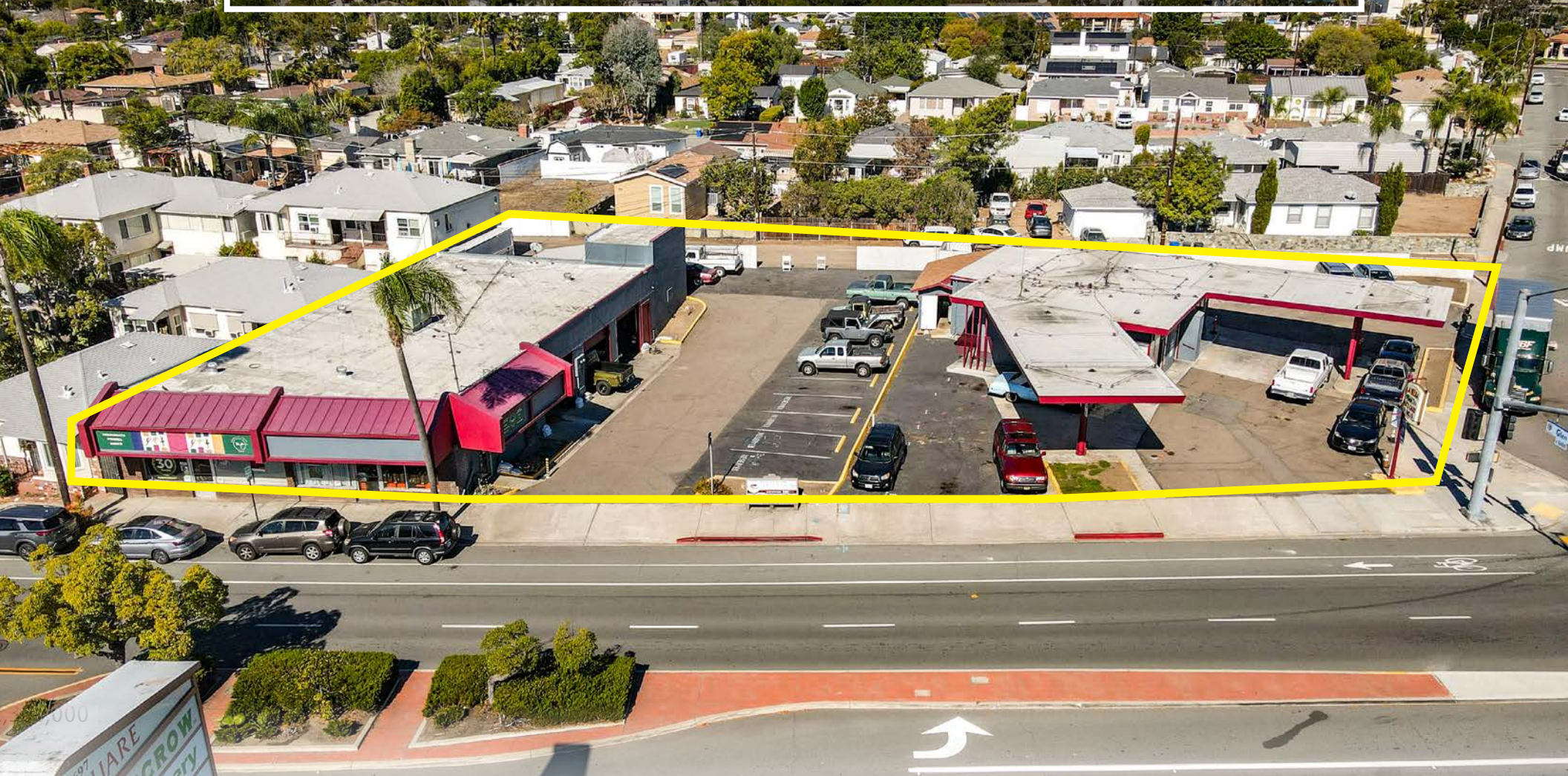


FOR SALE

OWNER-USER OPPORTUNITY NEAR LA MESA VILLAGE

2 COMMERCIAL BUILDINGS TOTALING +/- 6,490 SF ON A 24,416 SF LOT | 3 PARCELS

\$1,950,000



8674 - 8692 LA MESA BOULEVARD | LA MESA, CA 91942

858.360.3000 ■ caacre.com



THE OFFERING

Commercial Asset Advisors is pleased to present the opportunity to acquire 8674-8676 & 8692 La Mesa Blvd., a rare two-building commercial offering located along La Mesa Boulevard in La Mesa, California. The property consists of approximately 6,490 SF of retail/service improvements across approximately 24,416 SF of land, providing a meaningful land-to-building ratio, approximately 232 feet of combined street frontage, and ±23 surface parking spaces in a mature infill San Diego County submarket.

