

FOR SALE

MIXED-USE OPPORTUNITY

Two 2BD/1BA, Two 1BD/1BA and Two Retail Suites - Significant Upside

**7759-65 UNIVERSITY AVE.
4582-84 MAPLE AVE.**

LA MESA, CA 91942

**Investment Opportunity
5 Minutes from La Mesa Village**



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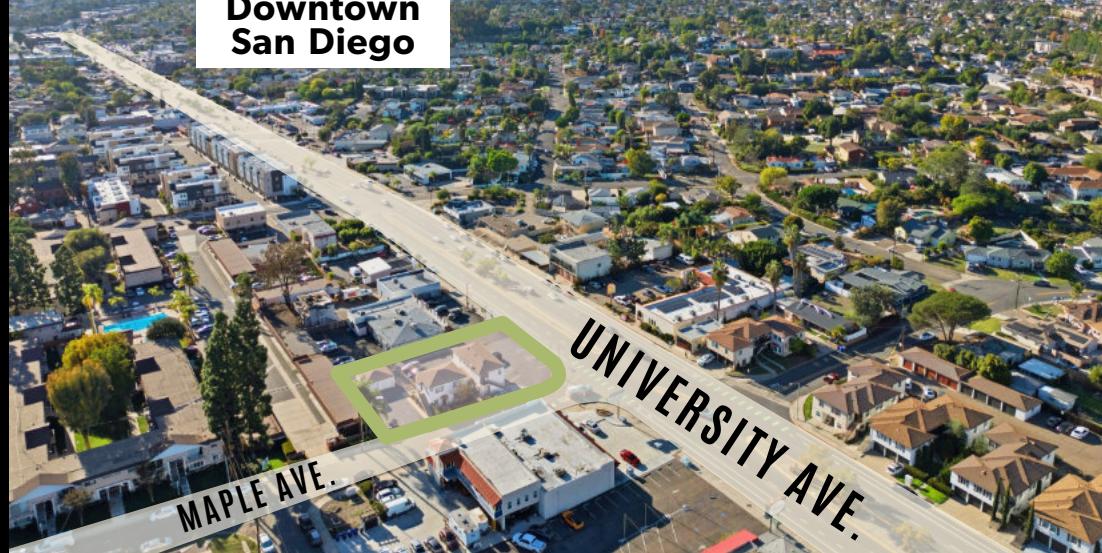


