

**LANDMARK LA MESA OFFICE**  
OWNER-USER/INVESTMENT OPPORTUNITY  
*True Pride of Ownership Asset*



**7578 EL CAJON BLVD.**

La Mesa, CA 91942

Approx. 22,500 SF Three-story Office Building

**FOR SALE**

## Property Overview

- **Address:** 7578 El Cajon Boulevard, La Mesa, CA 91942
- **Building Size:** Approximately 22,500 square feet
- **Current Use:** Headquarters of HELIX Environmental Planning

## Investment Highlights

- **Investment Opportunity:** The current tenant is interested in remaining under a new 10-year lease for approximately 17,000 square feet, ensuring immediate rental income for an investor.

OR

- **Owner-User Opportunity:** The entire building can be made available for a new owner-user utilizing SBA financing with a 10% down payment.
- **Strategic Location:** Situated on the corner of El Cajon Blvd and Comanche Drive in La Mesa, the property benefits from easy access to amenities and public transportation.
- **Institutional Quality Build:** Originally constructed as the corporate headquarters for a high-profile national financial services firm, this property exemplifies top-tier craftsmanship. Featuring Jerusalem marble throughout both the interior and exterior in raw and polished form, every detail was meticulously designed with no expense spared. Unlike standard, cookie-cutter developments, this building showcases a level of precision and oversight that reflects true pride of ownership, resulting in a high-end design and professional presence.

Offered at:  
**\$6,900,000**

 **Intersection**



# LANDMARK LA MESA OFFICE

OWNER-USER/INVESTMENT OPPORTUNITY



<b>Total Building Size</b>	approximately 22,500 SF
<b>No. of Floors</b>	Three (3)
<b>Property Type</b>	Office
<b>APN</b>	470-091-04
<b>Lot Size</b>	approximately 0.84 acres (36,590 SF)
<b>Parking</b>	61 spaces (30 covered), plus 2 handicap
<b>Building Class</b>	B

<b>Tenancy</b>	Owner-user <u>or</u> 71% leased to existing tenant under 10-year agreement
<b>Submarket</b>	East County (La Mesa)
<b>Zoning</b>	C-D, La Mesa
<b>Year Built</b>	1990
<b>Elevators</b>	One (1)
<b>Security</b>	Full video surveillance - indoor and outdoor