The offering is positioned for a range of buyer profiles, including owner-users, local investors, service-retail operators, automotive users, and long-term redevelopment or covered-land buyers. Existing month-to-month leases provide immediate operational flexibility, while preserving optionality for future occupancy, tenant repositioning, lease restructuring, or redevelopment planning. With commercially zoned parcels and existing retail/service improvements, the asset offers a practical path for users seeking control of real estate in a high-barrier La Mesa corridor.



This information was obtained from sources deemed reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through Commercial Asset Advisors.

OFFERING SUMMARY

8674 - 8692 LA MESA BLVD. | LA MESA, CA

Price	\$1,950,000
Building Sq. Ft.	Bldg. 1: ± 4,924 SF Bldg. 2: ± 1,566 SF
Lot Size	± 24,416 SF
Year Built	1947 / 1968
Zoning	C-D-MU
APN	494-202-18-00, 494-202-19-00, 494-202-20-00
Parking	± 23 spaces (re-stripe to increase)

**FREE-STANDING
2-BUILDING OFFERING**



**232 LF COMBINED
STREET FRONTAGE**



**DRIVE-THRU POTENTIAL
(8692 BUILDING)**



**C-D-MU
FLEXIBLE ZONING**



**~\$300/SF
BUILDING BASIS**



**0.4 MI TO
TROLLEY STATION**



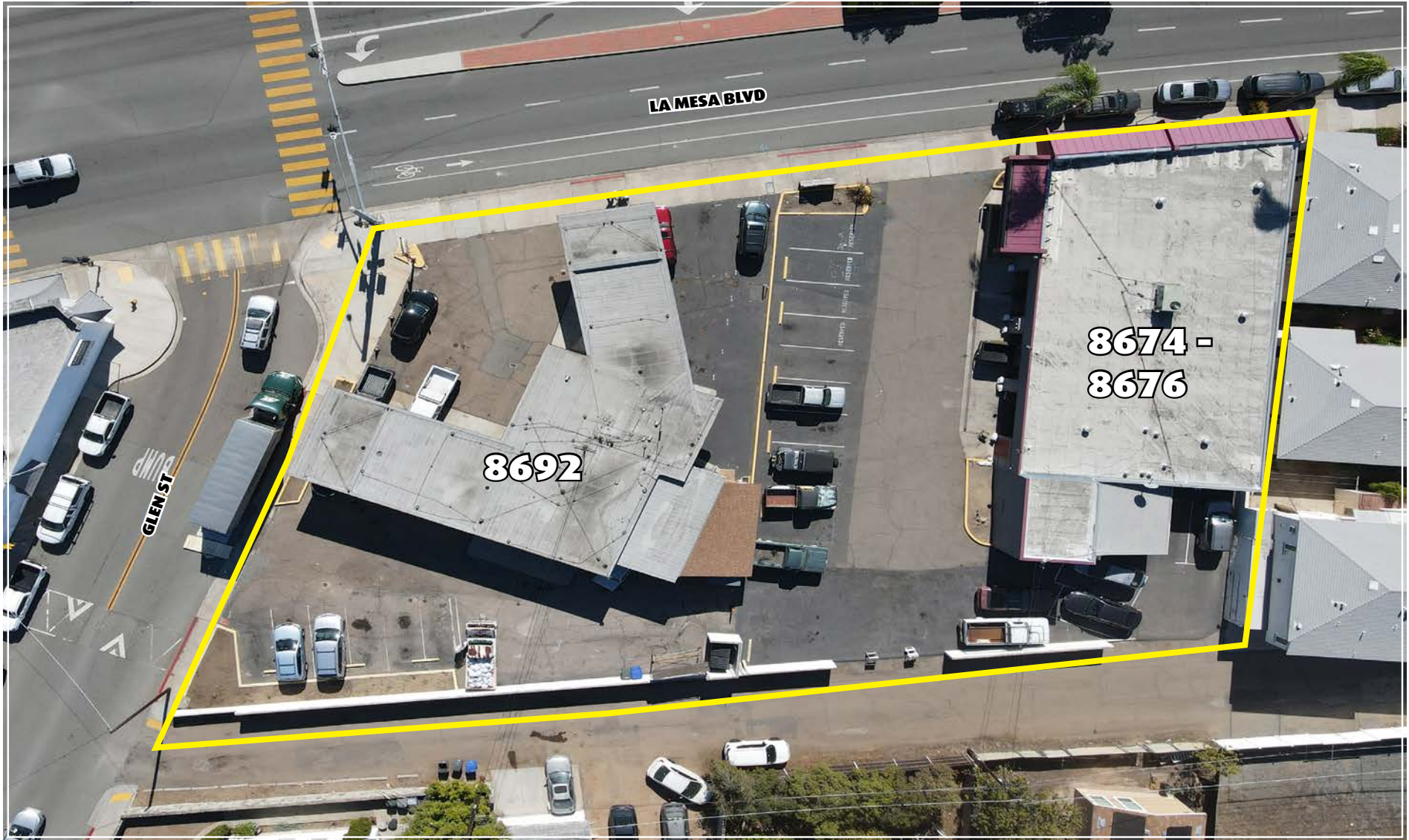
**SBA 504
MAY APPLY**



**EASY ACCESS TO I-8,
125, & 94 FREEWAYS**



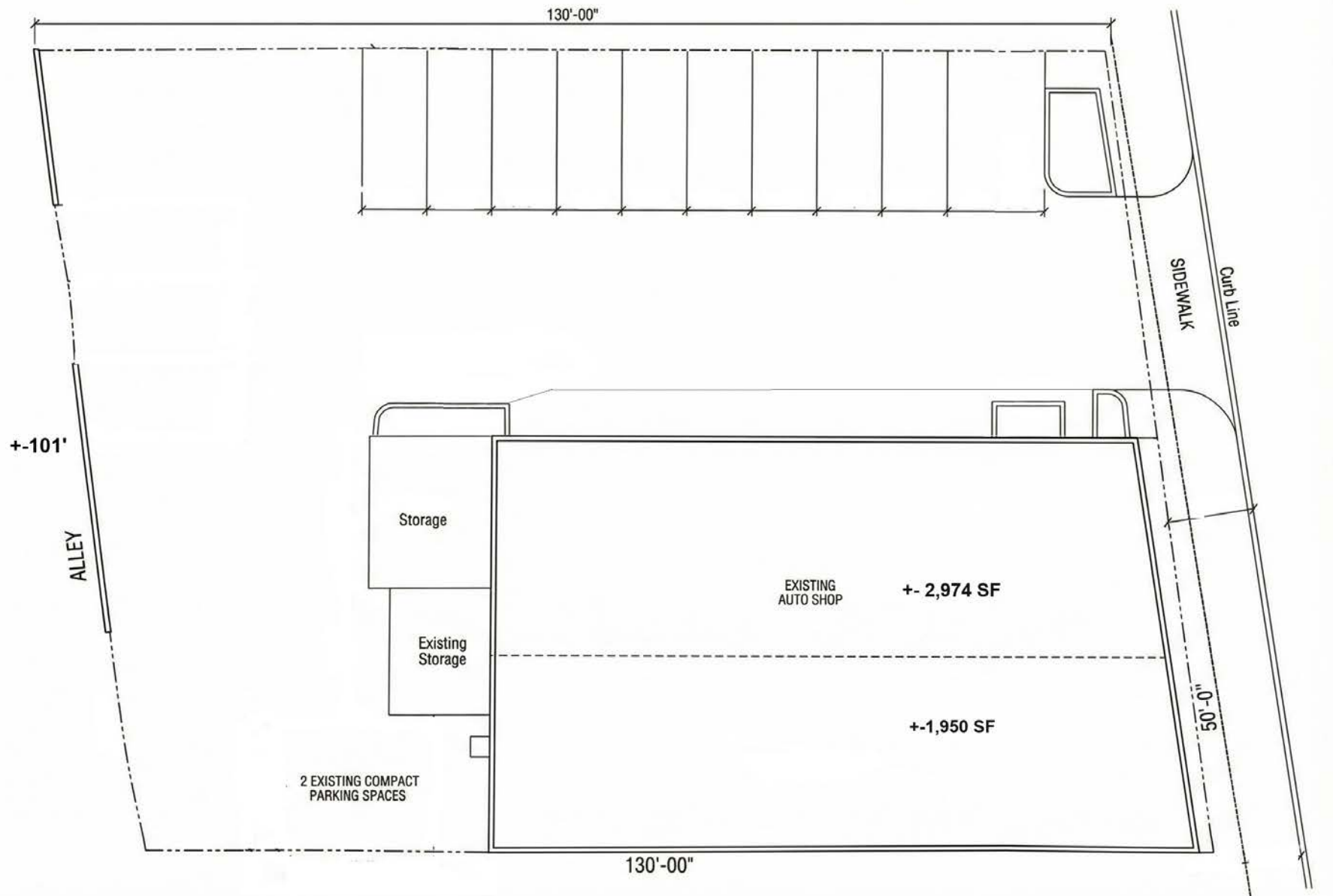
SITE PLAN - 8674 - 8476 LA MESA BLVD.



