# Red Hawk Realty
*Leaders In Lifestyle Real Estate*

Residential ◆ Land ◆ Commercial ◆ Orchards ◆ Vineyards ◆ Farms ◆ Ranches

*PREPARATION* ◆ *PROFICIENCY* ◆ *PROVEN RESULTS*



# La Mesa Investment Opportunity

**7837 La Mesa Boulevard, La Mesa, CA, 91942**
**APN: 470-173-04-00**

## Property Highlights

**Available for $995,000**

- **Versatile Two-Story Building** – 1,770± sq. ft. of combined commercial and residential space on a 6,107± sq. ft. lot.
- **Inviting Ground-Level Offices** – Three private offices, welcoming reception area with fireplace, comfortable lounge, and half bathroom.
- **Private Upstairs Apartment** – One-bedroom studio-style residence featuring a full bathroom and kitchenette with stove, refrigerator, and sink.
- **Flexible Mixed-Use Zoning** – RB-D-MU zoning provides opportunities for professional, residential, and investment uses, subject to applicable regulations.
- **Convenient On-Site Parking** – Private driveway and five dedicated parking spaces accommodating business and residential needs.
- **Desirable La Mesa Location** – Prominent La Mesa Boulevard address with convenient access to shopping, dining, public transportation, and greater San Diego.



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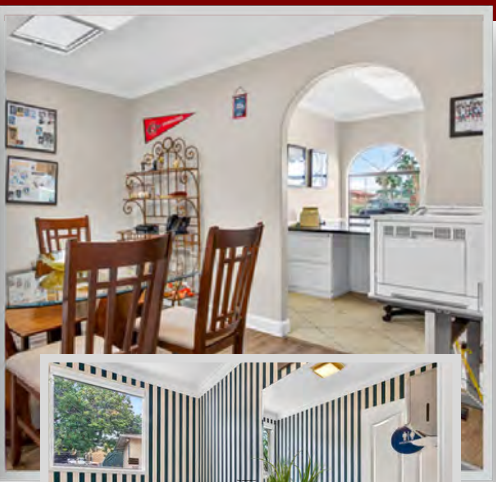
# La Mesa Investment Opportunity









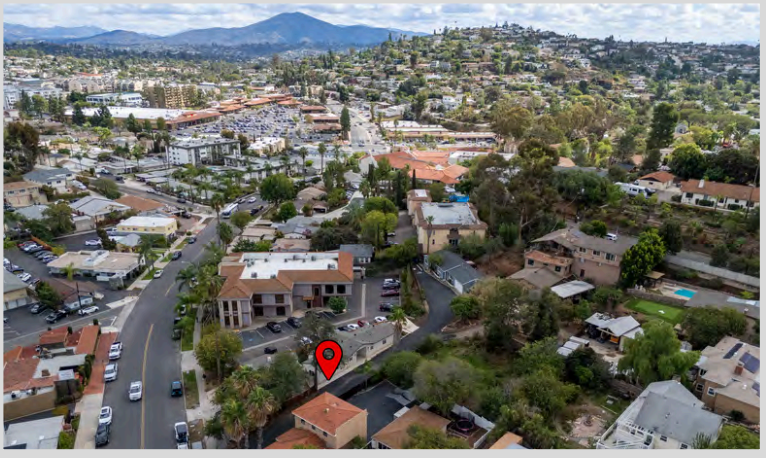


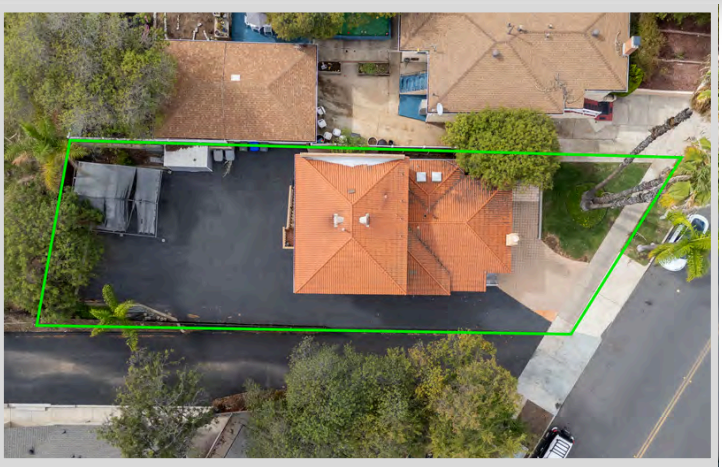
Located in the heart of La Mesa, this charming two-story building offers approximately 1,770 square feet of versatile space thoughtfully suited to a variety of professional and lifestyle needs.

