

APPROVED 56 UNIT PROJECT WITH BUILDING PLANS

7808 El Cajon Blvd | La Mesa, CA 91942

- Fully entitled w/ Final Map for a 5-story 56 unit building on 1.40 acres.
- 23 one bedrooms and 33 two bedrooms with 3,748 SF of retail/office
- 102,664 SF of rentable building area
- Offers convenient access to public transit and is home to a variety of restaurants, boutique shops, and cultural amenities.

ASKING PRICE: CALL BROKER FOR DETAILS



SUBJECT PROPERTY



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APPROVED 56 UNIT MULTIFAMILY DEVELOPMENT PROJECT IN LA MESA

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8



El Pollo Loco



SUBWAY



COSTCO
WHOLESALE

GUAVA AVE

SUBJECT PROPERTY

WOODYARD AVE

EL CAJON BLVD

HILLSIDE DR

LA MESA BLVD



HELIX CHARTER
HIGH SCHOOL

CLICK TO
VIEW AERIAL
VIDEO



AutoZone

SUBJECT PROPERTY

SUNSET DR

MAPLE AVE

LEE AVE

EL CAJON BLVD

LA MESA BLVD

WOODYARD AVE



La Mesa Springs Shopping Center



SUBJECT PROPERTY

HILLSIDE DR

LA MESA BLVD

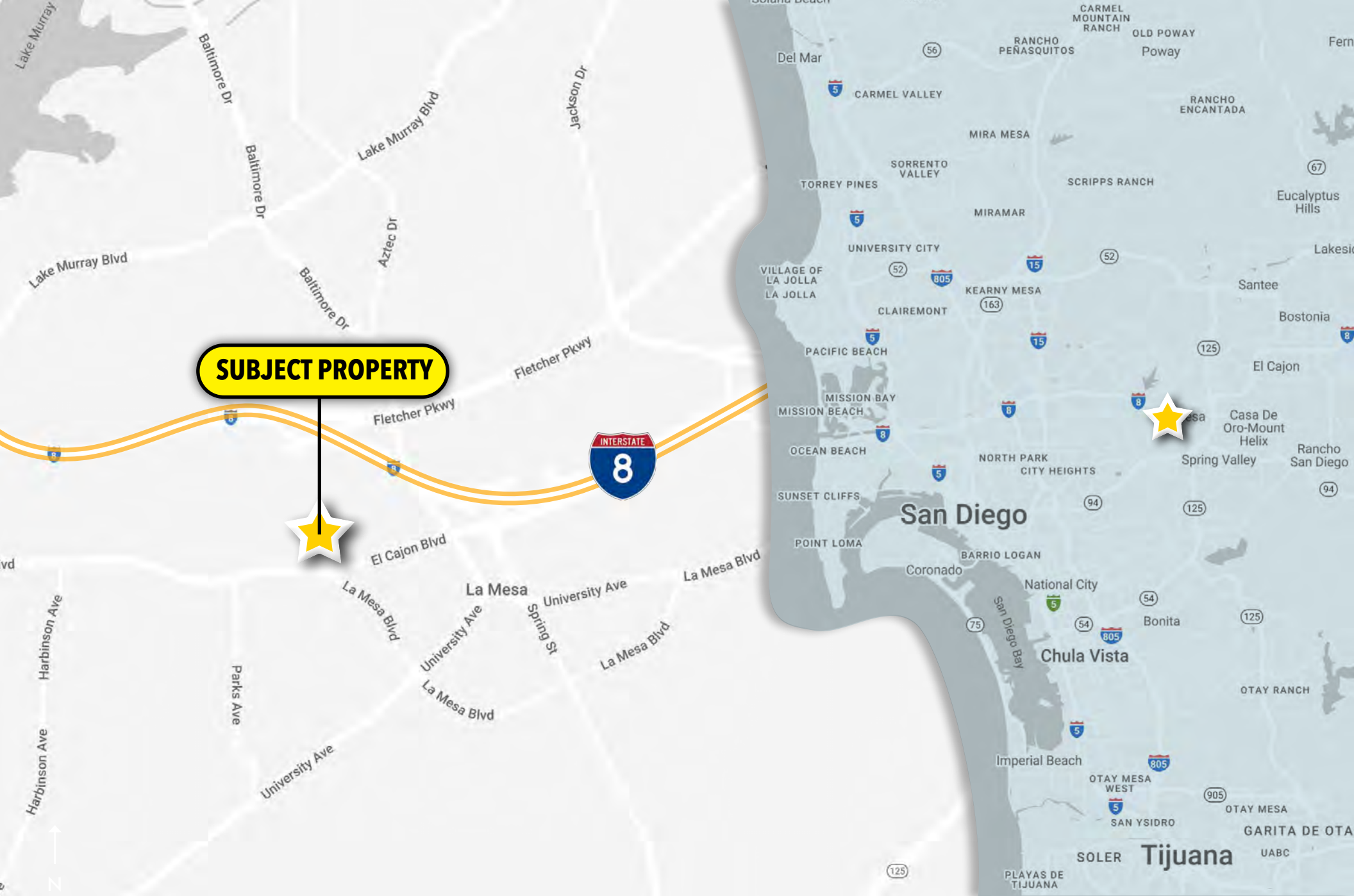
LEE AVE

SUNSET DR

EL CAJON BLVD

WOODYARD AVE





location map

Property Profile

This prime development site is located in the heart of La Mesa and is approximately 1.40 gross acres. The property benefits from entitlements in place and permit ready plans for a five-story, 56-unit multifamily community, offering a balanced mix of 23 one-bedroom units and 33 two-bedroom units. The one-bedroom units will feature approximately 740 square feet of net rentable area, while the two-bedroom units will offer approximately 1,035 square feet. Plans also include approximately 3,748 square feet of retail space and 2,900 square feet of amenity space to enhance the residential experience including a pool, recreation