

# FOR SALE OR LEASE OWN IN LA MESA VILLAGE

± 5,942 SF Freestanding Building | 13 Parking Spaces | Income In-Place  
\$2,300,000

YOUR BUSINESS NAME HERE

8415 LA MESA BOULEVARD | LA MESA, CA 91942

858.360.3000 ■ caacre.com

 **COMMERCIAL  
ASSET  
ADVISORS**



## THE OFFERING

8415 La Mesa Boulevard is one of the few freestanding buildings in La Mesa Village you can actually buy. At  $\pm 5,942$  SF with 13 on-site parking spaces — one of few exclusive parking lots in the Village — it's built for an owner/user who wants a flagship location and income from day one. Occupy the top floor, collect rent downstairs, and let your tenant offset the mortgage while you build equity in one of San Diego County's most active street-level corridors. Situated in a high-foot-traffic location with strong visibility, 8415 La Mesa Blvd offers immediate access to a wide range of dining, shopping, and community events like weekly farmers markets and seasonal festivals year-round.

# OFFERING SUMMARY

8415 LA MESA BLVD. | LA MESA, CA 91942

<b>Price</b>	<b>\$2,300,000</b>
Building Sq. Ft.	± 5,942 SF
Available RSF	± 3,108 SF (Buyer to Verify)
Lot Size	± 9,494 SF
Year Built	1961
Zoning	Downtown Commercial/ Urban Design Overlay (CD-D)
APN	443-513-33-00
Parking	13 Parking Spaces

[CLICK HERE TO LEARN MORE](#)



**FREE STANDING  
OWNER/USER BLDG**



**IN THE HEART OF  
LA MESA VILLAGE!**



**CLOSE TO MAJOR  
FREEWAYS**



**STRONG  
VISIBILITY**



**CD-D ZONING — RETAIL,  
OFFICE, MEDICAL & MORE**



**13 SPACES - AMONG THE  
MOST IN THE VILLAGE**



**6-MIN WALK TO  
TROLLEY STATION**



**WALK TO MANY RETAIL,  
DINING OPTIONS & MORE**



**YOUR EFFECTIVE AFTER-TAX COST IS ESTIMATED \$1.80/SF/MONTH  
WELL BELOW MARKET LEASE RATES...**

**AFTER TAX EFFECTIVE MONTHLY COST PER RENTABLE SQUARE FOOT ANALYSIS  
OWNER/USER  
Commercial Asset Advisors**

APPROXIMATE OCCUPIED RENTABLE SQUARE FOOTAGE (Estimated. Buyer to verify):	3,108
APPROXIMATE TOTAL SQUARE FOOTAGE:	5,942
PRICE PER SQUARE FOOT (shell plus tenant improvements):	\$387.08
TOTAL PROJECT COST:	\$2,300,000
DOWN PAYMENT %:	15%
DOWN PAYMENT \$:	\$345,000
LOAN AMOUNT:	\$1,955,000
INTEREST RATE:	6.00%
AMORTIZATION:	25.00