The welcoming main level features a reception area with a cozy fireplace, three private offices, and a comfortable lounge, creating an inviting environment for clients and colleagues alike. Upstairs, a private one-bedroom apartment with a kitchenette and full bathroom adds another dimension of value.

Set on a 6,107-square-foot lot with five dedicated parking spaces, the property combines everyday practicality with the character and charm of an established La Mesa setting. Enjoy the convenience of nearby public transportation, local dining, shopping, and easy access to the many attractions of greater San Diego.

**Whether you're launching a new venture, expanding an established business, or investing in your future, this distinctive property provides the ideal foundation to bring your vision to life and build something truly rewarding.**

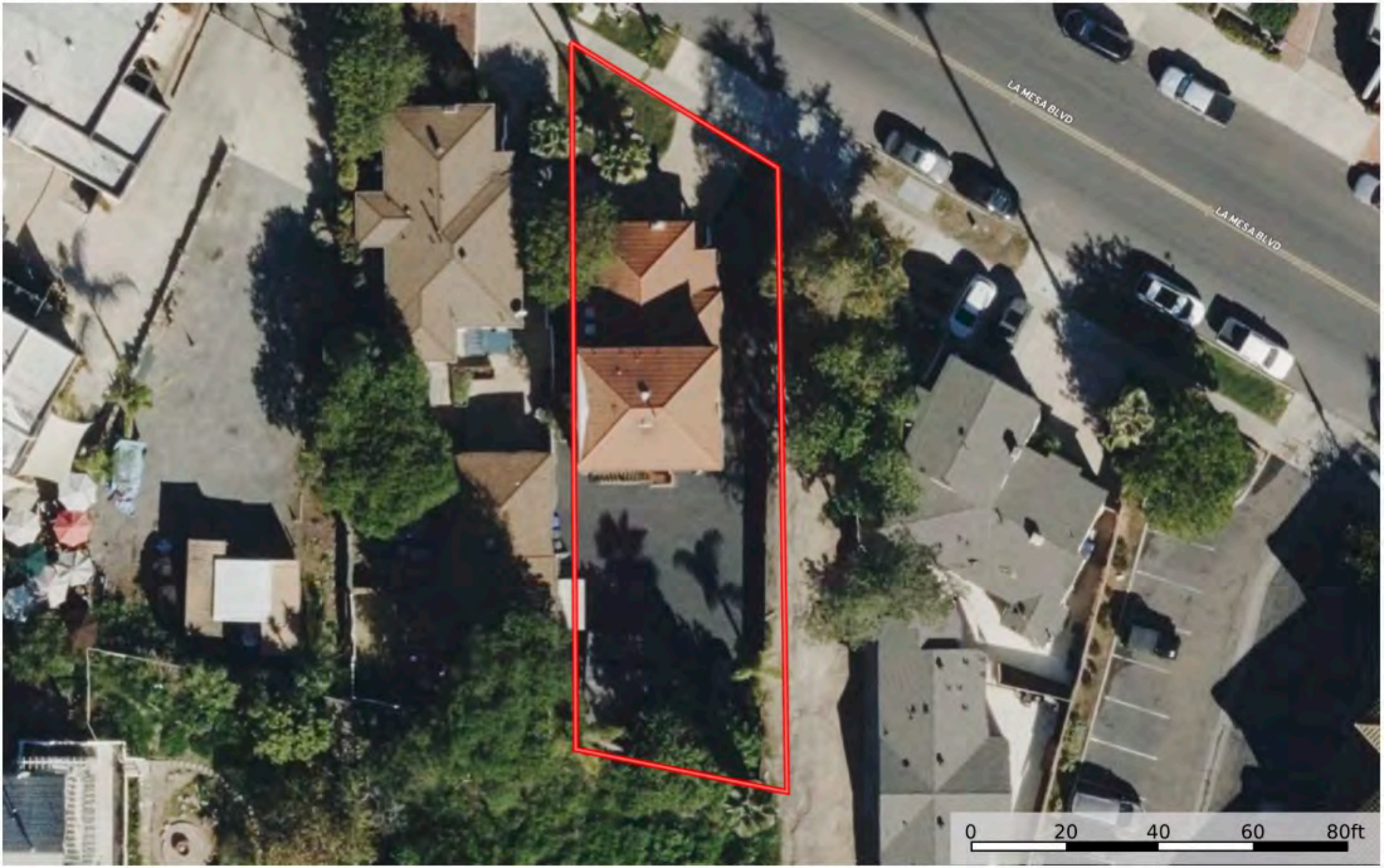




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# 7837 La Mesa Blvd - Commercial/Residential