room, lounge, fitness center, business center and a roof deck. Located within the Residential Business and Urban Design Mixed-Use Overlay Zone, this property is ideally positioned to support a vibrant, mixed-use urban environment. Surrounded by local shops, dining, cultural venues, and community-focused amenities, the site offers a walkable, transit-accessible setting with strong redevelopment momentum. This development-ready parcel presents a rare opportunity to bring a high-quality residential or mixed-use project to one of La Mesa's most active and evolving corridors.



property information

location:

The subject property is located at 7808 El Cajon Boulevard in the City of La Mesa, a well-connected area in San Diego's East County region. Positioned just minutes from Interstate 8 and Highway 94, the property offers convenient access to major freeways and surrounding communities. It is centrally located near a variety of amenities, including schools, parks, retail centers, and public transit, making it an ideal location for both residents and businesses.

jurisdiction:

City of La Mesa

apns & acreage

470-111-42-00 | 1.40 acres

current use:

Vacant Land

entitlements:

Building plans are near approval and the final map is recorded. Entitlements include a 5 story – 56 unit multifamily project with 23 one bedrooms and 33 two bedrooms and 3,748 SF of retail/office space.

zoning:

RB-D-MU (Residential Business/ Urban Design Overlay/Mixed Use Overlay)

[Click to View Zoning](#)

max height:

49'

density:

40 DU/Acre

school district:

Grossmont Union High School District

services:

Water/Sewer
Electric/Gas
Fire
Police

Helix Water District
San Diego Gas & Electric (SDG&E)
Heartland Fire Department
La Mesa Police Department