BLDG 1 - 8674 - 8476 LA MESA BLVD.



SITE PLAN - 8674 - 8476 LA MESA BLVD.

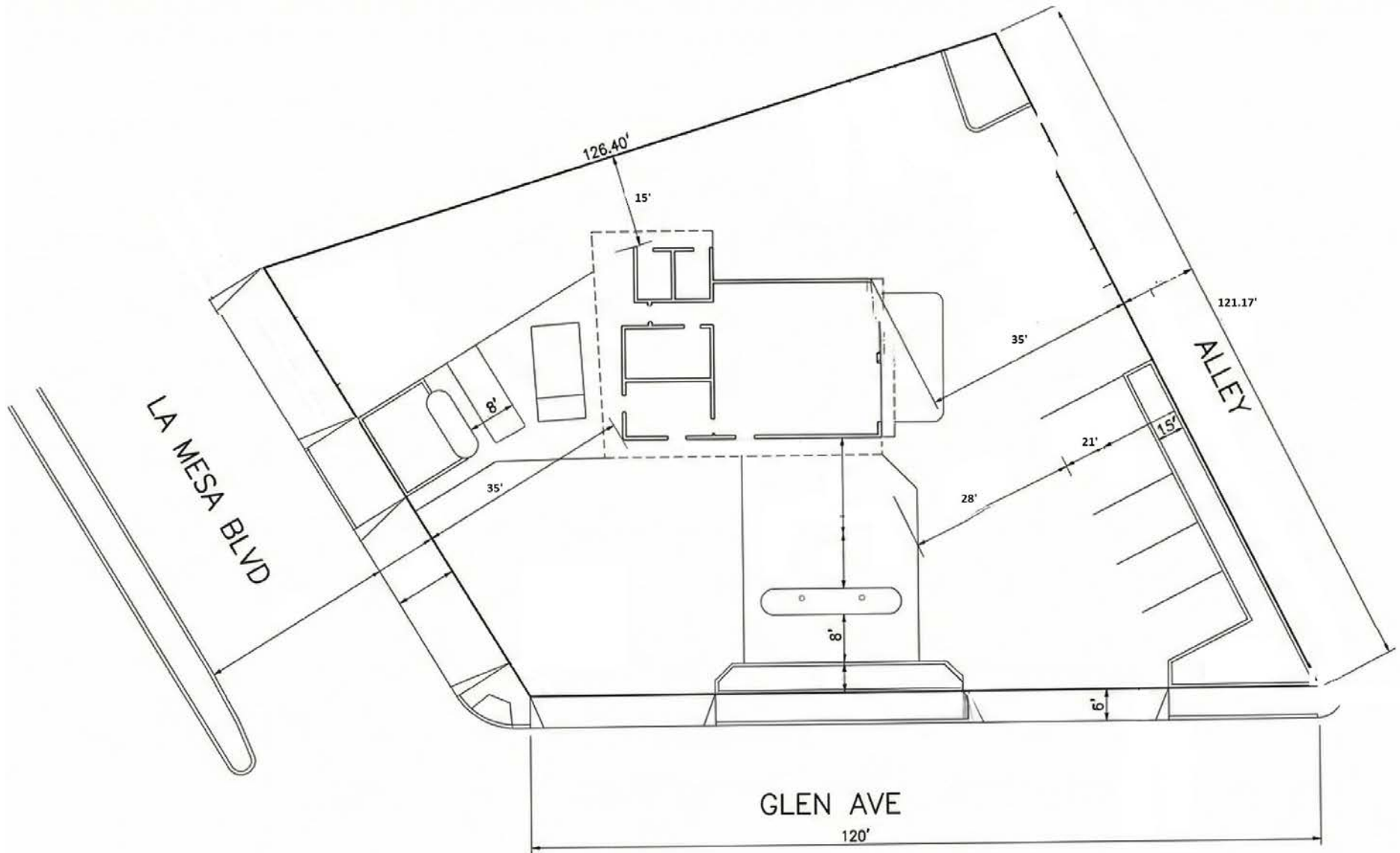


Not to scale, for illustrative purpose only.

