

SALE

7051 ALVARADO RD

La Mesa, CA 91942

SALE PRICE

\$6,950,000



COLDWELL BANKER
COMMERCIAL
WEST

Jeff Kane

760 518 4900

CalDRE #01915649

Tracy Giordano

619 987 5498

CalDRE #02052571

Nick Kane

760 518 6552

CalDRE #01968022



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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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LOCATION DESCRIPTION

HIGHLY VISIBLE LOCATION OFF INTERSTATE 8 AND 70TH ST. APPROXIMATELY 170,000 CPD. BUILDING IS ADJACENT TO FREEWAY EXIT WITH GREAT SIGNAGE. PROPERTY IS LOCATED IN LA MESA, JUST EAST OF DOWNTOWN SAN DIEGO AND SURROUNDED BY OTHER MEDICAL BUILDINGS, OFFICE BUILDINGS, HOSPITALS AND WALKING DISTANCE TO RESTAURANTS. WALKING DISTANCE TO 70TH ST TROLLEY STATION.

OFFERING SUMMARY

Sale Price:	\$6,950,000
Number of Units:	3
Lot Size:	38,391 SF
Building Size:	10,000 SF
NOI:	\$330,040 (Pro-Forma)
Cap Rate:	4.75% (Pro-Forma)
Zoning:	CM
APN:	4690112900

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PROPERTY DESCRIPTION

Discover the Ultimate Investment: Prime Medical Building on Interstate 8 in La Mesa.

Presenting an extraordinary opportunity to own a highly visible, freeway-oriented medical building on Interstate 8 at the 70th Street on-ramp, in the City of La Mesa. Perfect for owner-user or an investor. This immaculate 2 story, 10,000 square foot property stands out as a beacon of excellence, capturing the attention of approximately 170,000 passing vehicles daily. A rare gem in the market, this well-maintained medical building offers more than just a space—it provides a unique chance for "FREE ADVERTISING" with your business prominently exposed to the vast flow of freeway traffic. 2,500sf of the bottom floor is currently leased to a surgical center, providing synergy to building and offering in place income for an investor or owner/user. The seller currently occupies the entire 2nd floor. Seller could either vacate for owner/user, create new lease and remain for an investor and/or downsize to the smaller 2,500sf space on the 1st floor depending on the buyer's needs. The building has an elevator.

Convenient amenities surround the area. Enjoy the luxury of walking to quality restaurants, and businesses providing a perfect blend of work and lifestyle. Your staff and clients will appreciate the ease of access to dining options in the immediate vicinity. Minutes from San Diego State University and additional medical buildings and hospitals. Eliminate parking concerns with ample free parking available on-site, with a total of 45 spaces. This feature enhances the overall accessibility and convenience for both medical practitioners and visitors. Great Freeway Signage. Maximize your business visibility with prominent freeway signage, ensuring that your brand stands out and remains top-of-mind for passing commuters.

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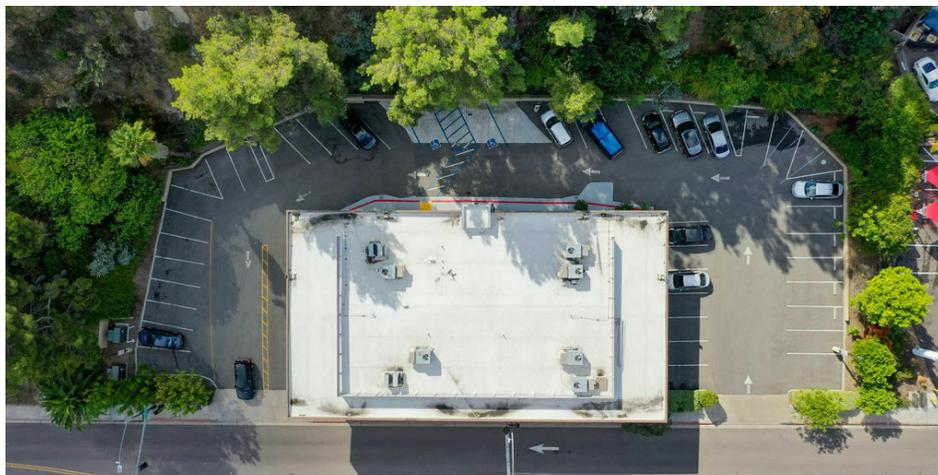
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PROPERTY HIGHLIGHTS