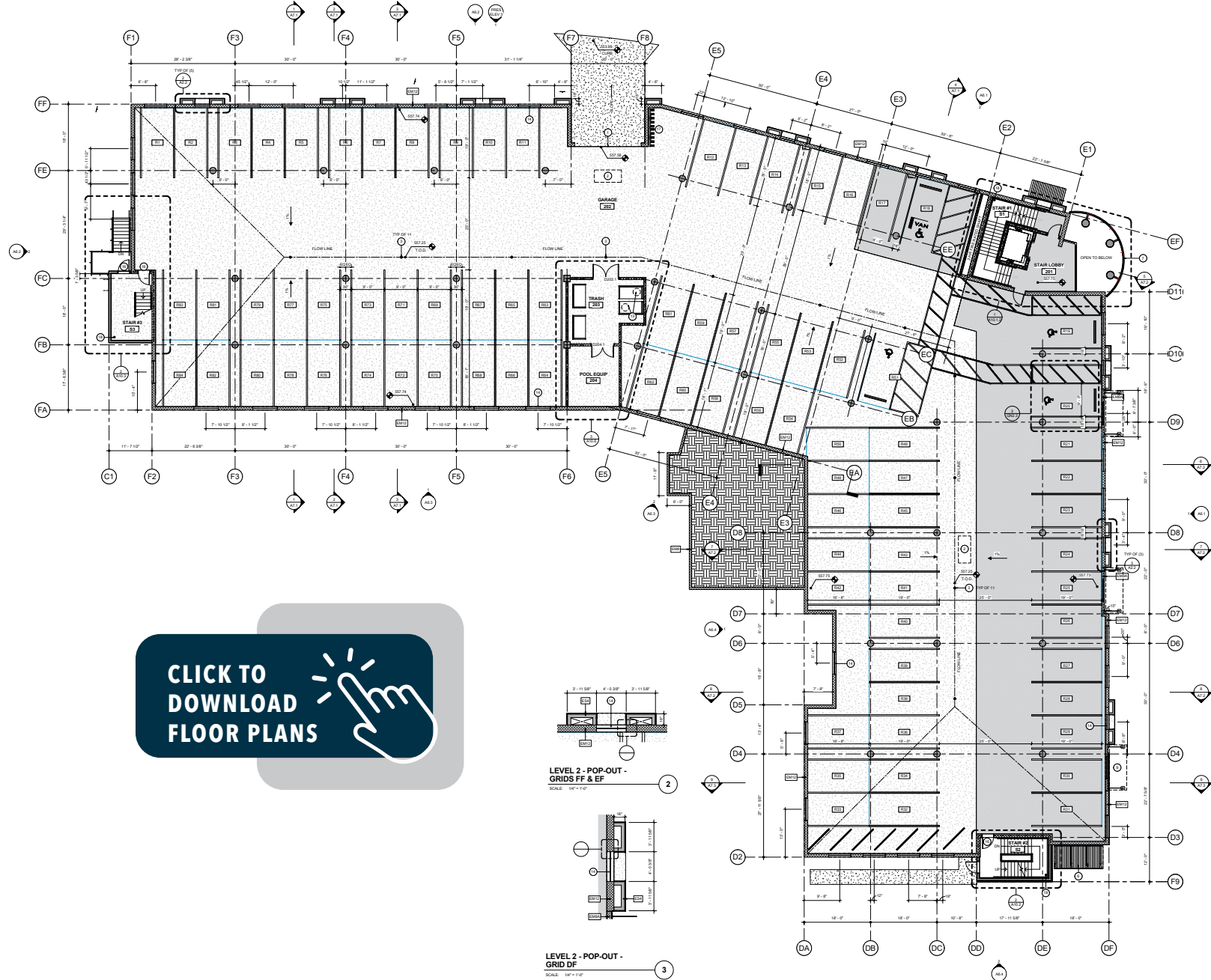


site plan

CLICK TO
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SITE PLANS



floor plan



elevations

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DOWNLOAD
ELEVATIONS



renderings



due diligence documents

CLICK LINKS BELOW TO DOWNLOAD DUE DILIGENCE DOCUMENTS



- [Architectural PC4-Permit](#)
- [Electrical PC4-Permit](#)
- [Improvement Plans](#)
- [Land Architectural Plans](#)
- [Mechanical PC4-Permit](#)
- [Plumbing PC4-Permit](#)
- [Project Plans](#)
- [Structural PC4-Permit](#)
- [Final Map](#)