California,  AC +/-



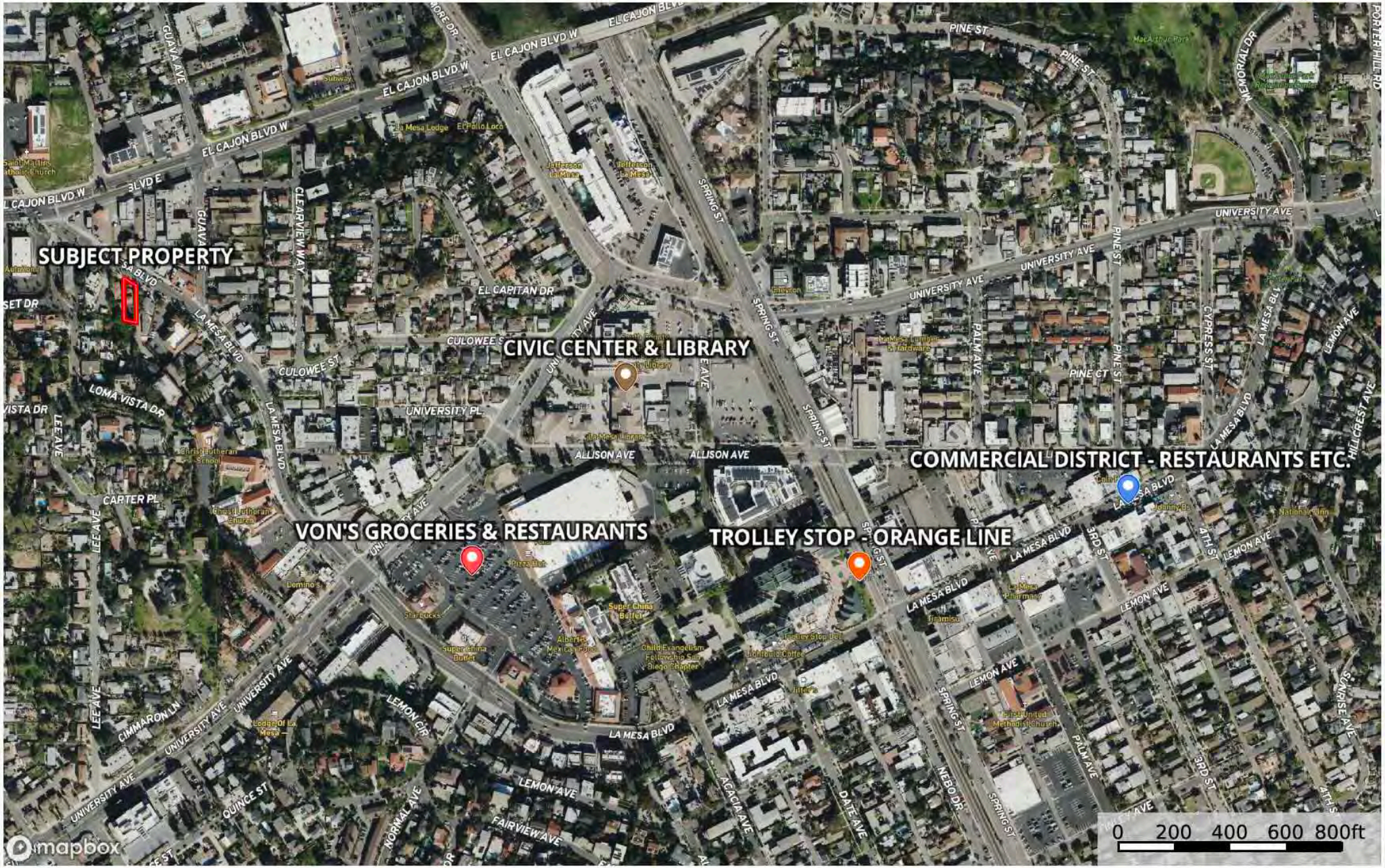

Boundary

**Donn Bree**
P: (800) 371-6669 www.RedHawkRealty.com 21887 Washington St., Santa Ysabel CA 92070

The information contained herein was obtained from sources deemed to be reliable.
Land id® Services makes no warranties or guarantees as to the completeness or accuracy thereof.