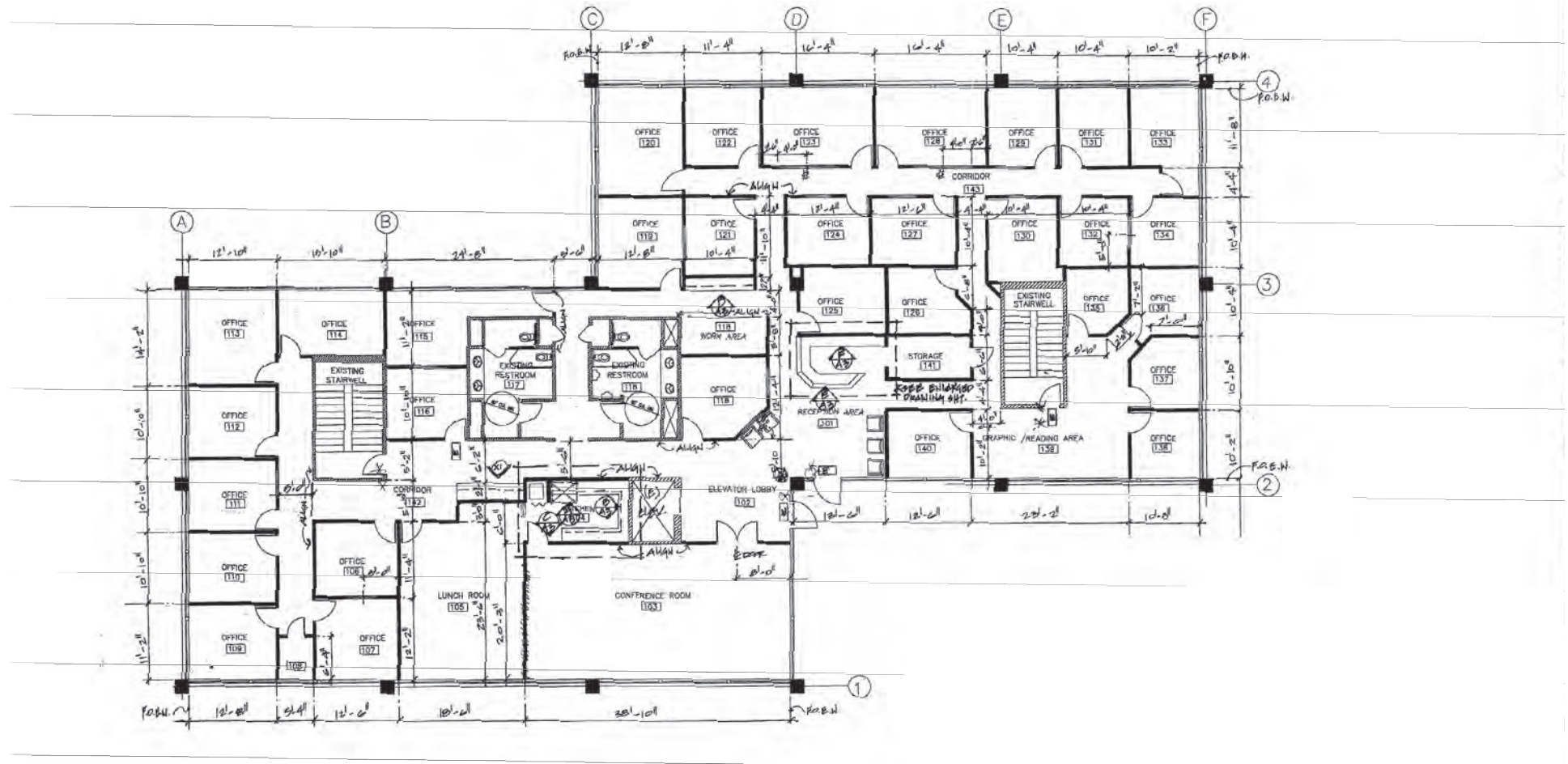
COMANCHE DRIVE

Scale: 1/4" = 10'-0"