<b>SCHEDULED IN PLACE RENTAL INCOME</b>	
FIRST FLOOR TENANT ANNUAL RENT (Gross + UTIL)	\$77,868

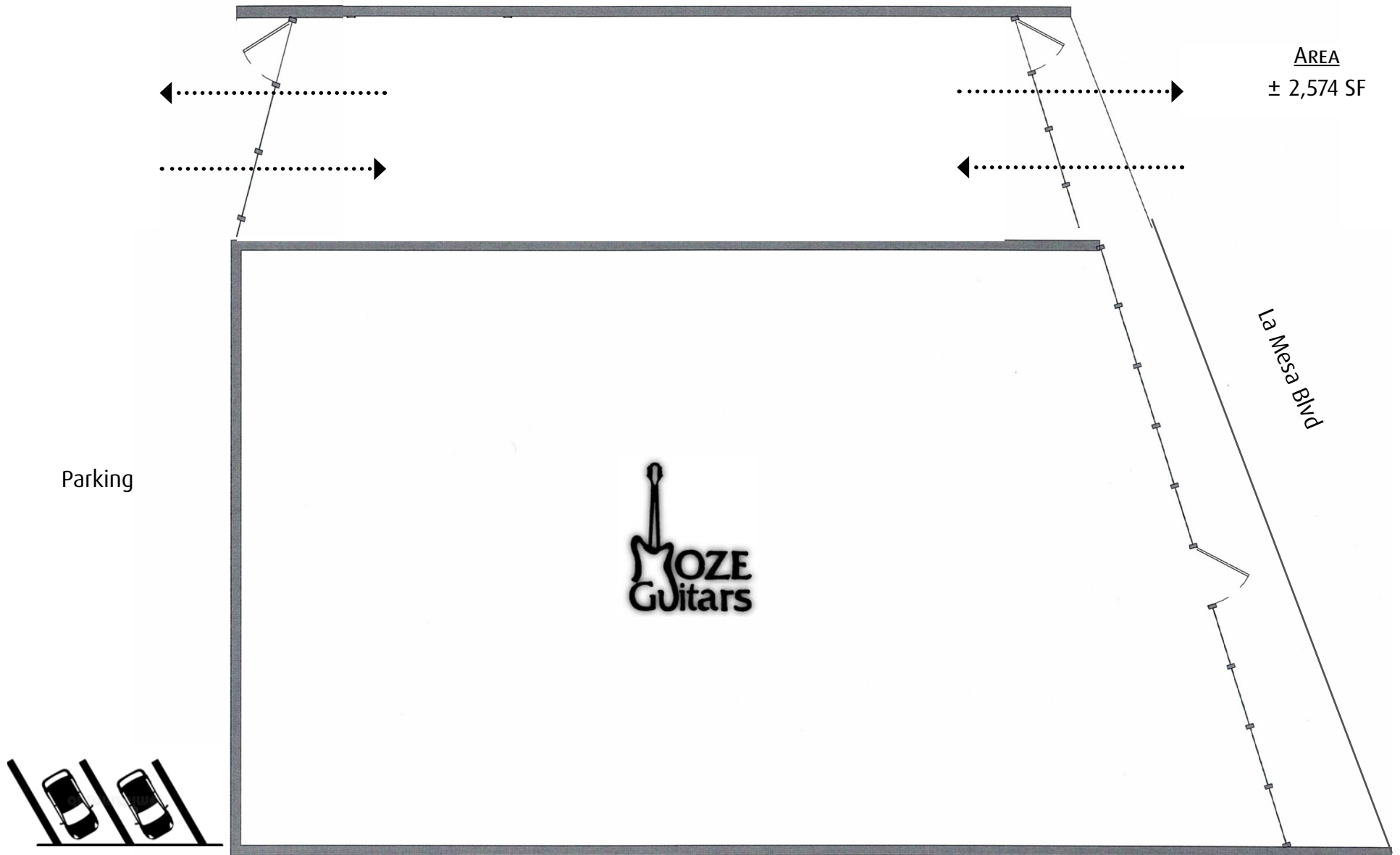
<b>ESTIMATED ANNUAL PROPERTY EXPENSES (4):</b>	
COMMON AREA MAINTENANCE (Estimate at \$0.30/SF per month)	21,391
INSURANCE (Estimate)	4,000
TAXES (1.19599% of Sales Price)	27,969
<b>TOTAL (5)</b>	<b>\$53,360</b>

ANNUAL MORTGAGE EXPENSE (1)	ANNUAL PROPERTY EXPENSES	ANNUAL TENANT INCOME	(=) Equals SUB TOTAL ANNUAL DEBT SERVICE EXP.	AVG. ANNUAL PRINCIPAL PAYDOWN (2)	(=) Equals NET PRE-TAX DEBT SERVICE EXP.	DEPRECIATION ANNUAL TAX SAVINGS (3)	(=) Equals EFFECTIVE ANNUAL DEBT SERVICE EXP.
(\$151,153)	(\$53,360)	\$77,868	(\$126,645)	\$46,232	(\$80,413)	\$13,417	(\$66,997)
<b>MONTHLY COST PER SF (PROPERTY)</b>			<b>\$1.78</b>		<b>\$1.13</b>		<b>\$0.94</b>
<b>MONTHLY COST PER SF (OCCUPIED SPACE)</b>			<b>\$3.40</b>		<b>\$2.16</b>		<b>\$1.80</b>

1. Based on Loan Amortization Table
2. Average annual principal paydown based on 10 year accumulation from Loan Amortization Table
3. Assumes 35% effective tax rate (state & federal) plus deduction for depreciation based on 39 year straightline estimated schedule - 65% (bldg value) of sale price. Consult your tax advisor.
4. Estimated expenses include est. property taxes, plus est. insurance, est. maintenance, and est. utilities. Please consult your tax advisor about property expenses which may be tax deductible.