# 7837 La Mesa Blvd - Commercial/Residential

California, AC +/-




Trolley Stop - Orange Line | Commercial District - | Civic Center & Library | Von 's Groceries & | Boundary


**Donn Bree**

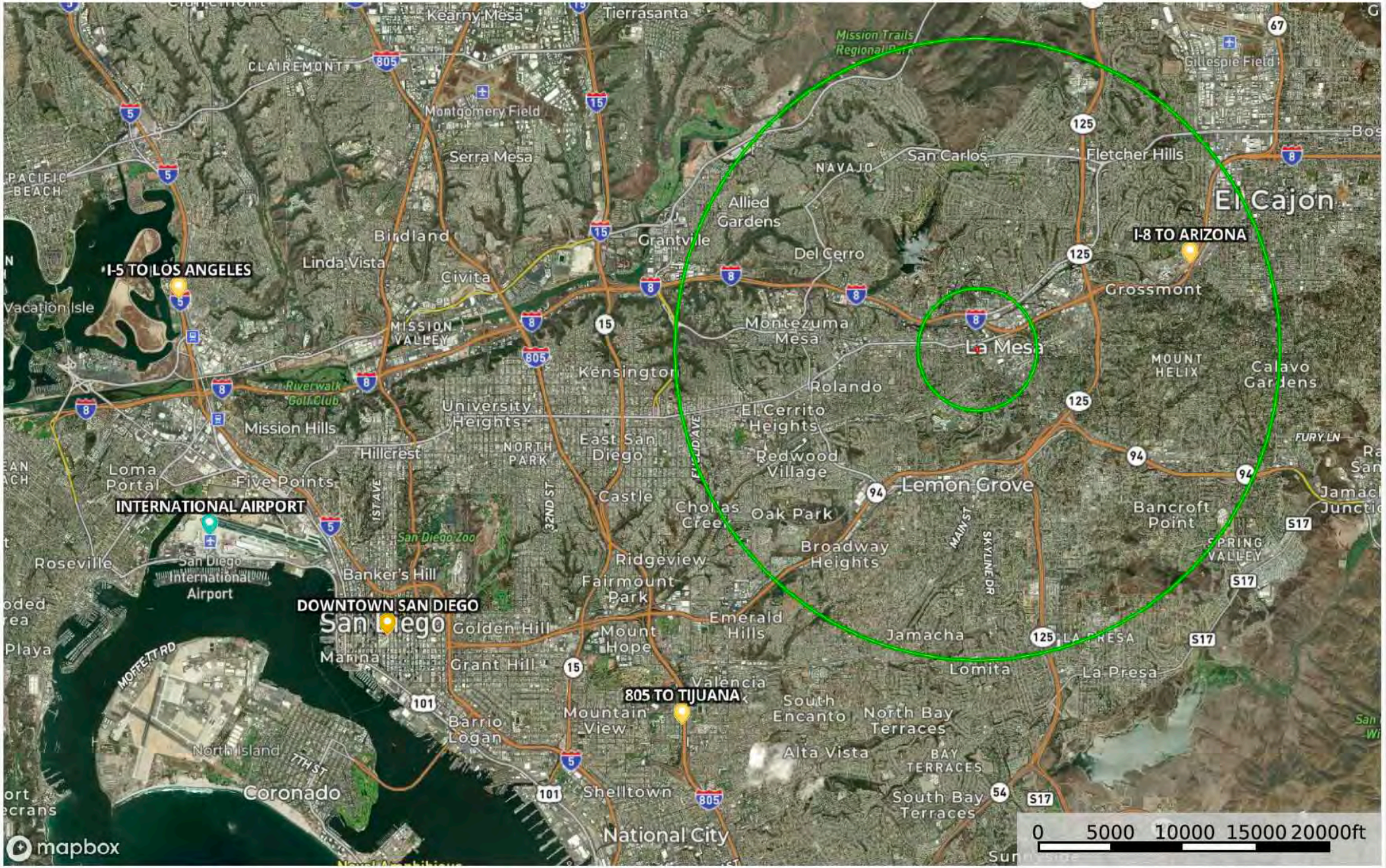
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# 7837 La Mesa Blvd - Commercial/Residential