# LANDMARK LA MESA OFFICE

OWNER-USER/INVESTMENT OPPORTUNITY

## SECOND FLOOR

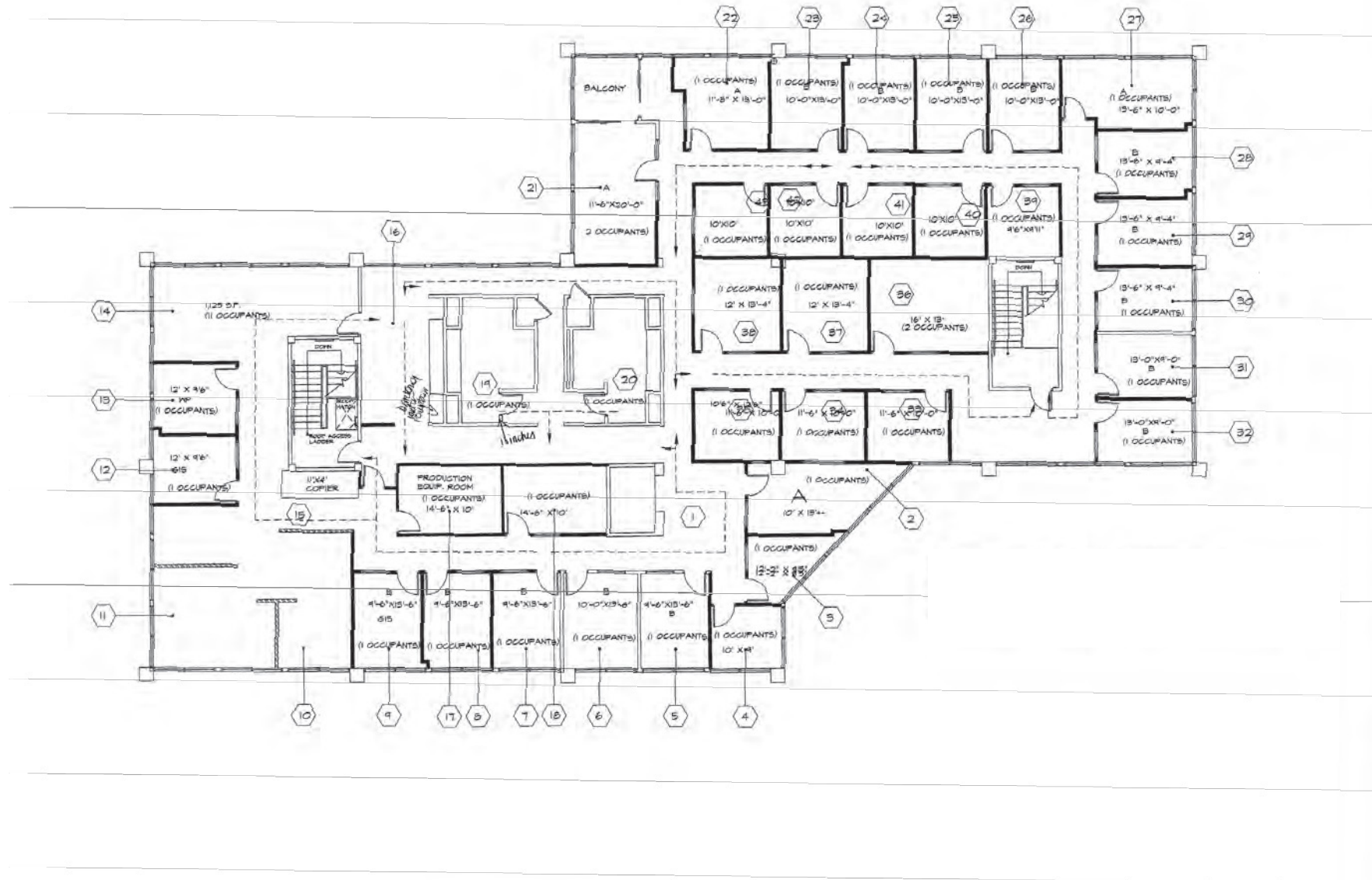


# LANDMARK LA MESA OFFICE

## OWNER-USER/INVESTMENT OPPORTUNITY

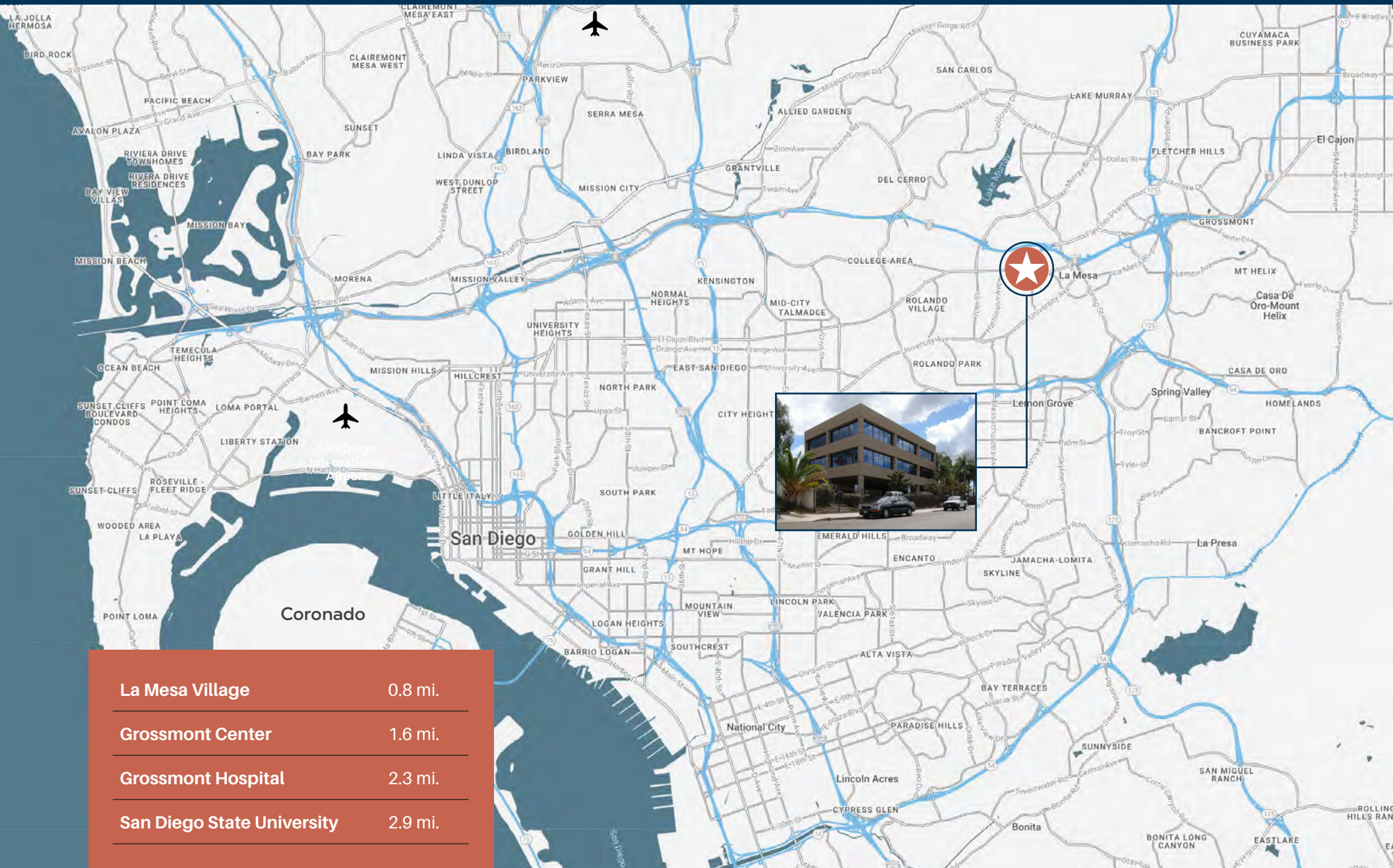


### THIRD FLOOR



# LANDMARK LA MESA OFFICE

## OWNER-USER/INVESTMENT OPPORTUNITY



La Mesa Village	0.8 mi.
Grossmont Center	1.6 mi.
Grossmont Hospital	2.3 mi.
San Diego State University	2.9 mi.

# LANDMARK LA MESA OFFICE

## OWNER-USER/INVESTMENT OPPORTUNITY



# 5 TOP REASONS

## TO INVEST IN LA MESA

### 1. Strong Economic & Demographic Growth

- Population Growth: La Mesa benefits from steady population growth, with a mix of young professionals, families, and retirees.
- Affluent Consumer Base: The median household income is competitive, supporting local businesses and retail demand.

### 2. Strategic Location & Accessibility

- Proximity to San Diego: Located just 9 miles east of Downtown San Diego, La Mesa offers easy access to major employment hubs.
- Transportation Hubs: Direct access to I-8, SR-125, and SR-94, along with multiple trolley stops, enhances connectivity.

### 3. Thriving Retail & Hospitality Market

- Popular Retail Corridors: Grossmont Center and La Mesa Village attract strong foot traffic, supporting retail and dining investments.
- Tourism & Events: La Mesa hosts events like Oktoberfest, boosting seasonal business revenue.

### 4. Mixed-Use & Redevelopment Opportunities

- Revitalization Efforts: The city encourages mixed-use development, particularly in the Downtown Village area.
- Adaptive Reuse: Opportunities exist to repurpose older properties into modern office, retail, or residential spaces.

### 5. Strong Rental & Housing Market

- Rising Property Values: Residential and commercial properties in La Mesa have seen consistent appreciation.
- Multifamily Demand: The demand for apartments remains strong, driven by San Diego's high housing costs.