- Highly Visible Location near 8 Freeway
- Medical Zoning
- 45 Parking Spaces
- Great Owner/User opportunity or Investor
- Walking distance to 70th St Trolley Station
- Close to hospitals, medical offices, office buildings, and restaurants



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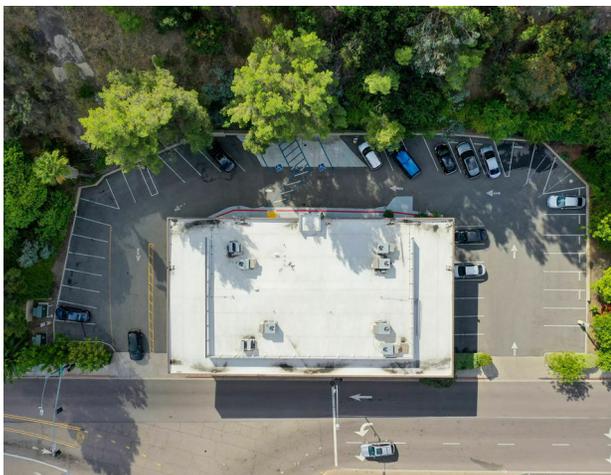
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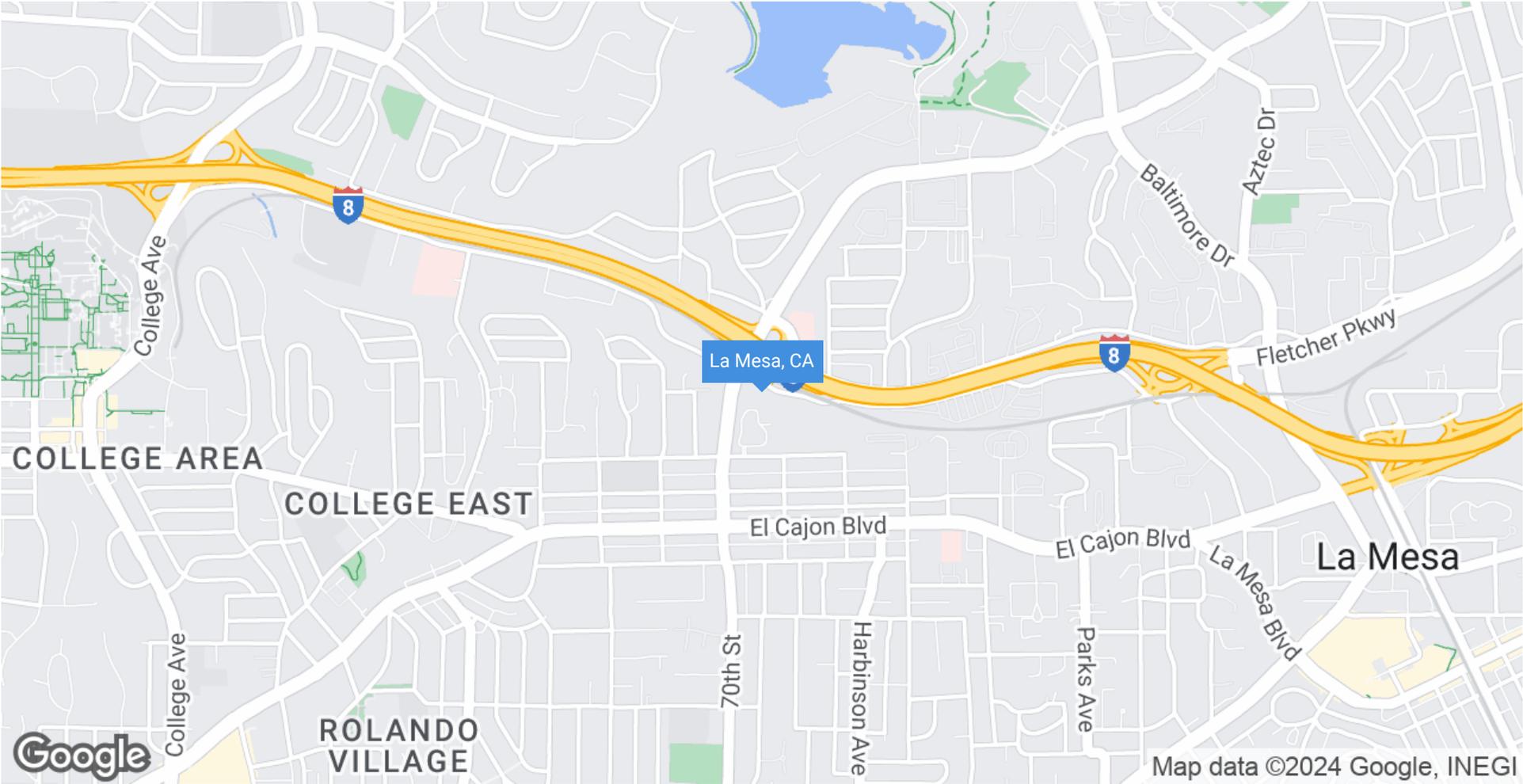
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INVESTMENT OVERVIEW