California, AC +/-




805 to Tijuana | I - 5 to Los Angeles | I - 8 to Arizona | Downtown San Diego | International Airport | Boundary | Zoom In


**Donn Bree**

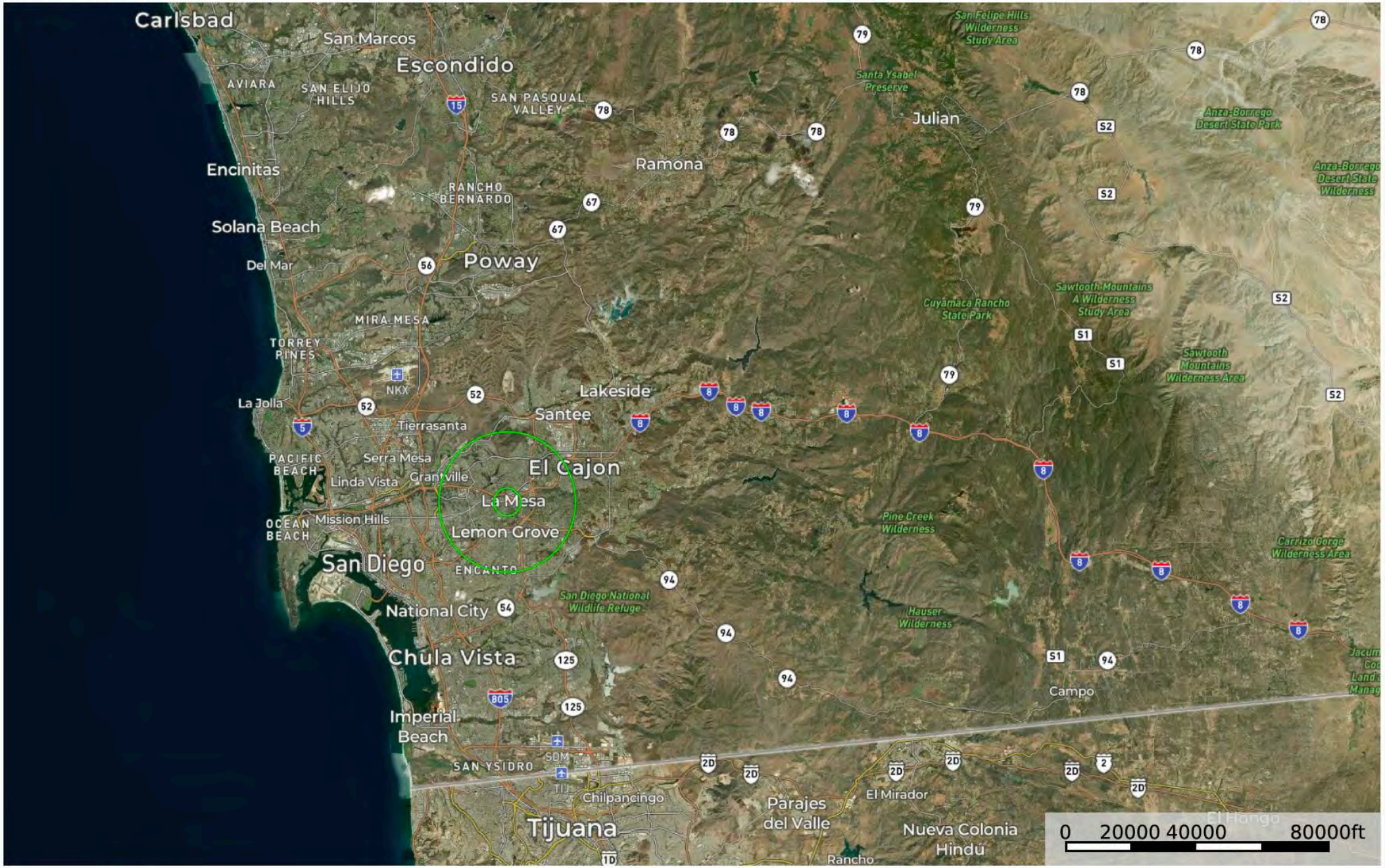
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# 7837 La Mesa Blvd - Commercial/Residential