BLDG 2 - 8692 LA MESA BLVD.



SITE PLAN - 8692 LA MESA BLVD.



Not to scale, for illustrative purpose only.

CONCEPTUAL RENDERING - 8674 - 8476 LA MESA BLVD.



Conceptual renderings are computer-generated or AI-enhanced and provided for illustrative purposes only. They are strictly hypothetical and may not accurately reflect the property's actual features, finishes, or conditions. Interested parties should verify all information through personal inspection and should not rely solely on these images for evaluation or decision-making.

CONCEPTUAL RENDERING - 8692 LA MESA BLVD.



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LOCATION



CROSSMONT CENTER
Walmart
READING CINEMAS
TARGET
CHOZE FITNESS
WORLD MARKET

Walmart
Neighborhood Market
HOBBY LOBBY
ROSS
DRESS FOR LESS

COSTCO
WHOLESALE
GASOLINE

MacArthur Park

8674 - 8692 LA MESA BLVD

UNITED STATES POSTAL SERVICE
VONS
Round Table
POSTAL ANNEX
PANDA EXPRESS
Pizza Hut
Mochi

SPROUTS
SURF RIDER PIZZA
Pete's Place
CASA GABRIELA
CITY TACOS
CURBSIDE
LIMONCELLO
Hoffer's
COIN HAUS
THE REGAL
Farmer's TABLE
Goodwill
UnionBank

8674 - 8692
LA MESA BLVD.

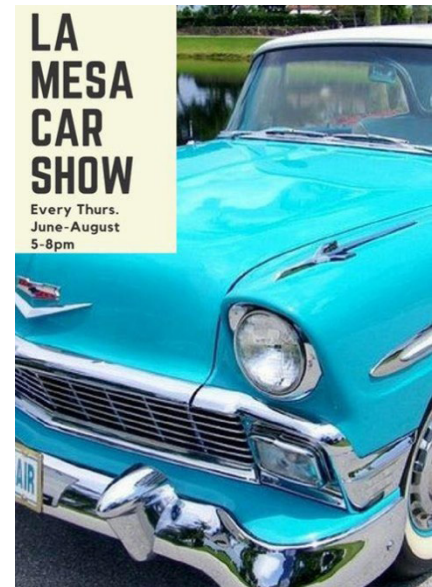
JUST OUTSIDE HISTORIC LA MESA VILLAGE, 8674-8692 LA MESA BLVD. SITS AT THE HEART OF LA MESA'S PRIMARY COMMERCIAL CORRIDOR — A WALKABLE, TRANSIT-CONNECTED DESTINATION THAT DRAWS BOTH RESIDENTS AND VISITORS YEAR-ROUND.



THE CITY OF LA MESA ~ La Mesa, California, is a vibrant city located in San Diego County. Situated just 9 miles east of downtown San Diego, La Mesa offers a prime location with easy access to major freeways and transportation hubs.

La Mesa is also home to a diverse and thriving community, with a rich cultural heritage and a strong sense of community engagement. Operating a business in La Mesa provides entrepreneurs with a wide range of opportunities, thanks to its bustling commercial districts, supportive local government, and a strong consumer base. The city is known for its dynamic mix of retail shops, restaurants, and professional services, making it an ideal place for both established businesses and startups to thrive. With its strategic location and favorable business environment, La Mesa offers an inviting and promising setting for entrepreneurs to establish and grow their ventures.

The property is situated .5 miles from the Historic La Mesa Village, offering immediate access to the Village's charming downtown corridor with boutique shops, cafes, restaurants, and regular community events like the weekly farmers market and seasonal festivals. Just a 6-minute walk to the La Mesa Boulevard Trolley Station, it provides convenient transit options, making it an ideal location for businesses seeking visibility, foot traffic, and easy access for both locals and visitors. Its proximity places businesses at the heart of a vibrant pedestrian-friendly destination that draws both locals and visitors year-round.



8674 - 8692
LA MESA BLVD.

FOR SALE
OWNER-USER OPPORTUNITY NEAR LA MESA VILLAGE
2 COMMERCIAL BUILDINGS TOTALING +/- 6,490 SF ON A 24,416 SF LOT | 3 PARCELS
\$1,950,000



CONTACT US

Please direct all inquiries and communications related to this offering to:

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All inquiries held in strict confidence. Property shown by appointment only.