Price	\$6,950,000
Price per SF	\$695
Price per Unit	\$2,316,667
CAP Rate	4.75% (Pro Forma)

OPERATING DATA

Net Operating Income	\$330,040 (Pro Forma)
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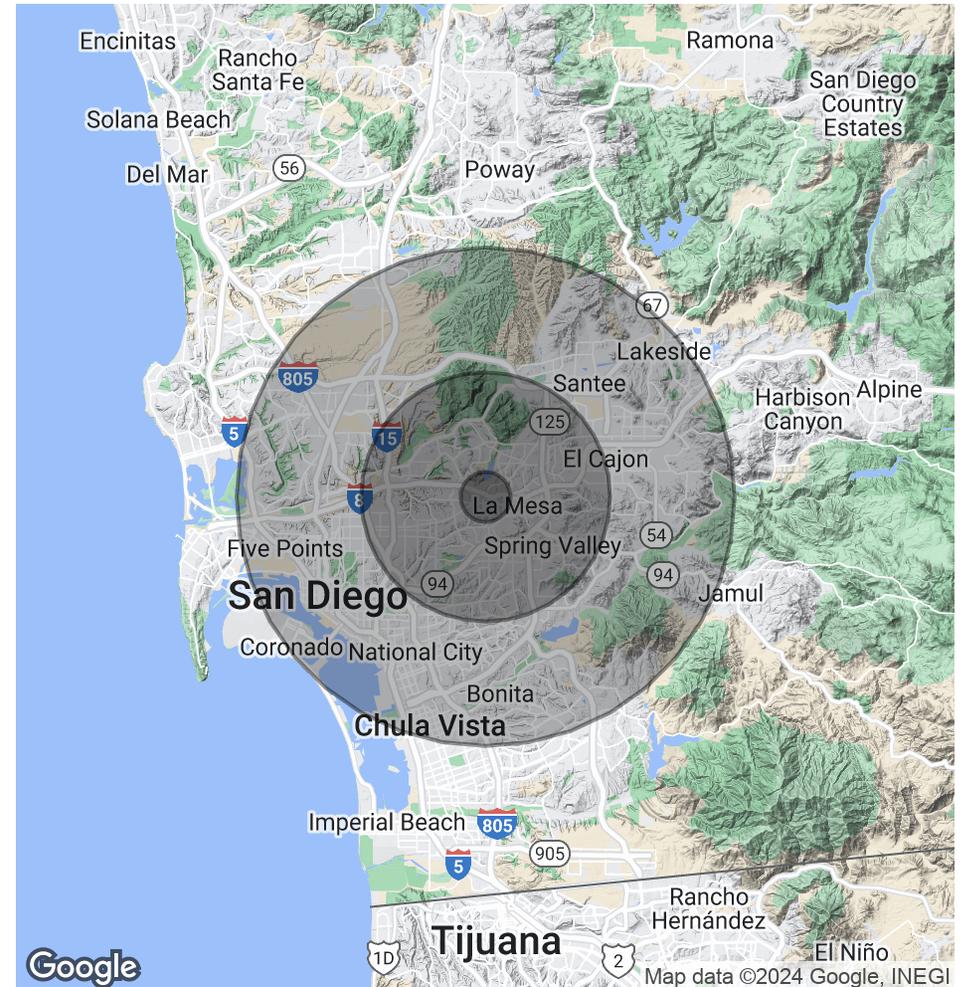
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	25,778	494,657	1,390,066
Average Age	34	35.9	36.8
Average Age (Male)	34.2	35	36
Average Age (Female)	36	37.2	38.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	11,110	181,118	519,675
# of Persons per HH	2.3	2.7	2.7
Average HH Income	\$76,830	\$85,833	\$88,907
Average House Value	\$482,064	\$470,591	\$493,921

2020 American Community Survey (ACS)



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