California, AC +/-




Boundary  Zoom In


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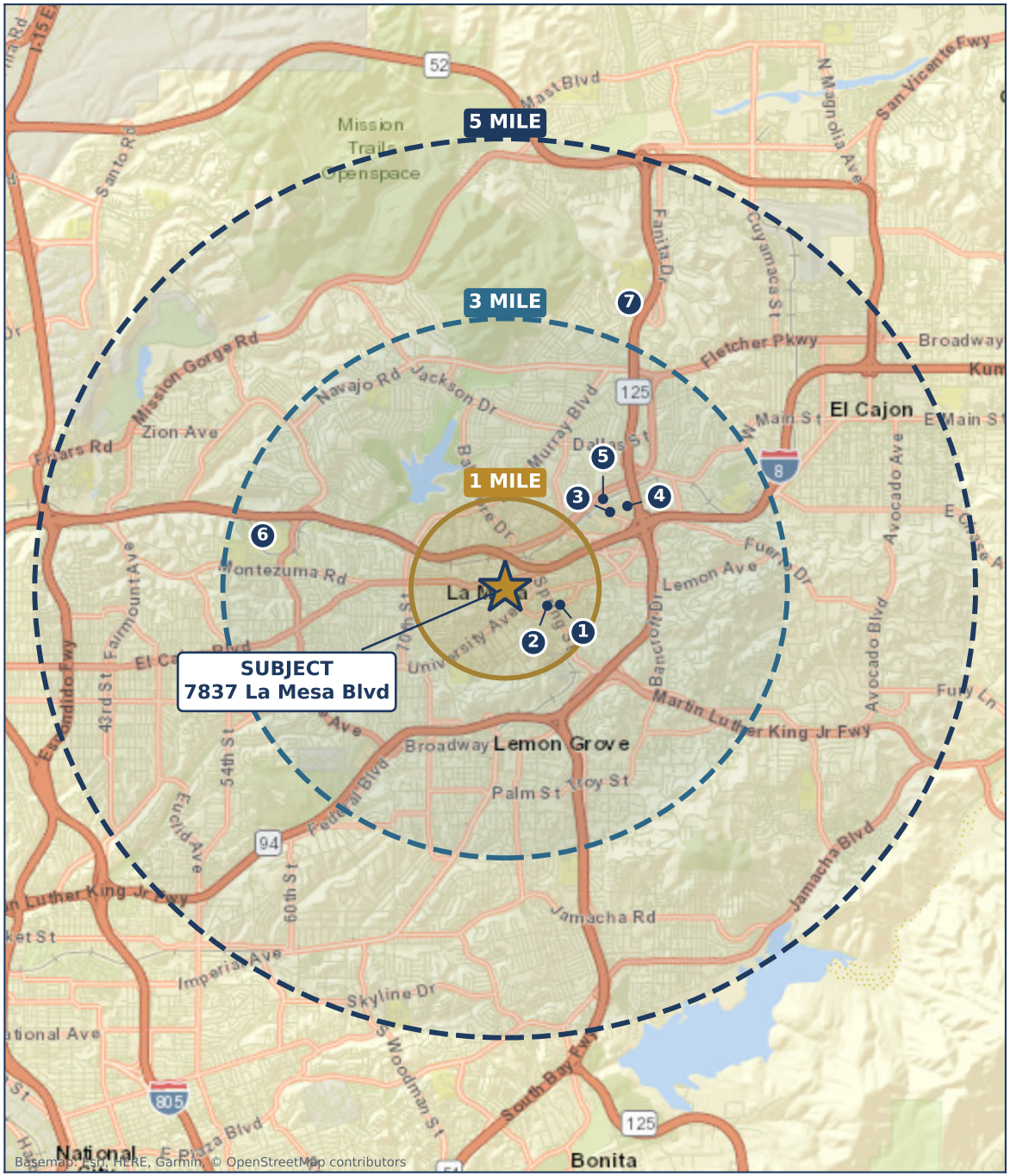


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# 7837 La Mesa Boulevard | Location & Trade Area

La Mesa, CA 91942 • Offered at $995,000






## NEARBY DESTINATIONS

| | | |
|---|---|---|
| 1 | La Mesa Village | 0.6 mi |
| 2 | La Mesa Blvd Trolley | 0.5 mi |
| 3 | Grossmont Center | 1.4 mi |
| 4 | Sharp Grossmont Hospital | 1.6 mi |
| 5 | Grossmont Transit Ctr | 1.4 mi |
| 6 | San Diego State Univ. | 2.6 mi |
| 7 | Grossmont College | 3.4 mi |

Straight-line distances from subject. Listing cites the trolley station at approx. 0.7 mi and a bus stop about a one-minute walk away.