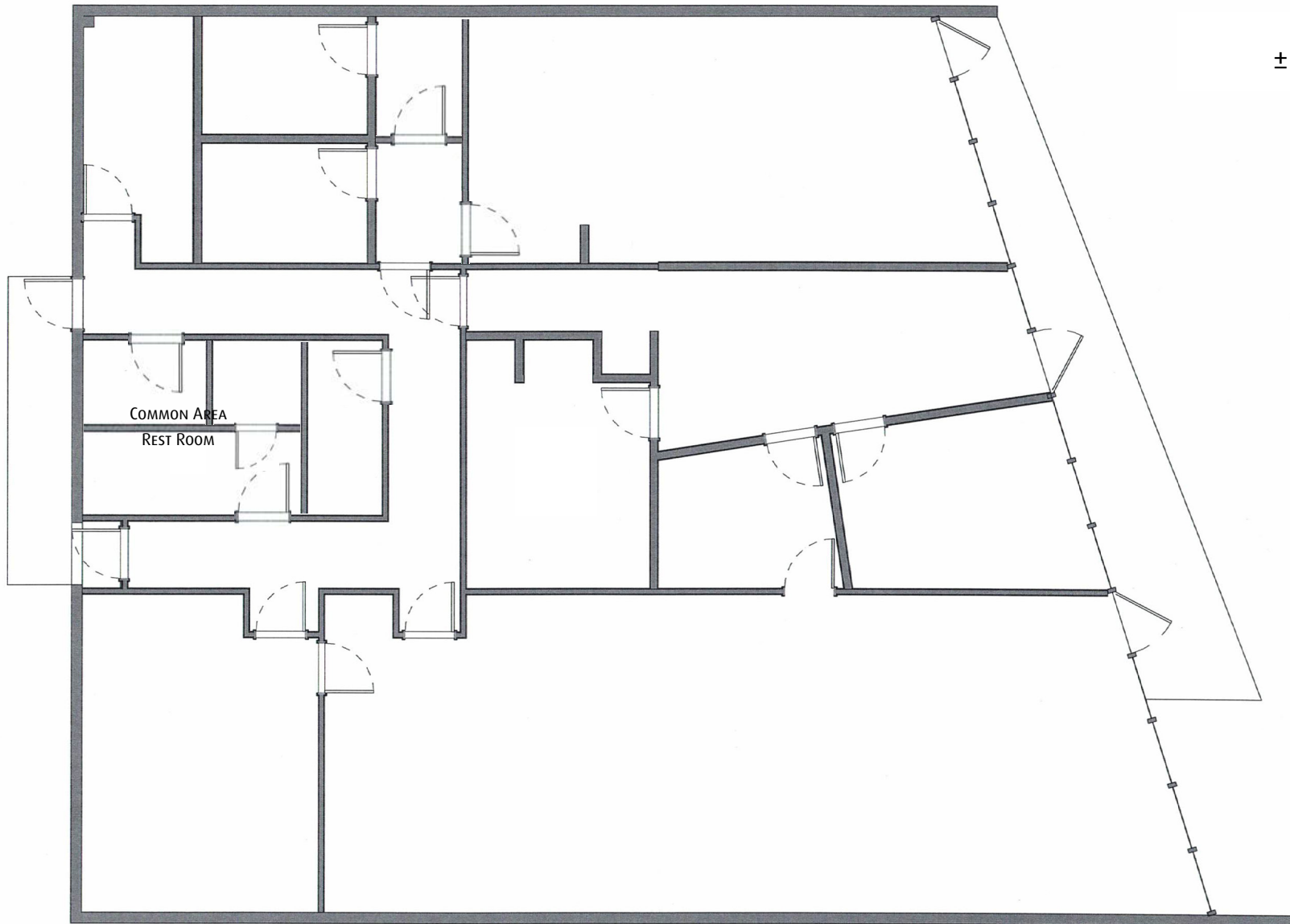
*Note: Consult with your tax advisor. There are no representations, recommendations or warranties as to the validity of this information or the impact of such on a sale.*

# FLOOR PLAN - 1ST FLOOR



Not to scale, for illustrative purpose only.

# FLOOR PLAN - 2ND FLOOR



AREA  
± 3,413 SF

Not to scale, for illustrative purpose only.

(NOT TO SCALE, FOR ILLUSTRATIVE PURPOSE ONLY.)

