

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.



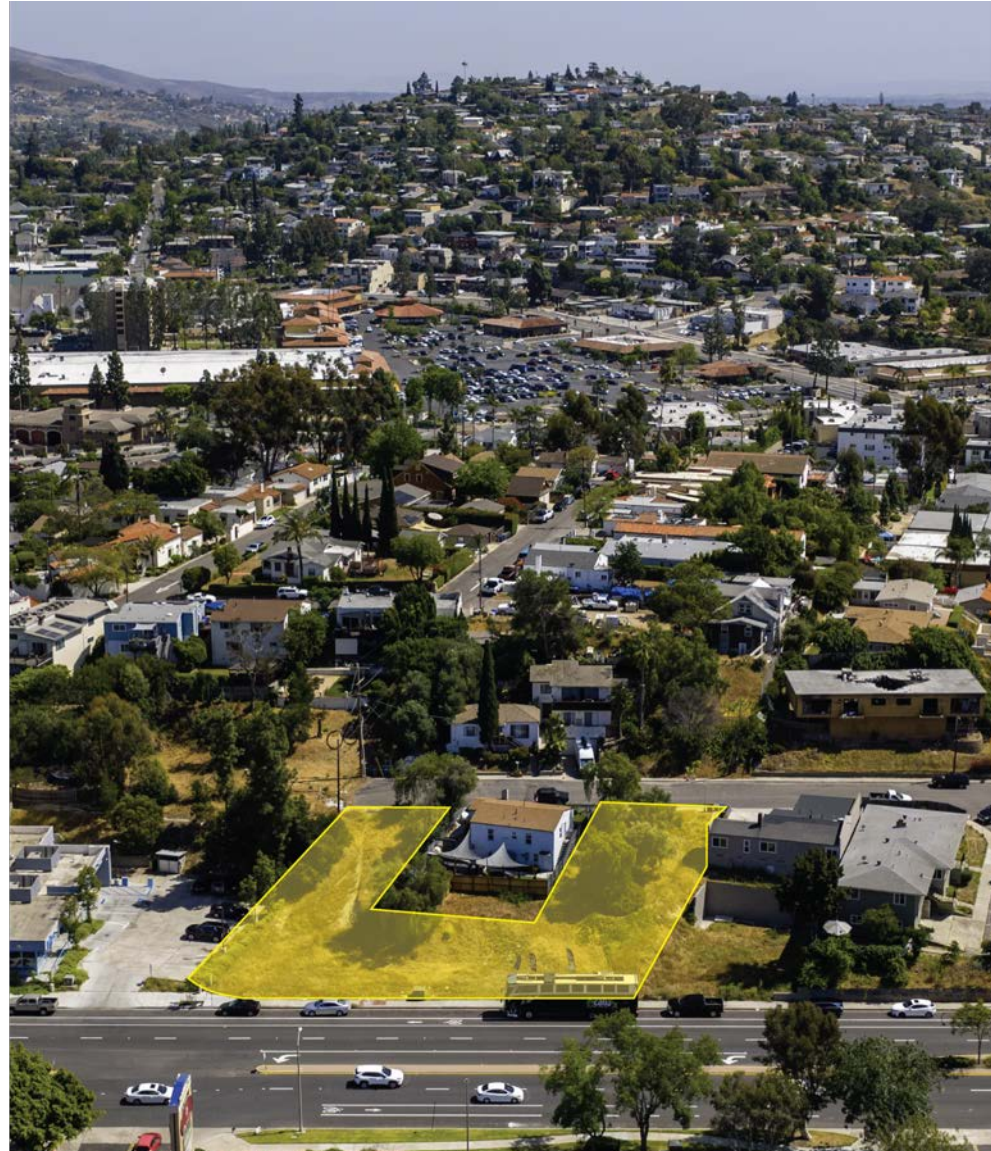
EXECUTIVE SUMMARY

HILLSIDE LOFTS DEVELOPMENT

La Mesa, CA 91942

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









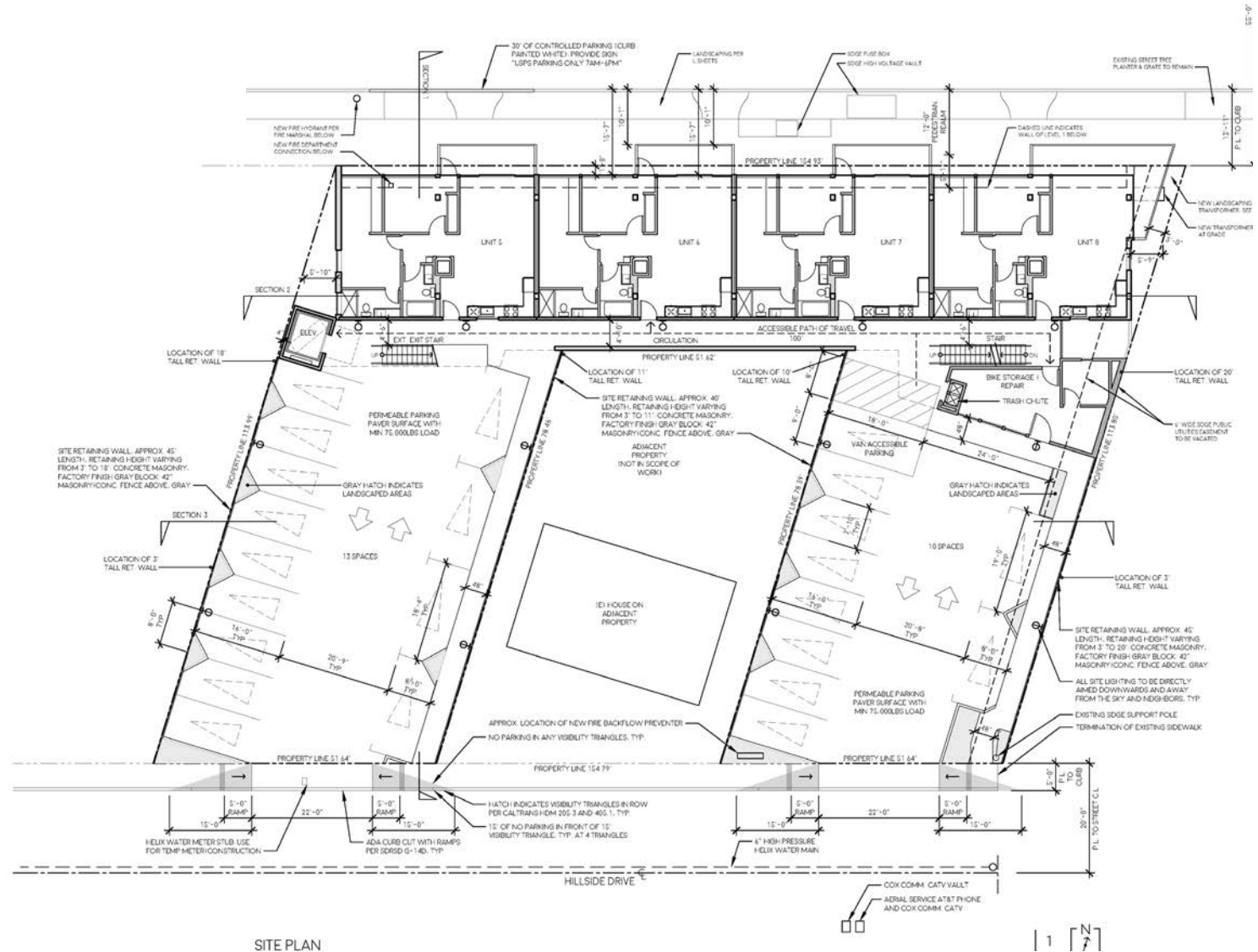
PLANS

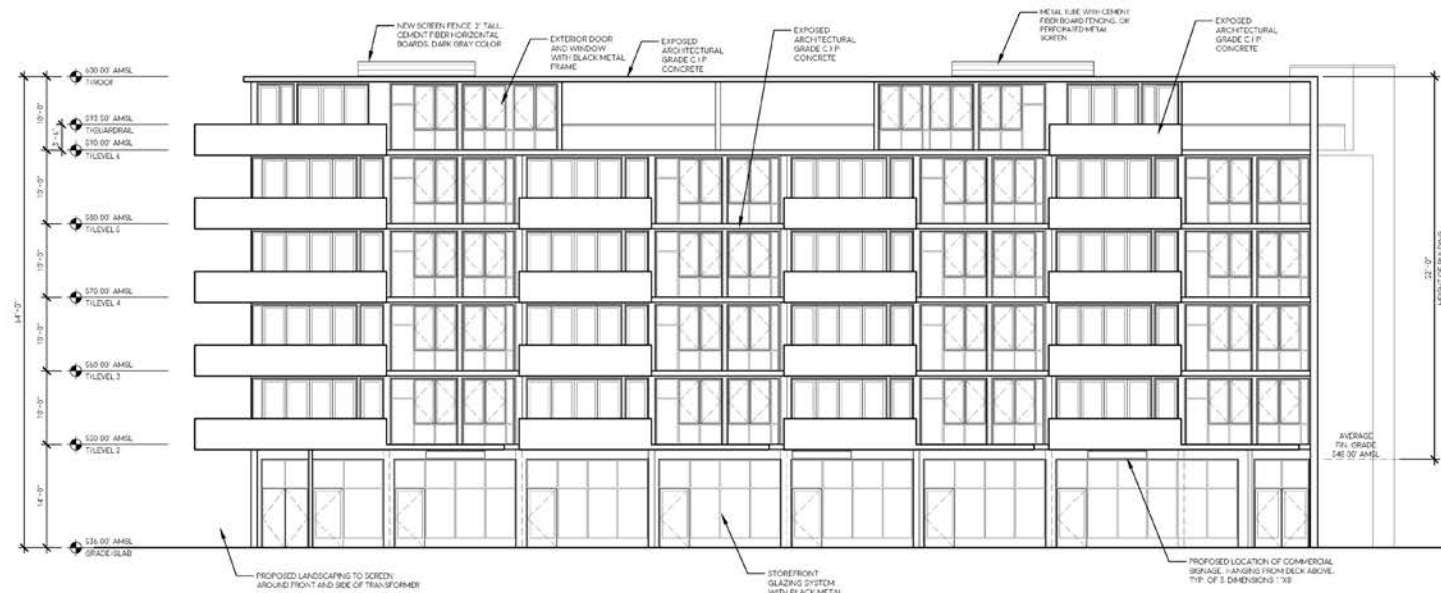
HILLSIDE LOFTS DEVELOPMENT

La Mesa, CA 91942

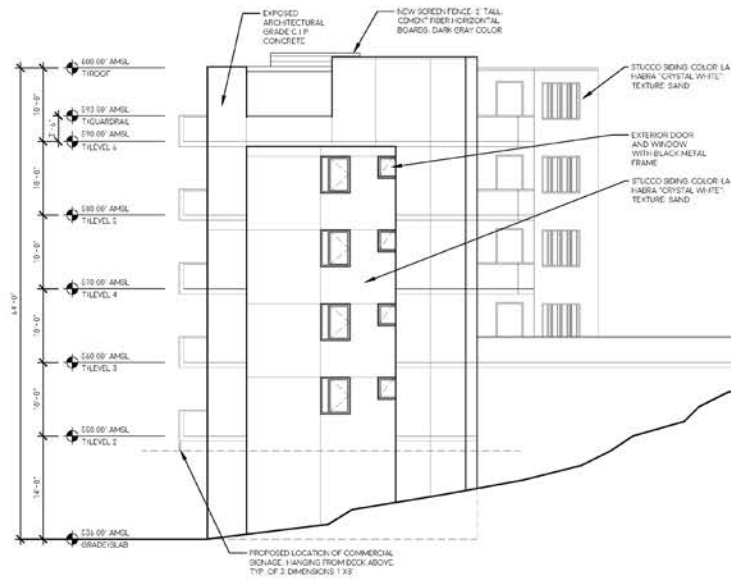
