

For Sale - Entitled Loft Development

18 Unit Entitled Multi-Family Mixed-Use Development Opportunity



Price: \$1,500,000

El Cajon Blvd (Between Baltimore Dr. & Guava Ave)
La Mesa, CA 91942

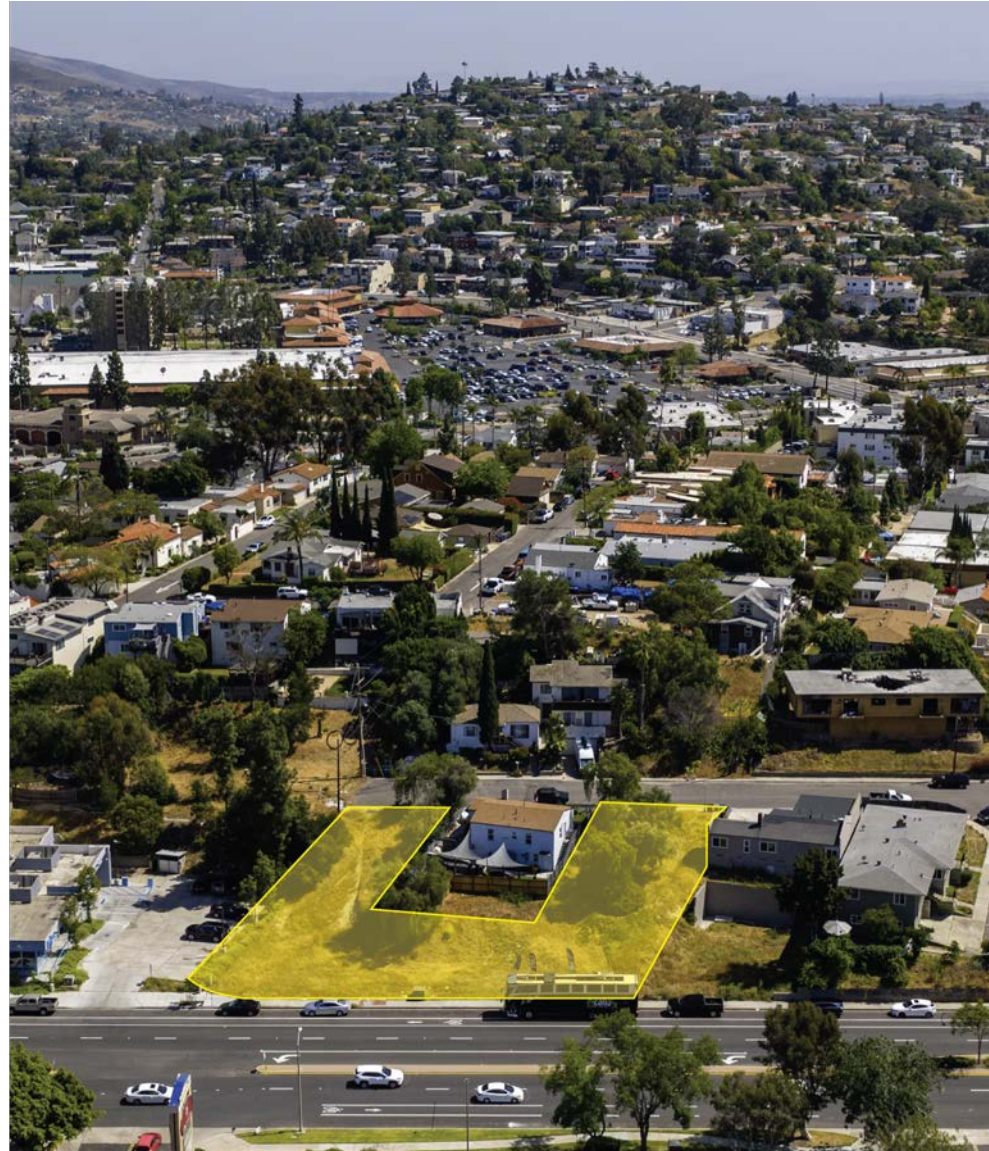
No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



EXECUTIVE SUMMARY

The subject offering is a 13,008 SF parcel of vacant land entitled for an 18-unit multi-family mixed-use commercial and residential building. Located along El Cajon Blvd between Baltimore Dr and Guava Ave, the property has convenient access to a variety of retail & restaurant outlets and freeway on & off ramps, as well as close proximity to downtown La Mesa and the Trolley Station. With several new high-quality residential developments in the surrounding area, the property is in a prime position to take advantage of the growing momentum in this vibrant and active corridor in the City of La Mesa.