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UNIVERSITY MAPLE

San Diego State
University

Downtown
San Diego



Grossmont
Center

COSTCO
WHOLESALE

VONS

La Mesa
Village

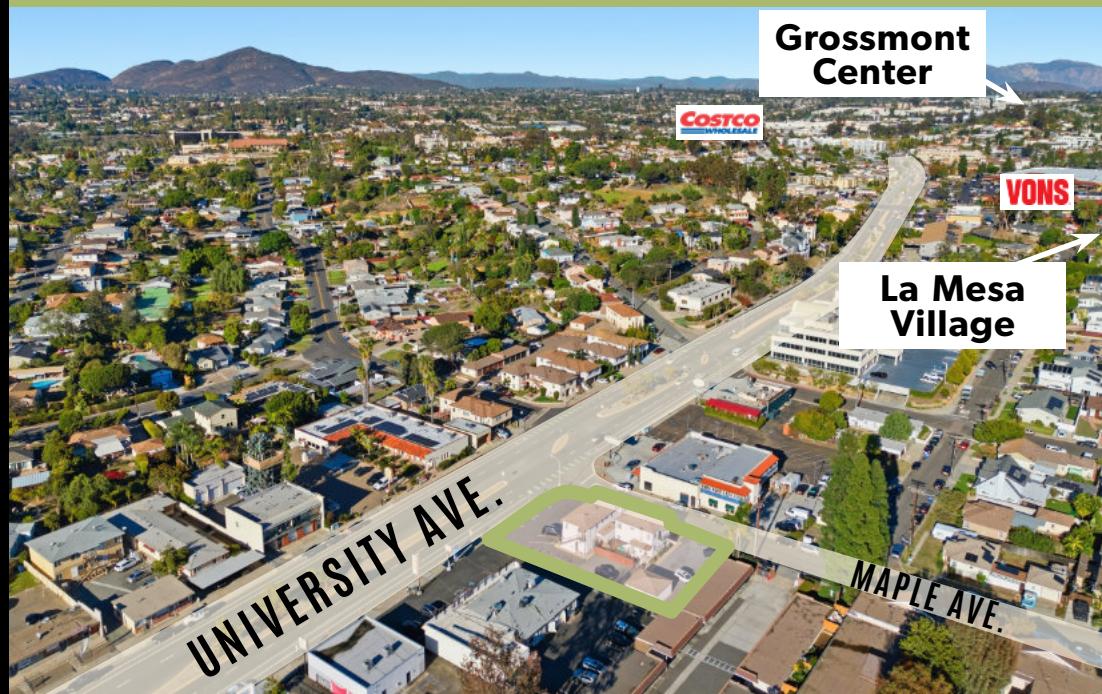


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OFFERING SUMMARY

 **7759-65 University Ave**  **\$1,395,000**
 **4582-84 Maple Ave**
 ADDRESS

CEG Advisors and South Coast Commercial are pleased to offer 7759-65 University Avenue and 4582-84 Maple Avenue ("University Maple"), a six-unit residential and retail property located in the city of La Mesa, minutes east of San Diego. Located just 1 mile from the busy retail hub known as La Mesa Village and 2 miles from Grossmont Center, the property is ideally situated with easy access to major arterial streets and freeways.

The approximately 1,892 SF and 1,350 SF buildings sit on a parcel of 11,914 SF and consists of two 2BD/1BA units, two 1BD/1BA units and two 473 SF retail suites.



1,892 SF and 1,350 SF
BUILDING SIZES



11,914 SF
LOT SIZE



6
UNITS



\$93,472
NOI - PROFORMA



6.70%
CAP RATE - PROFORMA



1952
YEAR BUILT

INVESTMENT HIGHLIGHTS

& PROPERTY INFORMATION

7759-65 University Avenue
4582-84 Maple Avenue

PROPERTY ADDRESS

470-690-01-00

APN

Lot Size	11,914 SF
Zoning	C
Year Built	1952
Building Size	1,892 SF (University Ave) 1,350 SF (Maple Ave)
Units	6
Stories	2

University Maple presents a rare opportunity to acquire a value-add mixed-use complex in the highly sought-after La Mesa submarket, just 1 mile from La Mesa Village, 2 miles from Grossmont Center and minutes from San Diego State University. Built in 1952 and situated on an 11,914 square foot parcel, the property is comprised of two buildings. The 1,892 square foot building features two approximately 473 square foot 1BD/1BA apartments and two approximately 473 square foot ground floor retail suites. The 1,350 square foot rear building features two approximately 675 square foot 2BD/1BA apartments, each with a separate exterior garage/storage. Current in-place rents remain significantly below market levels, positioning the property for immediate revenue growth through renovations and turnover. With a pro forma gross scheduled income of \$145,560 and a projected net operating income of over \$93,000, investors can achieve a 6.70% cap rate at asking, highlighting the asset's strong financial upside and long-term stability.

The property's prime location further elevates its investment appeal. Nestled in a high-demand rental corridor of La Mesa, University Maple is surrounded by affluent households, major retail, and robust employment drivers. La Mesa Village and Grossmont Center's extensive shopping, dining, and entertainment options are just minutes away, while nearby freeways and the arterial University Avenue provide seamless connectivity to Downtown San Diego, Mission Valley, and the broader region. Strong market fundamentals, including a median home value exceeding \$713,000 and median household incomes above \$79,000 within a one-mile radius, underscore the submarket's rental demand and limited multifamily supply. For investors seeking a well-located, easily managed six-unit building with both stable cash flow and clear value-add potential, University Maple represents a compelling acquisition in one of East County's most dynamic neighborhoods.



