



FOR SALE
\$895,000

LA MESA MIXED-USE OR MULTIFAMILY DEVELOPMENT OPPORTUNITY

7615 EL CAJON BLVD
LA MESA, CA 91942



INVESTMENT SUMMARY

\$895,000

OFFERING PRICE

12,665 SF

TOTAL LAND FOOTAGE

\$70

PRICE PER LAND FT

**DEVELOPMENT
OPPORTUNITY**

100% VACANT

**MIXED-USE OR
MULTIFAMILY**

PROPOSED USE

470-141-02-00

APN

FEE SIMPLE

OWNERSHIP

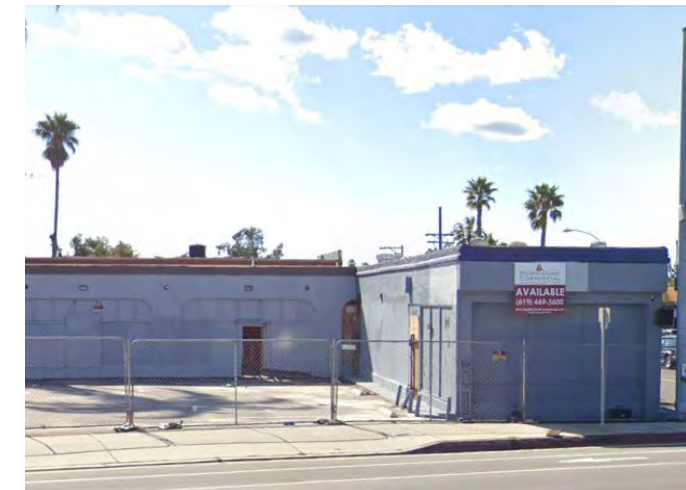
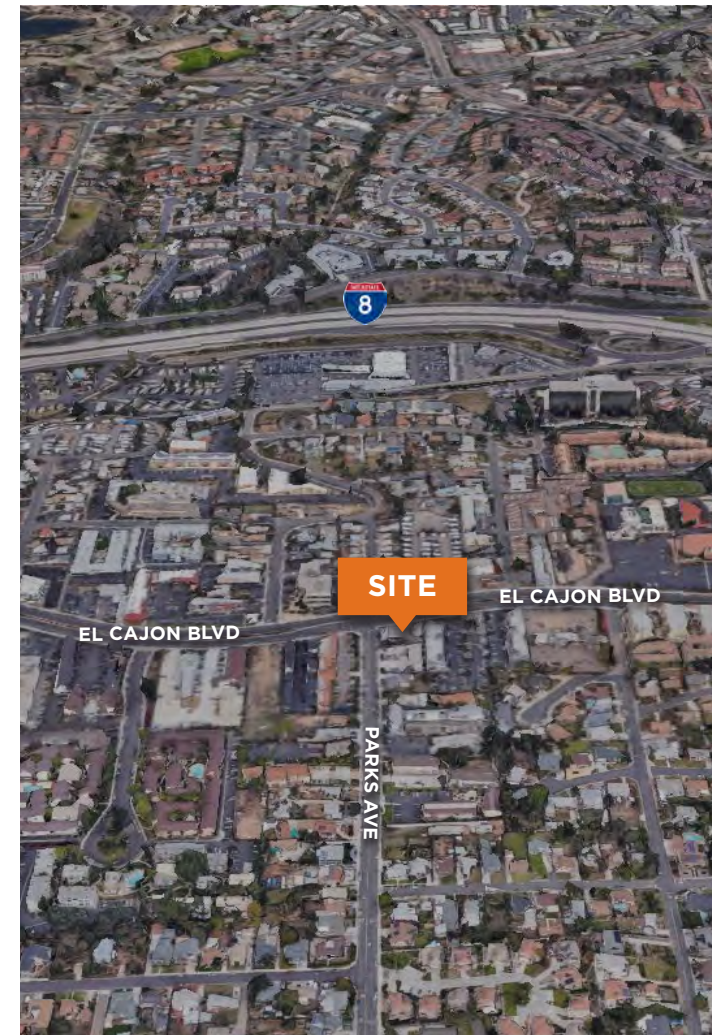
**COMMERCIAL
C-D-MU**