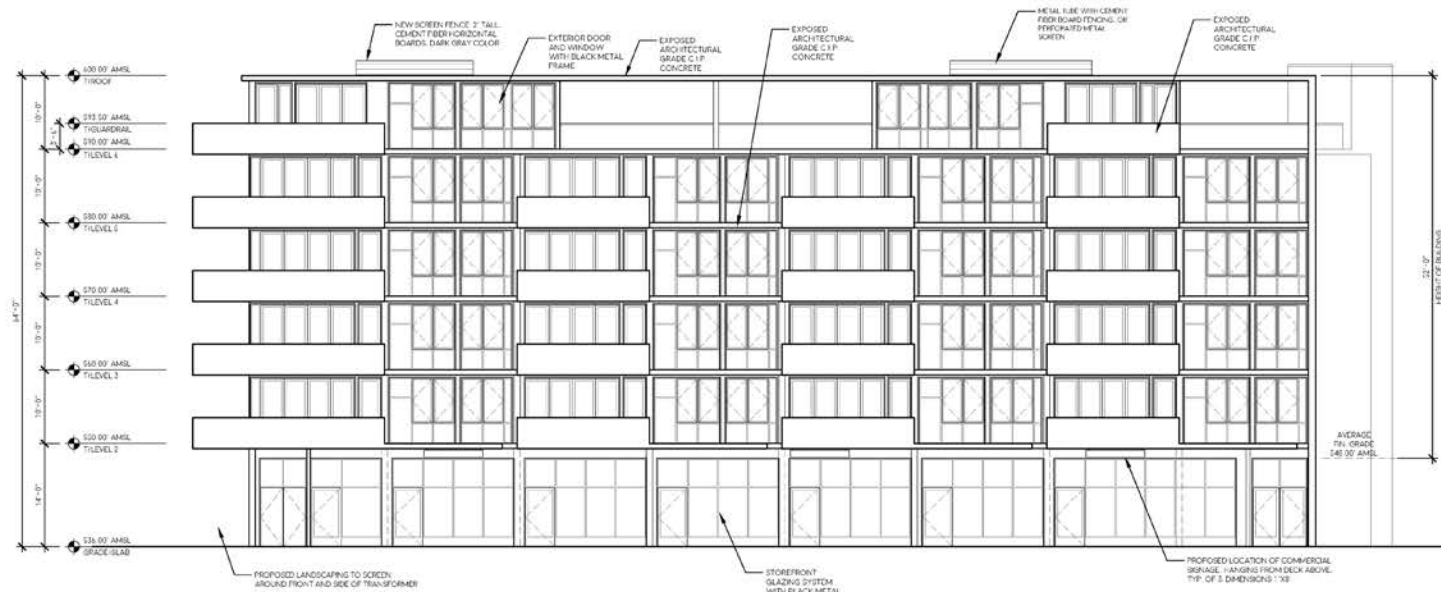
| | |
|---------------------------|---|
| Price: | \$1,500,000 |
| Lot Area: | 13,008 SF |
| Units Proposed: | 18 |
| Proposed Building: | 24,692 SF |
| Unit Mix: | 16- 2 bd / 2 bath 2- 3 bd / 2 bath |
| Levels/Height: | 6 Stories / 46' |
| Parking | 23 Spaces |
| Zoning: | C-D-MU |
| Overlay Zones: | Transit Zone |
| APN's: | 470-200-28-00 470-200-30-00 470-200-31-00 |