# LANDMARK LA MESA OFFICE

## OWNER-USER/INVESTMENT OPPORTUNITY

### OWN VS. LEASE ANALYSIS - 100% Owner/User

#### Why Lease When You Can OWN?

7578 El Cajon Blvd.

#### OWN

#### LEASE

<b>Purchase Assumptions</b>			<b>Lease Assumptions</b>		
Size (Square Feet)		22,250	Size (Square Feet)		22,250.00
Purchase Price plus improvements		\$6,900,000.00	Lease rate per SF/Month (Gross)		2.50
			Monthly Lease		\$55,625.00
<b>Start-up Costs</b>			<b>Start-up Costs</b>		
10% Down + loan costs		\$752,167.50	Prepaid Rent/Sec Deposit		\$111,250.00
			Improvements		\$0.00
Total out of pocket		\$752,167.50	Total out of pocket		\$111,250.00
<b>Monthly Costs</b>			<b>Monthly Costs</b>		
	<b>Per SF</b>			<b>Per SF</b>	
Mortgage payment	\$2.028	\$45,119.38	Lease Payment	\$2.500	\$55,625.00
Operating Exp/CAM	\$0.216	\$4,801.55	Operating Exp/CAM	\$0.216	\$4,801.55
Property Taxes	\$0.271	\$6,037.50	Property Taxes	\$0.271	\$6,037.50
Total Monthly Costs	\$2.515	\$55,958.43	Total Monthly Costs		\$66,464.05
<b>Monthly Ownership Benefits (Estimated)</b>			<b>Monthly Ownership Benefits (Estimated)</b>		
<b>Tax Benefits</b>			<b>Tax Benefits</b>		
Mortgage Int. Deduction (5 yr avg)		\$11,437.47	Mortgage Int. Deduction		\$0.00
Operating Exp/CAM deduction		\$1,680.54	Operating Exp/CAM deduction		\$1,680.54
Property Tax deduction		\$2,113.13	Property Tax deduction		\$2,113.13
Depreciation deduction		\$3,430.00	Lease deduction		\$19,468.75
<b>Other Benefits</b>			<b>Other Benefits</b>		
Rental Income		\$27,812.50	Rental Income		\$0.00
Average Appreciation	3.00%	\$17,250.00	Average Appreciation		\$0.00
Total Ownership Benefits		\$63,723.64	Total Ownership Benefits		\$23,262.42
<b>Total Effective Monthly Cost:</b>		<b>- \$7,765.21</b>			
<b>Total Effective Monthly Cost w/o appreciation:</b>		<b>\$9,484.79</b>	<b>Total Effective Monthly Cost:</b>		<b>\$43,201.63</b>