AREAS

COMMERCIAL:	3,940 SF
UTIL/TRASH:	695 SF
LOBBY:	405 SF
STAIRS:	390 SF
STORAGE:	375 SF
BIKE STORAGE:	375 SF
OFFICES	1,125 SF
UNIT 1:	969 SF
UNIT 2:	954 SF
UNIT 3:	954 SF
UNIT 4:	965 SF
UNIT 5:	969 SF
UNIT 6:	954 SF
UNIT 7:	954 SF
UNIT 8:	965 SF
UNIT 9:	969 SF
UNIT 10:	954 SF
UNIT 11:	954 SF
UNIT 12:	965 SF
UNIT 13:	969 SF
UNIT 14:	954 SF
UNIT 15:	954 SF
UNIT 16:	956 SF
UNIT 17:	1,109 SF
UNIT 18:	1,120 SF
TOTAL BUILDING:	24,692 SF
ROOF DECKS:	1,160 SF

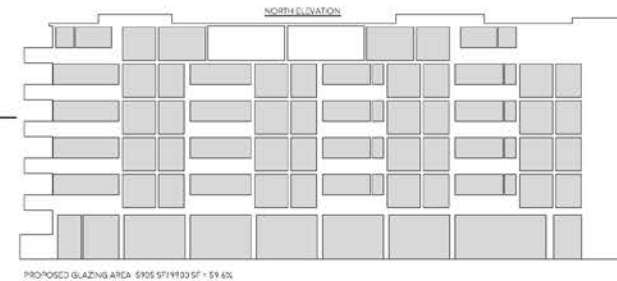




NORTH ELEVATION
1/8"=1'-0"



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



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



2145 7TH AVENUE
SAN DIEGO, CA 92103
(619) 518-1846

HILLSIDE LOFTS

0 EL CAJON BOULEVARD
LA MESA, CA 91942