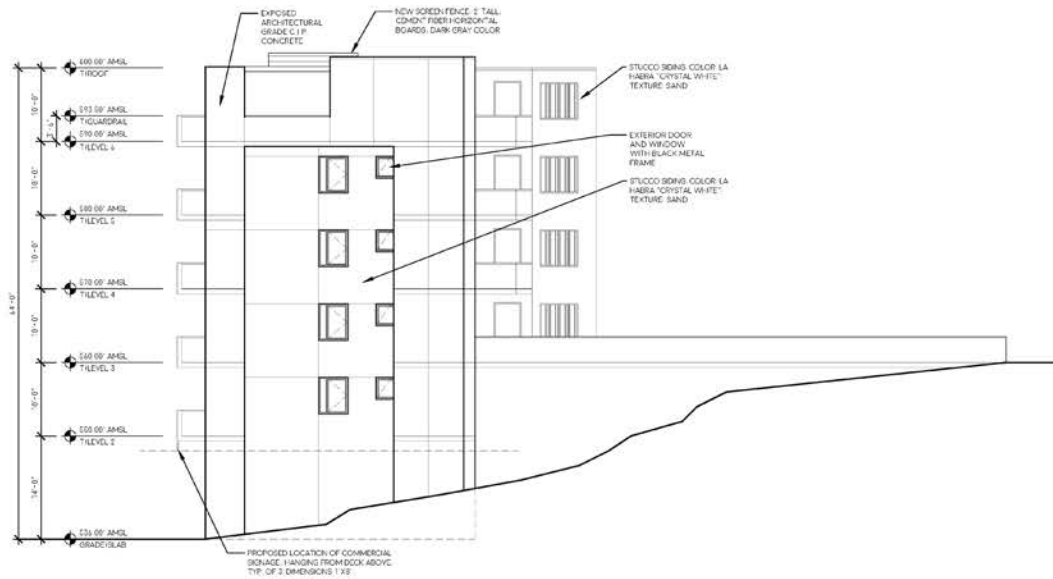




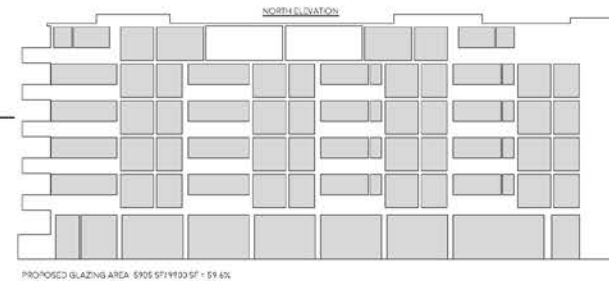




NORTH ELEVATION
1/8"=1'-0"



WEST ELEVATION
1/8"=1'-0"



NORTH ELEVATION
1/8"=1'-0"



3345 7TH AVENUE
SAN DIEGO, CA 92103
619 916-8146

HILLSIDE LOFTS

0 EL CAJON BOULEVARD
LA MESA, CA 91942

| DATE | BY | ISSUE DESCRIPTION |
|----------|----|---------------------------|
| 01-24-22 | CS | FOR DOWNA REVIEW/QUANTIFY |
| 01-11-22 | CS | REVISED PER SET COMMENTS |
| 04-12-22 | CS | REVISED PER SET COMMENTS |
| 07-26-22 | CS | REVISED PER SET COMMENTS |

SAWAYA ARCHITECTURE

A4.0
BUILDING ELEVATIONS

2/06
PRINT TO SCALE: 24" X 36"