Six-Unit Asset
Two-building property
built in 1952



Ideal Location

2 miles from Grossmont Center & plentiful retail,
1 mile from La Mesa Village



Unit Mix

Two 2BD/1BA and Two 1BD/1BA Units;
Two 473 SF Retail Suites



Nearby La Mesa & College Area Setting

Located close to numerous retail &
restaurants



Strong Demographic Profile
Surrounded by affluent households
and high-demand rental submarkets



Income Potential

Below market rents allow for
strong proforma upside

LOCATION OVERVIEW



1 Grossmont Center

2 Sharp Grossmont Hospital

3 La Mesa Village

4 San Diego International Airport

5 San Diego State University

AERIAL MAP

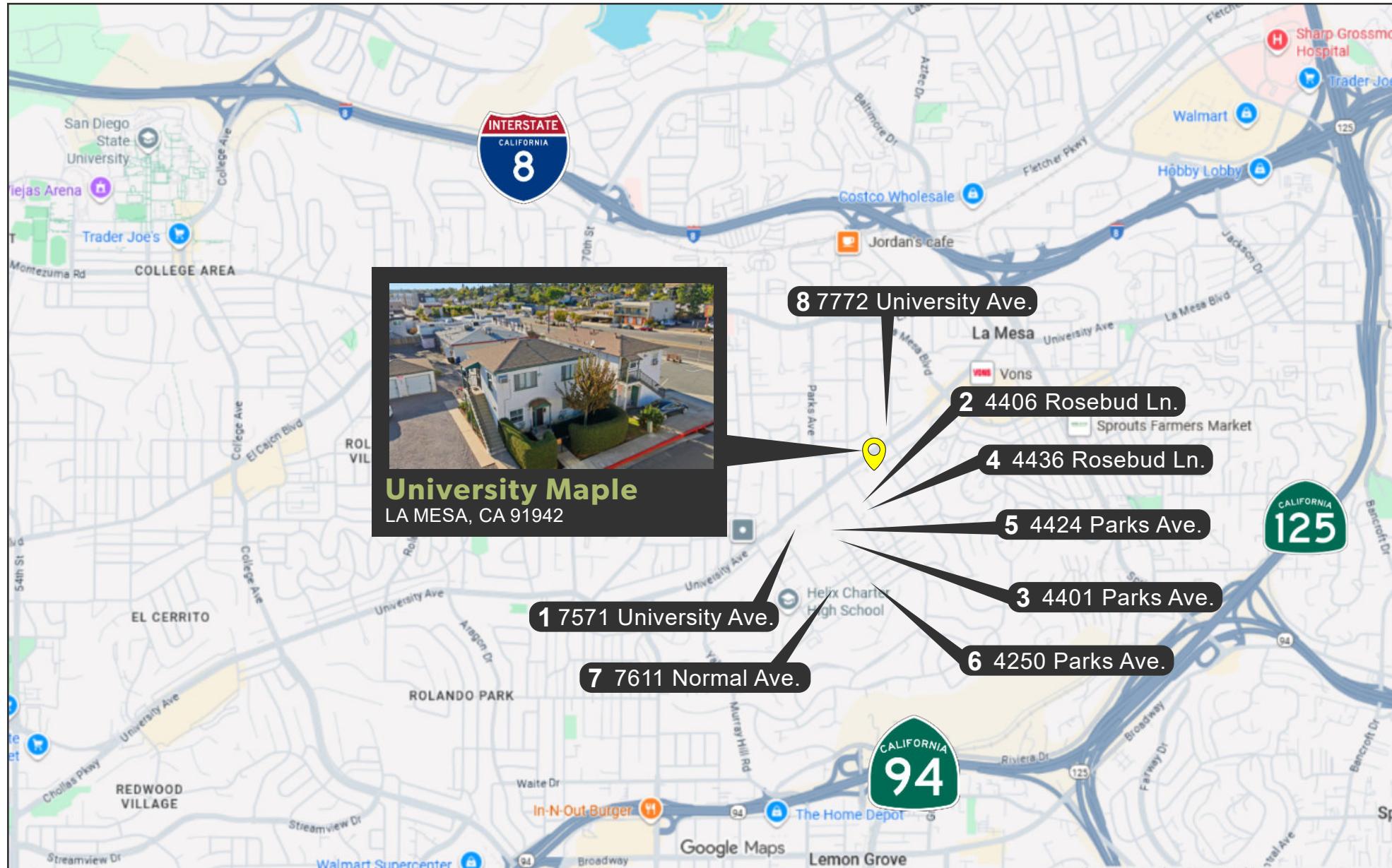
UNIVERSITY MAPLE



FINANCIAL SUMMARY

Price	GRM Current	GRM Market	CAP Rate Current	CAP Rate Market	\$/Unit
\$1,395,000	14.3	9.6	3.45%	6.70%	\$232,500
\$/Square Foot (Approx.)	Gross Sq. Ft. (Approx.)	Parcel Size (Approx.)	Yr. Built (Approx.)		
\$430.29	3,242	11,914	1952		
# Units	Type	Rent	Total	Estimated Annual Operating Expenses	
		<u>Estimated</u> <u>Actual</u> <u>Average</u> <u>Rents</u>		<u>Rent Range</u>	
2	2B/1b	\$2,031	\$4,062	Utilities	Tenant Management (Off Site) \$5,066
2	1B/1b	\$1,028	\$2,056	Water	\$1,836 Licenses & Fees \$622
2	Retail	\$895	\$1,789	Landscaping	\$1,500 Insurance \$8,676
				Trash Removal	\$2,780 Taxes \$15,764
				Pest Control	\$1,176