ZONING

THE OFFERING



















THE OFFERING

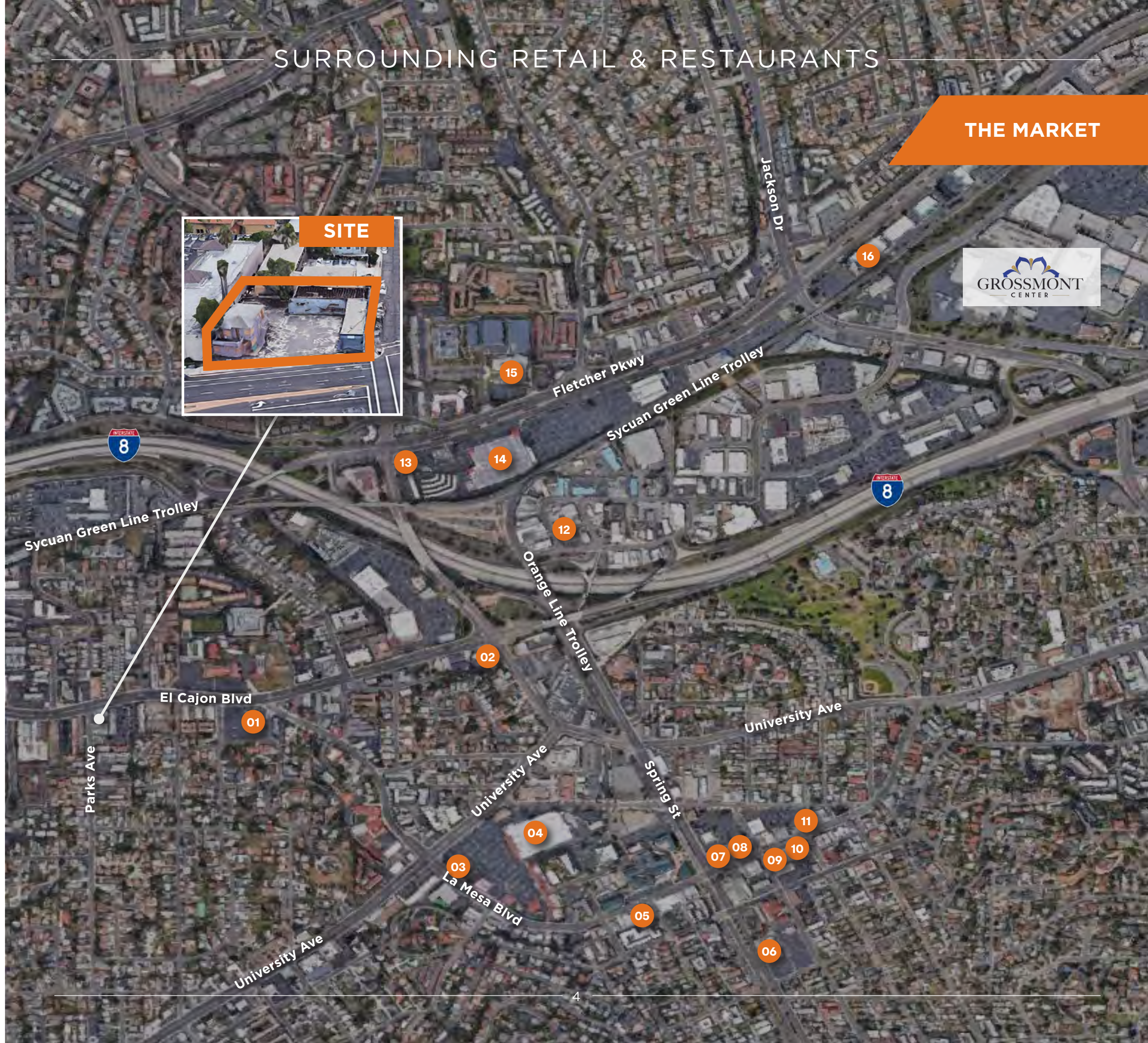


The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase.

- Ideal corner location for a mixed-use development opportunity on the signalized corner of El Cajon Blvd. and Parks Ave. in the heart of La Mesa.
- Take advantage of this 12,665 square foot lot for the projected best and highest use: retail & residential mixed use development. Buildings to be delivered vacant at the time of purchase.
- Exceptional zoning, permitting potential 14-16 units, 46 feet in building height & no set-backs - to be verified by City of La Mesa
- Transit-oriented location steps away from Fashion Valley to La Mesa bus stop and 1 mile from the La Mesa Blvd. Trolley Station. Density and mixed-use specific zoning parking bonuses.
- Incredible opportunity to take advantage of the increasing multi-family density that is underway on El Cajon Blvd. and nearby.
- Highly accessible location with easy access to I-8 and 125, allowing quick entry to/from the neighboring communities of College Area, Mission Valley, El Cajon, & Santee.