2165 7TH AVENUE
SAN DIEGO, CA 92103
619 716-8146

HILLSIDE LOFTS

60 EL CAJON BOULEVARD
LA MESA, CA 91942

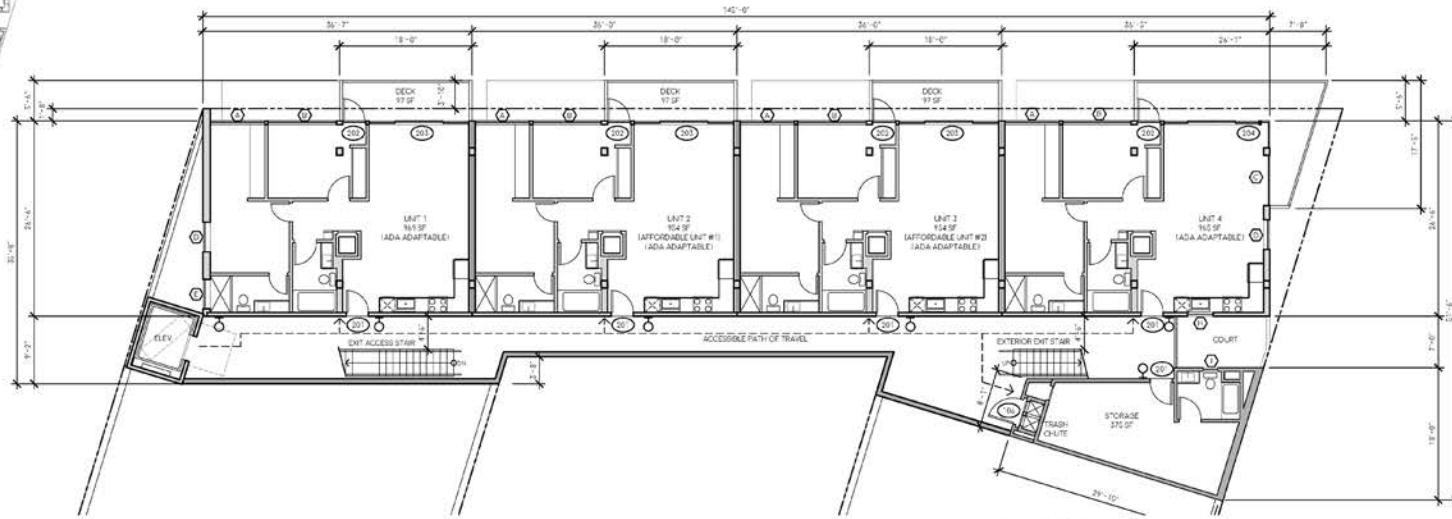
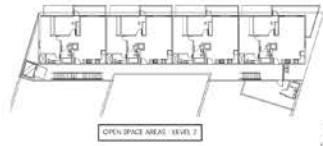
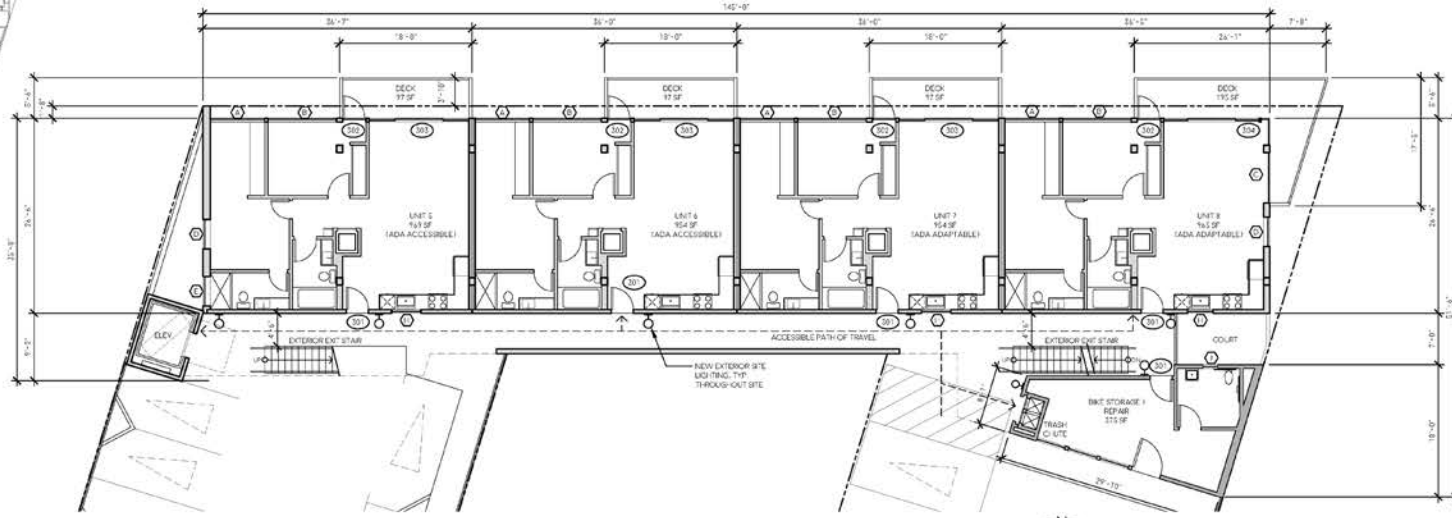
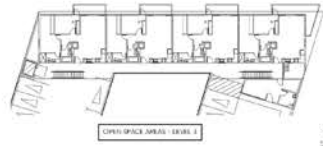
| DATE | BY | ISSUE DESCRIPTION |
|----------|----|----------------------------|
| 06-24-22 | CS | FOR CONSTRUCTION SUBMITTAL |
| 07-11-22 | CS | REVISED PER STAFF COMMENTS |
| 08-11-22 | CS | REVISED PER STAFF COMMENTS |
| 07-28-22 | CS | REVISED PER STAFF COMMENTS |