				Maintenance	\$7,391
Laundry/Misc Income			\$250		
Total Monthly Income			\$8,157		
		<u>Estimated Market Rents</u>		Total Annual Operating Expenses (estimated):	
2	2B/1b	\$2,500	\$5,000	\$44,811	
2	1B/1b	\$1,900	\$3,800	Expenses Per:	
2	Retail	\$1,540	\$3,080	Unit	\$7,468
				% of Actual GSI	46%
Laundry/Misc Income			\$250		
Total Monthly Income			\$12,130		
Estimated Annual Operating Proforma				Financing Summary	
Gross Scheduled Income		<u>Actual</u>	<u>Market</u>	Downpayment:	
Less: Vacancy Factor	5%	\$97,884	\$145,560	\$650,000	
		\$4,894	\$7,278	47%	
Gross Operating Income		\$92,990	\$138,282	Interest Rate:	
Less: Expenses	46%	\$44,811	\$44,811	6.250%	
Net Operating Income		\$48,179	\$93,472	Amortized over:	
				30 Years	
Less: 1st TD Payments		(\$55,045)	(\$55,045)	Proposed Loan Amount:	
				\$745,000	
Pre-Tax Cash Flow		-\$6,866	\$38,426	LTV	
Cash On Cash Return		-1.1%	5.9%		
Principal Reduction		\$8,730	\$8,730		
Total Potential Return (End of Year One)		0.29%	7.25%		
Debt Coverage Ratio:					
				Current:	0.88
				Market:	1.70

RENT COMPARABLES MAP



RENT COMPARABLES



7759-65 University Avenue

La Mesa, CA 91942

RENT SUMMARY - PROFORMA

UNIT	UNIT TYPE	RENT	UNIT SIZE	RENT/SF
7759	1 BD / 1 BA	\$1,900	473 SF	\$4.02
7761	Retail	\$1,540	473 SF	\$3.26
7763	Retail	\$1,540	473 SF	\$3.26
7765	1 BD / 1 BA	\$1,900	473 SF	\$4.02