DATE	BY	ISSUE DESCRIPTION
06-24-22	CS	FOR CONSTRUCTION SUBMITTAL
07-11-22	CS	REVISED PER CITY COMMENTS
08-11-22	CS	REVISED PER CITY COMMENTS
09-11-22	CS	REVISED PER CITY COMMENTS
09-24-22	CS	REVISED PER CITY COMMENTS

SAWAYA ARCHITECTURE

A4.0
BUILDING
ELEVATIONS

2108
PRINT TO SCALE: 24" X 36"

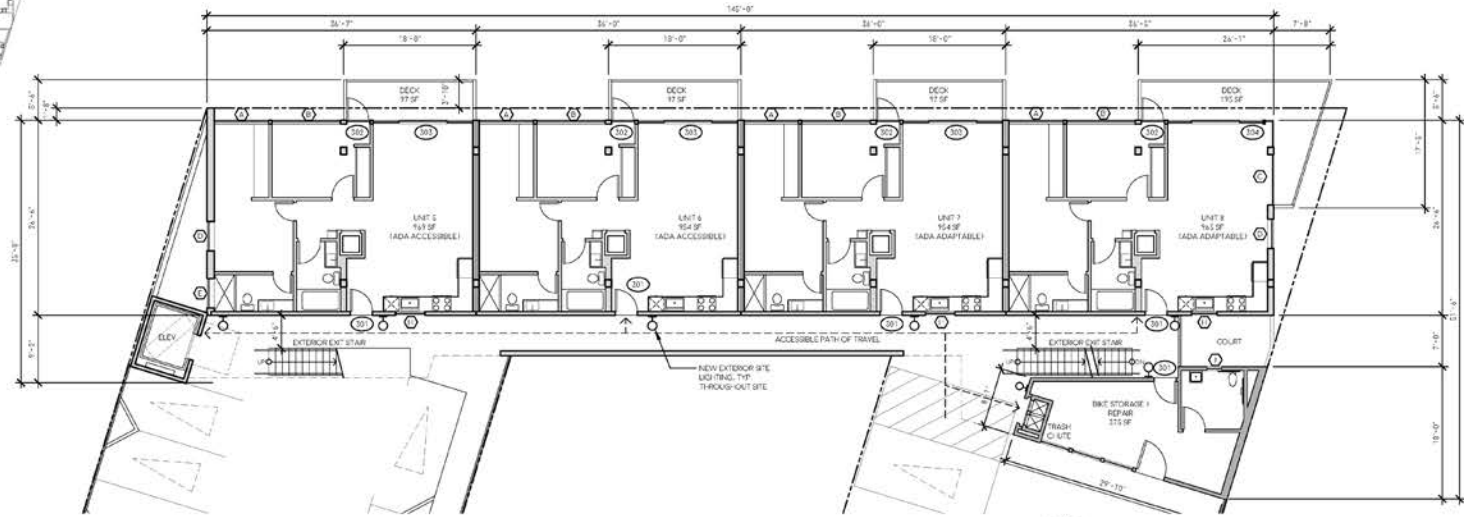
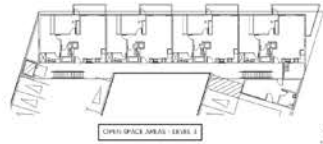
La Mesa, CA 91942