SAWAYA ARCHITECTURE

A2.1

LEVEL 2
LEVEL 3
FLOOR PLAN

2166
PRINT TO SCALE: 3/4" X 3/4"

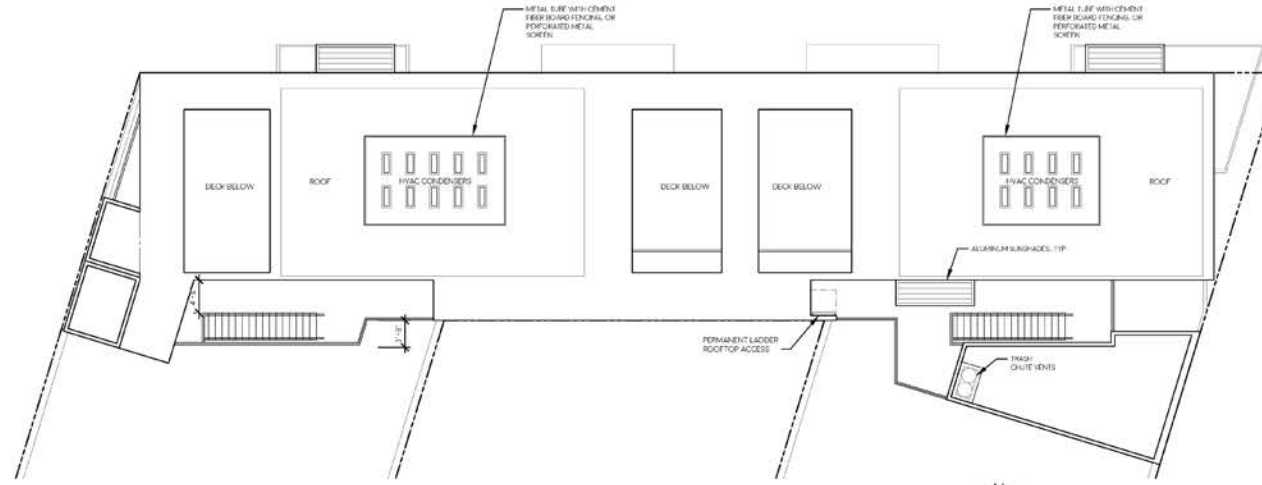




2165 7TH AVENUE
SAN DIEGO, CA 92103
619 916 8146

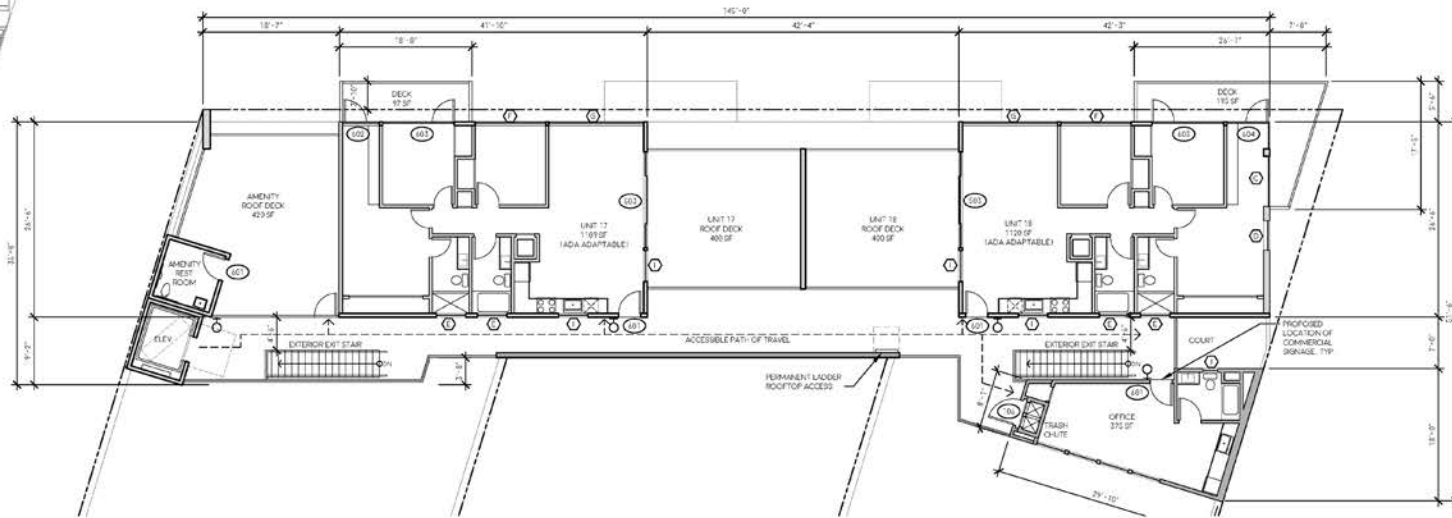
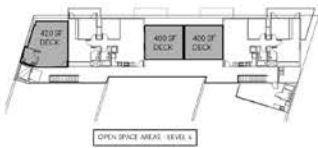
HILLSIDE LOFTS

0 EL CAJON BOULEVARD
LA MESA, CA 91942



ROOF PLAN
1/8" = 1'-0"

1 [N]



LEVEL 6 FLOOR PLAN
1/8" = 1'-0"

2 [N]

| DATE | BY | ISSUE DESCRIPTION |
|----------|----|----------------------------|
| 06-24-22 | CS | FOR DOWNA REVIEW SUBMITTAL |
| 07-11-22 | CS | REVISED PER STAFF COMMENTS |
| 08-11-22 | CS | REVISED PER STAFF COMMENTS |
| 07-26-22 | CS | REVISED PER STAFF COMMENTS |