SURROUNDING RETAIL & RESTAURANTS

- 01 
- 02 
- 03 
- 04 
- 05 
- 06 
- 07 
- 08 
- 09 
- 10 
- 11 
- 12 
- 13 
- 14 
- 15 
- 16 



THE MARKET



L A M E S A

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 La Mesa. The quick gentrification of the area adds an extra advantage to this unique development opportunity on El Cajon Blvd.






DEMOGRAPHICS




1 MILE

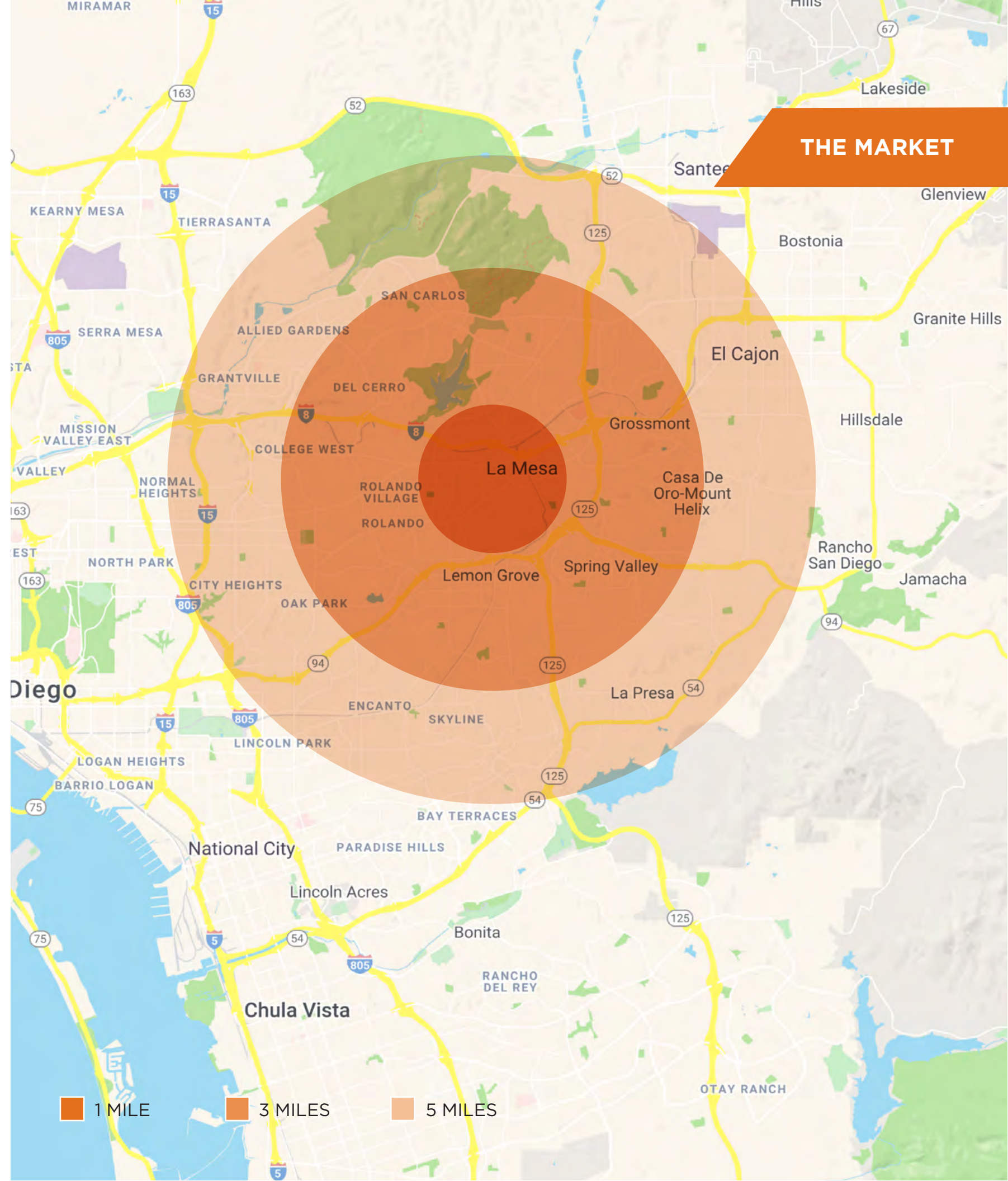
	Population	25,856
	Daytime Population	14,206
	Average Household Income	\$78,798

3 MILES

	Population	183,096
	Daytime Population	59,664
	Average Household Income	\$89,597

5 MILES

	Population	501,947
	Daytime Population	139,696
	Average Household Income	\$86,389



THE MARKET

1 MILE 3 MILES 5 MILES

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SALES INQUIRIES



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