demographics

1 mile



population

28,241



estimated households

12,677



average household income

\$112,932



median household income

\$89,720



total employees

12,094

3 miles



population

179,597



estimated households

67,131



average household income

\$131,594



median household income

\$102,467



total employees

52,461

5 miles



population

476,099



estimated households

170,001



average household income

\$125,593



median household income

\$100,441



total employees

118,615

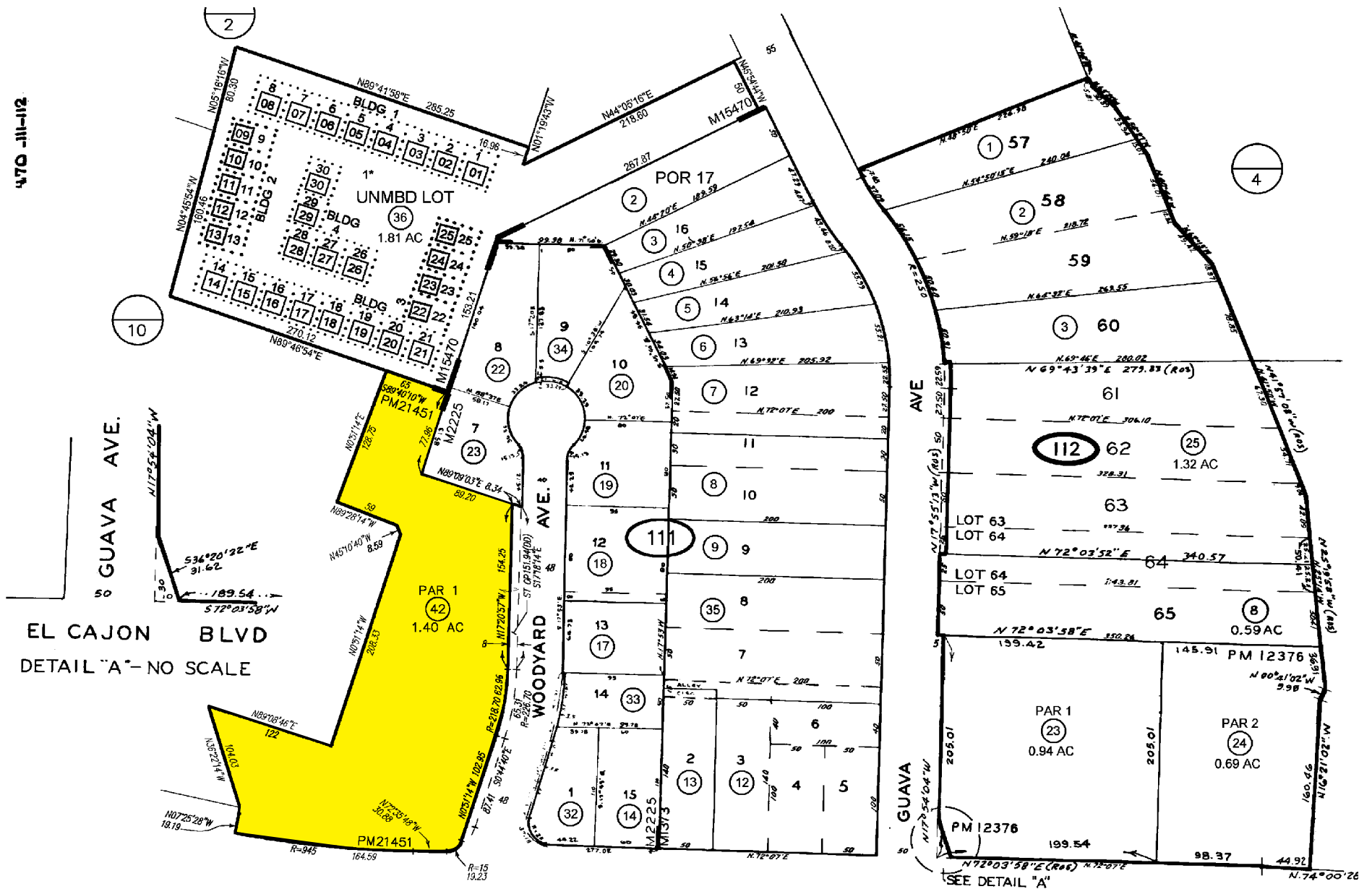
ABOUT THE AREA


La Mesa

Nestled in the hills just east of San Diego, La Mesa is a vibrant, walkable community known for its charming downtown, historic neighborhoods, and welcoming atmosphere. Often called "The Jewel of the Hills," La Mesa combines small-town character with big-city convenience. Its downtown village is a local favorite, offering boutique shopping, sidewalk cafés, art galleries, and lively events like the La Mesa Classic Car Show, Oktoberfest, and a weekly farmers market. The area's mild climate and central location make it easy to enjoy all that San Diego County has to offer, from beaches to business centers.

La Mesa is also home to beloved landmarks and recreational destinations. Hike up Mount Helix Park for panoramic views, spend a day kayaking or cycling around Lake Murray, or explore the trails and picnic areas at Mission Trails Regional Park nearby. Families enjoy excellent schools and neighborhood parks, while residents of all ages benefit from the city's active lifestyle and strong sense of community. La Mesa offers something for everyone in a location that truly feels like home.

470 -11-112



An aerial photograph of a city, likely Los Angeles, showing a dense residential area with many houses and palm trees. In the background, there are mountains under a clear blue sky. The image is used as a background for a legal disclaimer.

LEE & ASSOCIATES HEREBY ADVISES ALL PROSPECTIVE PURCHASERS AS FOLLOWS:

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By accepting this Marketing Brochure you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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