## TRADE AREA SNAPSHOT

### POPULATION

| 1-mile | 3-mile | 5-mile |
|---|---|---|
| 21,981 | 187,454 | 487,874 |

### HOUSEHOLDS

| 1-mile | 3-mile | 5-mile |
|---|---|---|
| 9,963 | 67,676 | 170,715 |

### MEDIAN HH INCOME

| 1-mile | 3-mile | 5-mile |
|---|---|---|
| $90K | $96K | $91K |

Sources: U.S. Census Bureau, American Community Survey 2020–2024 5-year estimates (block groups via Census Reporter); TIGER/Line 2024 block groups; geocode by U.S. Census Geocoder. Ring figures aggregate block groups whose interior point falls within each radius; ring medians are interpolated from income brackets. Basemap © OpenStreetMap contributors, Esri World Street Map.
Property data per MLS #NDP2609989 (Redfin, Nov. 3, 2026) and San Diego County public-record summaries (LoopNet). Information deemed reliable but not guaranteed; buyer to verify all data, zoning, and permitted uses independently.

# Demographic Profile | 1, 3 & 5-Mile Rings

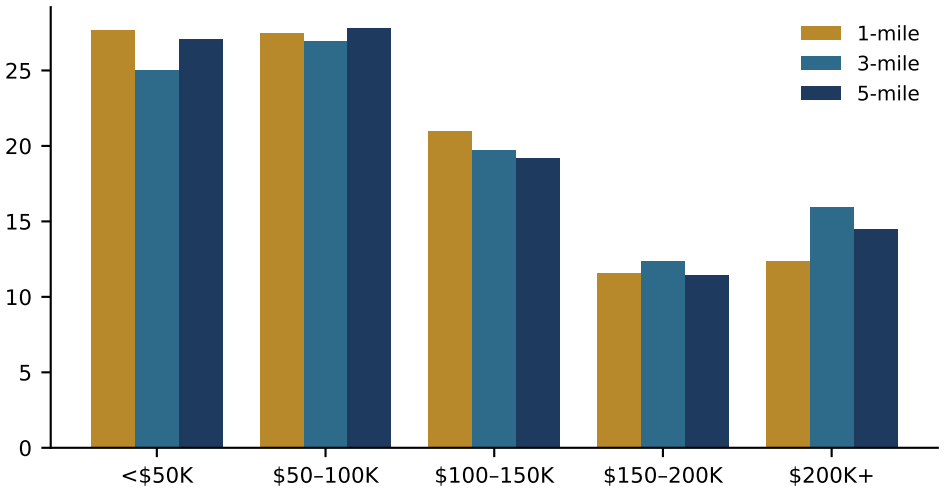
ACS 2020–2024 5-Year Estimates



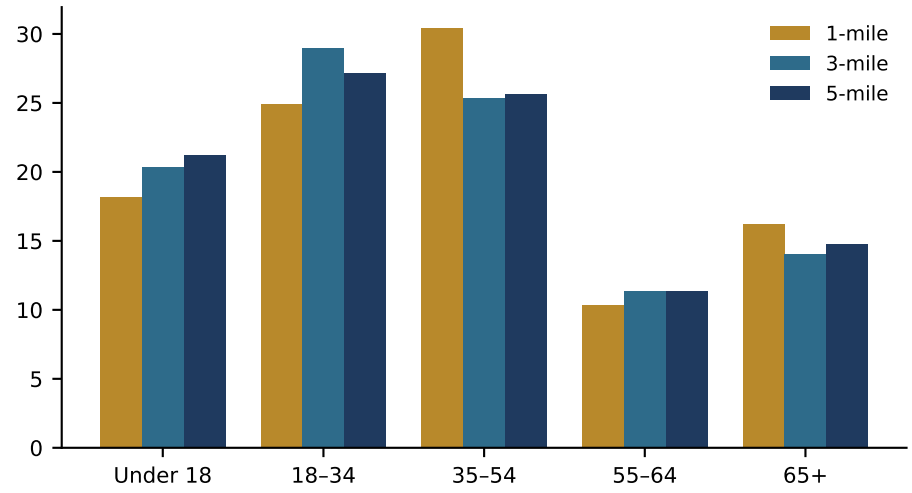
| | 1 Mile | 3 Mile | 5 Mile | La Mesa (City) | San Diego County |
|---|---|---|---|---|---|
| Total Population | **21,981** | **187,454** | **487,874** | 60,797 | 3,288,774 |
| Households | **9,963** | **67,676** | **170,715** | 25,038 | 1,171,278 |
| Avg. Household Size | **2.21** | **2.77** | **2.86** | 2.43 | 2.81 |
| Median Household Income | **$89,651** | **$96,165** | **$90,957** | $95,028 | $106,268 |
| Households $100K+ | **44.9%** | **48.0%** | **45.1%** | 47.5% | 52.8% |
| Bachelor's Degree or Higher (25+) | **39.6%** | **40.7%** | **35.3%** | 40.6% | 43.2% |
| Unemployment Rate | **5.4%** | **6.5%** | **7.1%** | 6.2% | 6.1% |
| Owner-Occupied Housing | **38.9%** | **53.4%** | **52.2%** | 47.7% | 54.6% |
| Renter-Occupied Housing | **61.1%** | **46.6%** | **47.8%** | 52.3% | 45.4% |
| Renter Households | **6,091** | **31,530** | **81,652** | 13,105 | 532,140 |
| Median Age | — | — | — | 37.4 | 37.3 |
| Median Home Value | — | — | — | $812,000 | $854,700 |
| Median Gross Rent | — | — | — | $2,049 | $2,246 |

