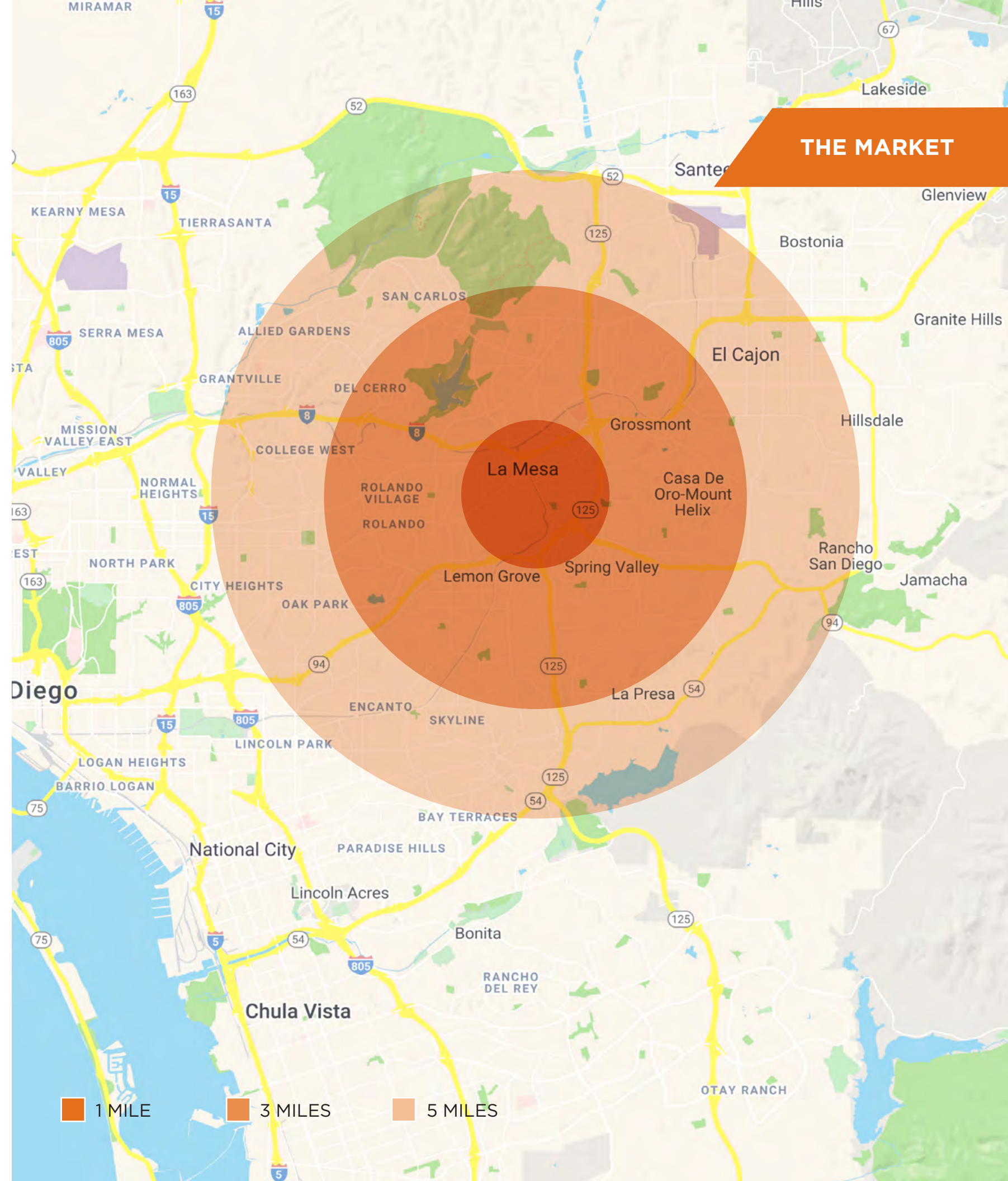
**Population** 467,879



**Daytime Population** 127,607



**Average Household Income** \$86,218

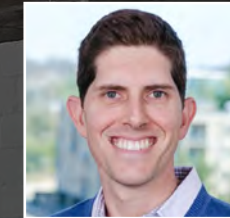




8371 LA MESA BLVD., LA MESA, CA 91942

**FOR SALE**  
\$2,000,000

## SALES INQUIRIES



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