#### Ownership Analysis Summary

Annual Effective Cost Difference	\$404,602
Average Annual Principal Paydown	\$149,291
<b>Annual Wealth Creation</b>	<b>\$553,893</b>
<b>15 Year Wealth Creation</b>	<b>\$6,646,715</b>

\*Terms subject to change. Do not rely on the assumptions used in this analysis; please consult your financial advisor  
approval subject to credit qualifications/not a commitment to lend

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# LANDMARK LA MESA OFFICE

## OWNER-USER/INVESTMENT OPPORTUNITY

### OWN VS. LEASE ANALYSIS - 50% Leased to Tenant

#### Why Lease When You Can OWN?

7578 El Cajon Blvd.

##### OWN

##### LEASE

<b>Purchase Assumptions</b>			<b>Lease Assumptions</b>		
Size (Square Feet)		22,250	Size (Square Feet)		22,250.00
Purchase Price plus improvements		\$6,900,000.00	Lease rate per SF/Month (Gross)		2.50
			Monthly Lease		\$55,625.00
<b>Start-up Costs</b>			<b>Start-up Costs</b>		
10% Down + loan costs		\$752,167.50	Prepaid Rent/Sec Deposit		\$111,250.00
			Improvements		\$0.00
Total out of pocket		\$752,167.50	Total out of pocket		\$111,250.00
<b>Monthly Costs</b>			<b>Monthly Costs</b>		
	<b>Per SF</b>			<b>Per SF</b>	
Mortgage payment	\$2.028	\$45,119.38	Lease Payment	\$2.500	\$55,625.00
Operating Exp/CAM	\$0.216	\$4,801.55	Operating Exp/CAM	\$0.216	\$4,801.55
Property Taxes	<u>\$0.271</u>	<u>\$6,037.50</u>	Property Taxes	<u>\$0.271</u>	<u>\$6,037.50</u>
Total Monthly Costs	\$2.515	\$55,958.43	Total Monthly Costs		\$66,464.05
<b>Monthly Ownership Benefits (Estimated)</b>			<b>Monthly Ownership Benefits (Estimated)</b>		
<b>Tax Benefits</b>			<b>Tax Benefits</b>		
Mortgage Int. Deduction (5 yr avg)		\$11,437.47	Mortgage Int. Deduction		\$0.00
Operating Exp/CAM deduction		\$1,680.54	Operating Exp/CAM deduction		\$1,680.54
Property Tax deduction		\$2,113.13	Property Tax deduction		\$2,113.13
Depreciation deduction		\$3,430.00	Lease deduction		\$19,468.75
<b>Other Benefits</b>			<b>Other Benefits</b>		
Rental Income			Rental Income		\$0.00
Average Appreciation	3.00%	\$17,250.00	Average Appreciation		\$0.00
Total Ownership Benefits		\$35,911.14	Total Ownership Benefits		\$23,262.42
<b>Total Effective Monthly Cost:</b>		<b>\$20,047.29</b>			
<b>Total Effective Monthly Cost w/o appreciation:</b>		<b>\$37,297.29</b>	<b>Total Effective Monthly Cost:</b>		<b>\$43,201.63</b>

#### Ownership Analysis Summary

Annual Effective Cost Difference	\$70,852
Average Annual Principal Paydown	\$149,291
<b>Annual Wealth Creation</b>	<b>\$220,143</b>
<b>15 Year Wealth Creation</b>	<b>\$2,641,715</b>

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DROUGHT TOLERANT LANDSCAPING



SECURE ON-SITE PARKING

**FOR SALE**

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**Approx. 22,500 SF Three-story Office Building**

EXCLUSIVE LISTING BROKER

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