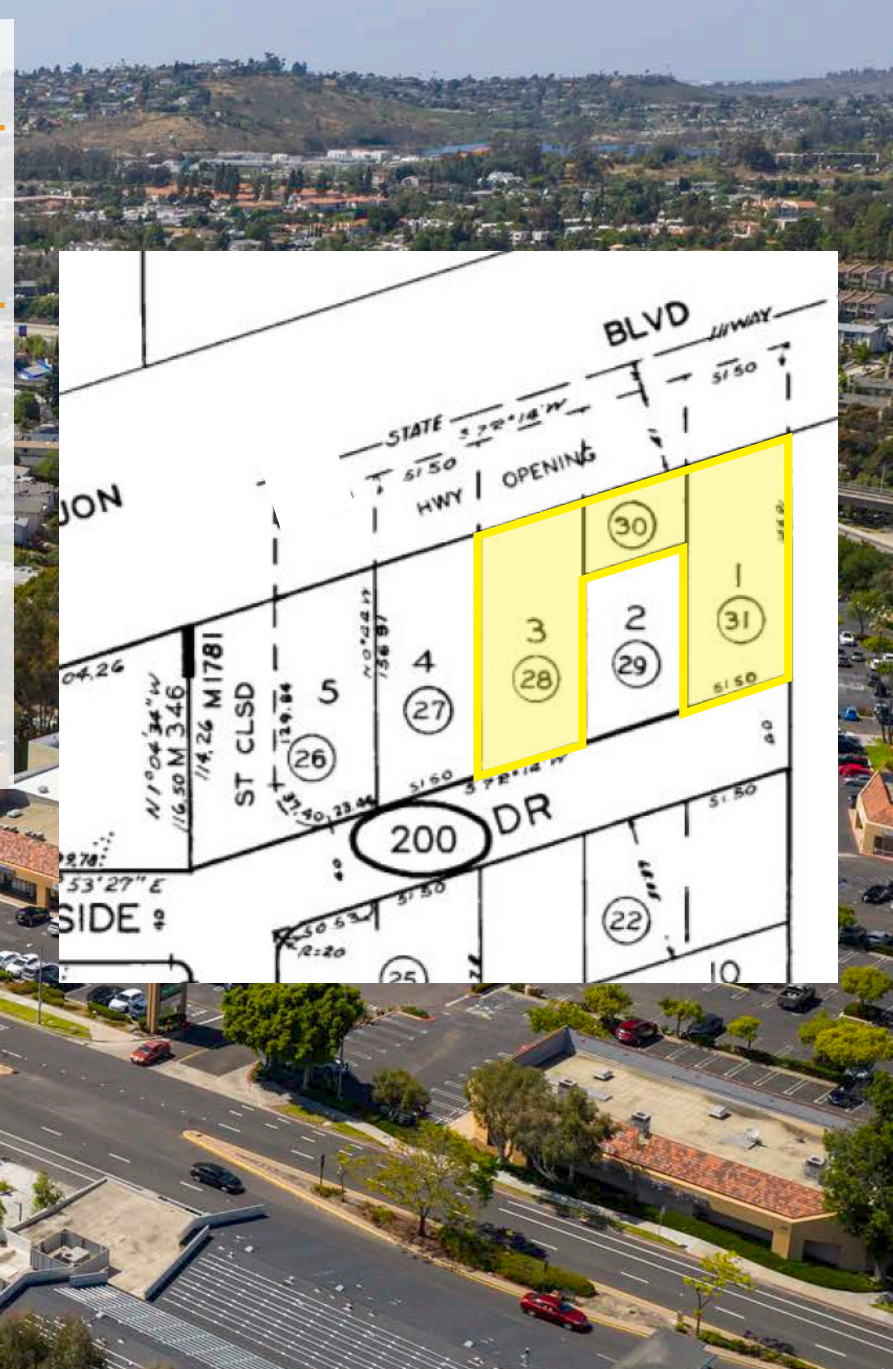
SAWAYA ARCHITECTURE

A2.3 LEVEL 6 FLOOR PLAN ROOF PLAN

2165
PRINT TO SCALE: 24" x 36"

DEMOGRAPHICS / PARCEL MAP

| | 1 Mile | 2 Mile | 3 Mile |
|------------------------------|--------------|---------------|---------------|
| Population | | | |
| 2025 Estimate | 27,684 | 82,831 | 178,305 |
| Pop. Annual Growth 2025-2030 | 0.69% | 0.41% | 0.21% |
| 2025 Households | | | |
| 2025 Estimate | 11,884 | 32,853 | 65,133 |
| HH Annual Growth 2025-2030 | 0.60% | 0.30% | 0.13% |
| Avg. HH Income | \$106,556 | \$114,221 | \$119,738 |
| Med. HH Income | \$86,037 | \$90,220 | \$94,170 |
| Rent Occupied HH | 7,626 64.17% | 18,063 54.98% | 32,280 49.56% |
| Median Home Value | \$751,338 | \$779,886 | \$788,649 |
| Daytime Employment | 15,399 | 40,148 | 62,839 |



*For More information
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