4582-84 Maple Avenue

La Mesa, CA 91942

RENT SUMMARY - PROFORMA

UNIT	UNIT TYPE	RENT	UNIT SIZE	RENT/SF
4582	2 BD / 1 BA	\$2,500	675 SF	\$3.70
4584	2 BD / 1 BA	\$2,500	675 SF	\$3.70
Garage 1	Storage	-	-	-
Garage 2	Storage	-	-	-

RENT COMPARABLES



1

7571 University Avenue
La Mesa, CA 91942

0.1 mi 2 1
DISTANCE BEDROOM BATHROOM



2

4406 Rosebud Lane
La Mesa, CA 91942

0.1 mi 2 1
DISTANCE BEDROOM BATHROOM



3

4401 Parks Avenue
La Mesa, CA 91942

0.1 mi 2 1
DISTANCE BEDROOM BATHROOM



4

4436 Rosebud Lane
La Mesa, CA 91942

0.1 mi 2 1
DISTANCE BEDROOM BATHROOM

UNIT TYPE	RENT	UNIT SIZE	RENT/SF
2 BD / 1 BA	\$2,150	820 SF	\$2.62

UNIT TYPE	RENT	UNIT SIZE	RENT/SF
2 BD / 1 BA	\$2,100	776 SF	\$2.71

UNIT TYPE	RENT	UNIT SIZE	RENT/SF
2 BD / 1 BA	\$2,100	770 SF	\$2.73

UNIT TYPE	RENT	UNIT SIZE	RENT/SF
2 BD / 1 BA	\$2,200	Undisclosed	-

RENT COMPARABLES



5

4424 Parks Avenue

La Mesa, CA 91942

0.1 mi 1 1
DISTANCE BEDROOM BATHROOM



6

4250 Parks Avenue

La Mesa, CA 91942

0.2 mi 1 1
DISTANCE BEDROOM BATHROOM



7

7611 Normal Avenue

La Mesa, CA 91942

0.1 mi 1 1
DISTANCE BEDROOM BATHROOM



8

7772 University Avenue

La Mesa, CA 91942

0.3 mi 1 1
DISTANCE BEDROOM BATHROOM

UNIT TYPE	RENT	UNIT SIZE	RENT/SF
1 BD / 1 BA	\$1,975	700 SF	\$2.82

UNIT TYPE	RENT	UNIT SIZE	RENT/SF
1 BD / 1 BA	\$2,050	650 SF	\$3.15

UNIT TYPE	RENT	UNIT SIZE	RENT/SF
1 BD / 1 BA	\$2,295	465 SF	\$4.94

UNIT TYPE	RENT	UNIT SIZE	RENT/SF
1 BD / 1 BA	\$1,900	550 SF	\$3.45

DEMOGRAPHICS

482,200
2024 POPULATION
(5-Mile)

\$79,130
MEDIAN HH INCOME

\$713,820
MEDIAN HOME VALUE

	1-Mile	3-Mile	5-Mile
POPULATION			
2024 Population	24,333	183,600	482,200
2029 Population Projection	24,237	181,991	477,597
Median Age	38.2	36.7	37.1
HOUSEHOLDS			
2024 Households	9,958	65,739	165,503
2029 Household Projection	9,905	65,076	163,722
Owner Occupied Households	4,137	31,991	81,245
Renter Occupied Households	5,768	33,086	82,477
Avg Household Size	2.4	2.6	2.8
Avg Household Vehicles	2	2	2
INCOME			
Avg Household Income	\$97,656	\$101,638	\$100,009
Median Household Income	\$79,130	\$77,700	\$75,890
HOUSING			
Median Home Value	\$713,820	\$708,816	\$687,709
Median Year Built	1970	1967	1970

Source: CoStar