Median age, home value, and gross rent are published only for the city and county (ring medians for these items cannot be reliably derived from block-group data).

**Household Income Distribution (% of households)**




**Age Distribution (% of population)**

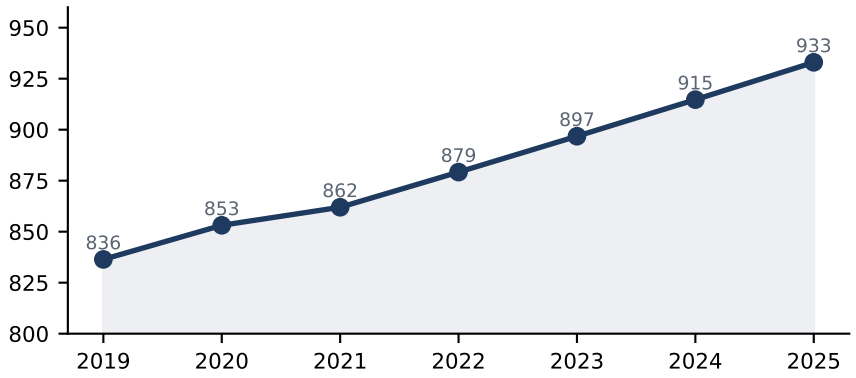



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## PROPERTY FACTS

| | |
|---|---|
| Offering Price | **$995,000** |
| Price / SF | **$562** |
| Building Area | **±1,770 SF** |
| Lot Size | **±6,107 SF (0.14 AC)** |
| Year Built | **1945 (per MLS)** |
| APN | **470-173-04** |
| Configuration | **Ground-floor office + upstairs 1BR/1BA** |
| Parking | **5 dedicated spaces + private driveway** |
| Census Tract | **014601** |
| FEMA Panel | **06073C1644H** |
| Subdivision | **Roseland Heights** |

### Assessed Value History ($000s)




Assessed values per county records (via Homes.com); Prop. 13 base, not market value. A sale will trigger reassessment (current 2025 tax ≈ $11,449).

## INVESTMENT HIGHLIGHTS

### Rare live/work flexibility
Owner-user office below with a separate 1BR/1BA apartment above — occupy, lease, or combine (subject to applicable use requirements).

### Deep renter base
61% of households within 1 mile rent — about 6,091 renter households — supporting demand for the apartment unit.

### Established income profile
Median household income of about $96K within 3 miles; 48% of 3-mile households earn $100K+.

### Dense trade area
About 187,454 residents within 3 miles and 487,874 within 5 miles.

### Transit & access
Bus stop about one minute away; La Mesa Blvd Trolley approx. 0.7 mi; Grossmont Transit Center and the I-8 corridor nearby.

### Rare parking for its size
Five dedicated spaces and a private driveway — an advantage for client-facing office users.

### Healthcare & retail anchors
Near Sharp Grossmont Hospital and Grossmont Center, plus La Mesa Village dining and shops.

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