# PROMINENT LA MESA VILLAGE STREET FRONTAGE



8415 LA MESA BLVD.

LA MESA BLVD

8415 LA MESA BLVD.

# IMPROVEMENT POTENTIAL

**THIS BUILDING IS PRIMED FOR REPOSITIONING TO IMPROVE FUTURE VALUE AND RENT!**



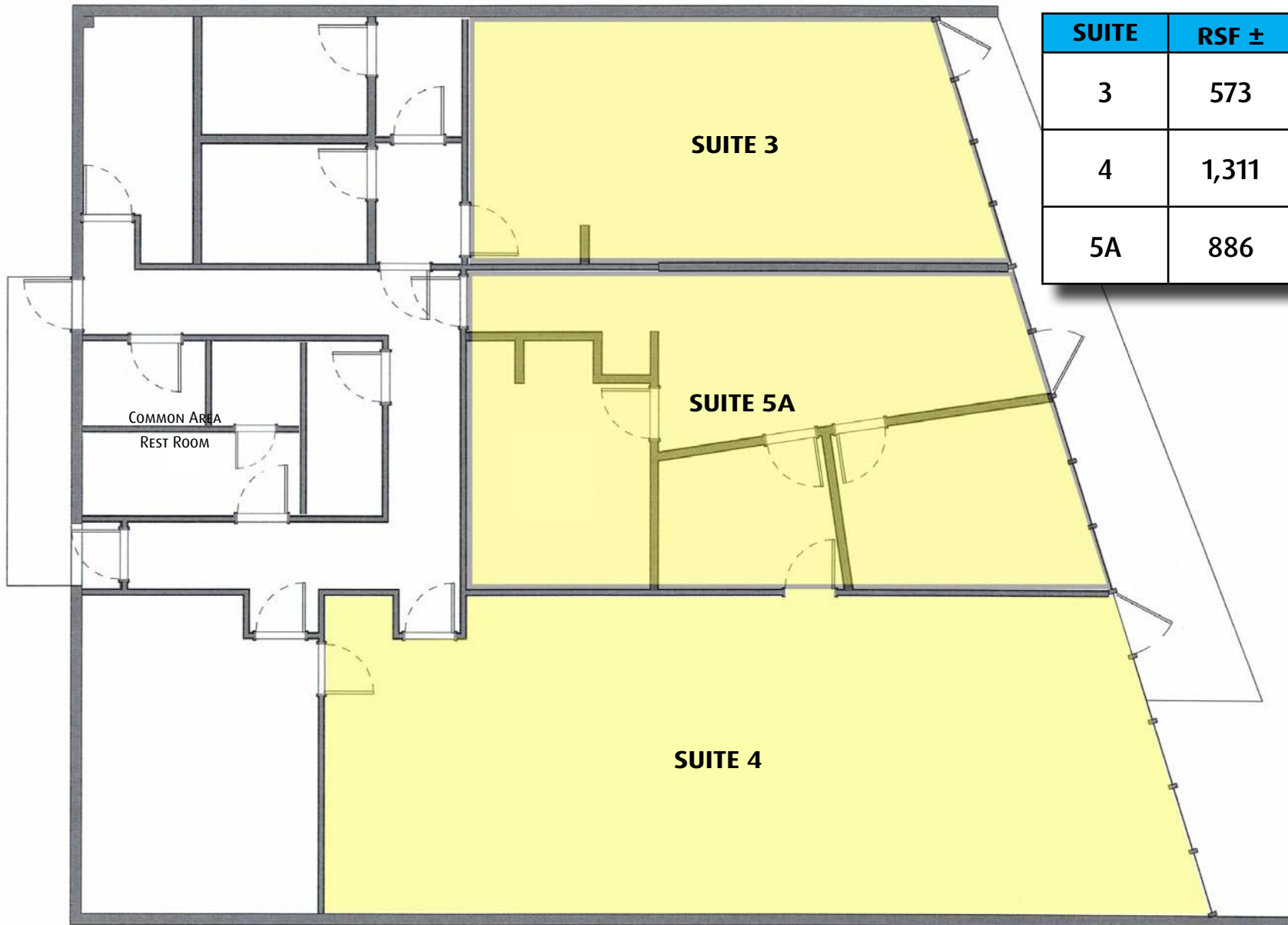
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# SITE PLAN





# AVAILABLE FOR LEASE



SUITE	RSF ±	MONTHLY RATE
3	573	\$1,100 + UTIL
4	1,311	\$2,500 + UTIL
5A	886	\$1,800 + UTIL

(NOT TO SCALE, FOR ILLUSTRATIVE PURPOSE ONLY.)

# LOCATION



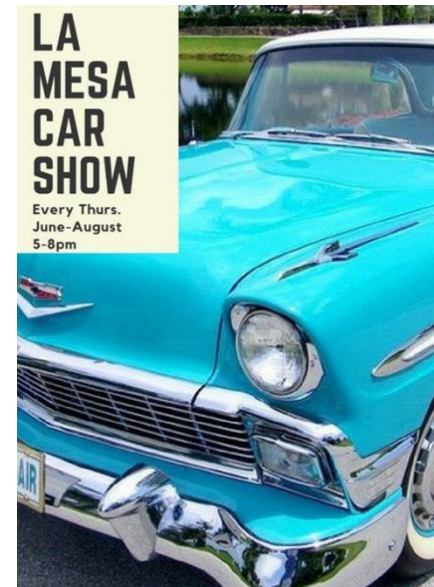
8415 LA MESA BLVD.



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.

8415 La Mesa Boulevard is situated within 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.



# OFFERING SUMMARY

8415 LA MESA BLVD. | LA MESA, CA 91942

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

## ROC BEAS

Senior Vice President  
Roc@caacre.com  
DRE Lic # 01985515  
CELL 858.442.4728  
DIRECT 619.764.6805

## MIKE CONGER

Principal  
Mike@caacre.com  
DRE Lic # 01381193  
CELL 858.344.9413  
DIRECT 858.285.3767

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