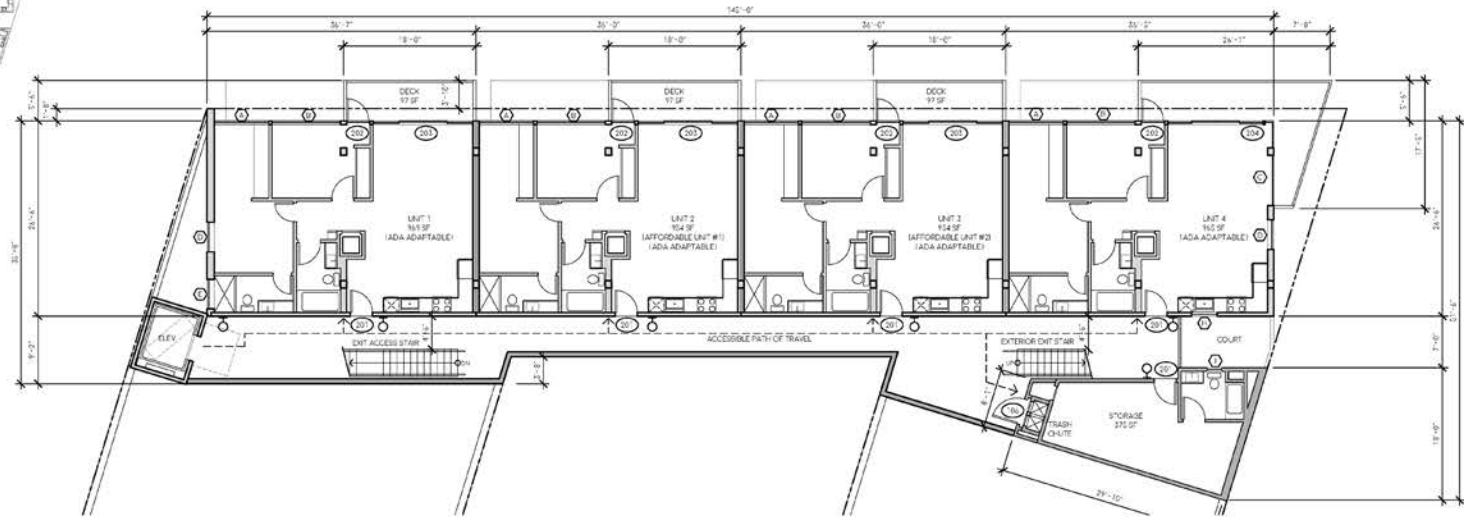
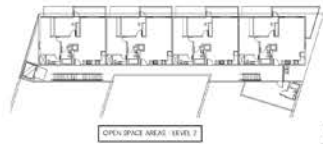
PLANS

HILLSIDE LOFTS DEVELOPMENT

La Mesa, CA 91942



LEVEL 3 FLOOR PLAN
1/8"=1'-0"



LEVEL 2 FLOOR PLAN
1/8"=1'-0"



sa
SAWAYA ARCHITECTURE

2165 7TH AVENUE
SAN DIEGO, CA 92103
(619) 516-1146

HILLSIDE
LOFTS

0 EL CAJON BOULEVARD
LA MESA, CA 91942

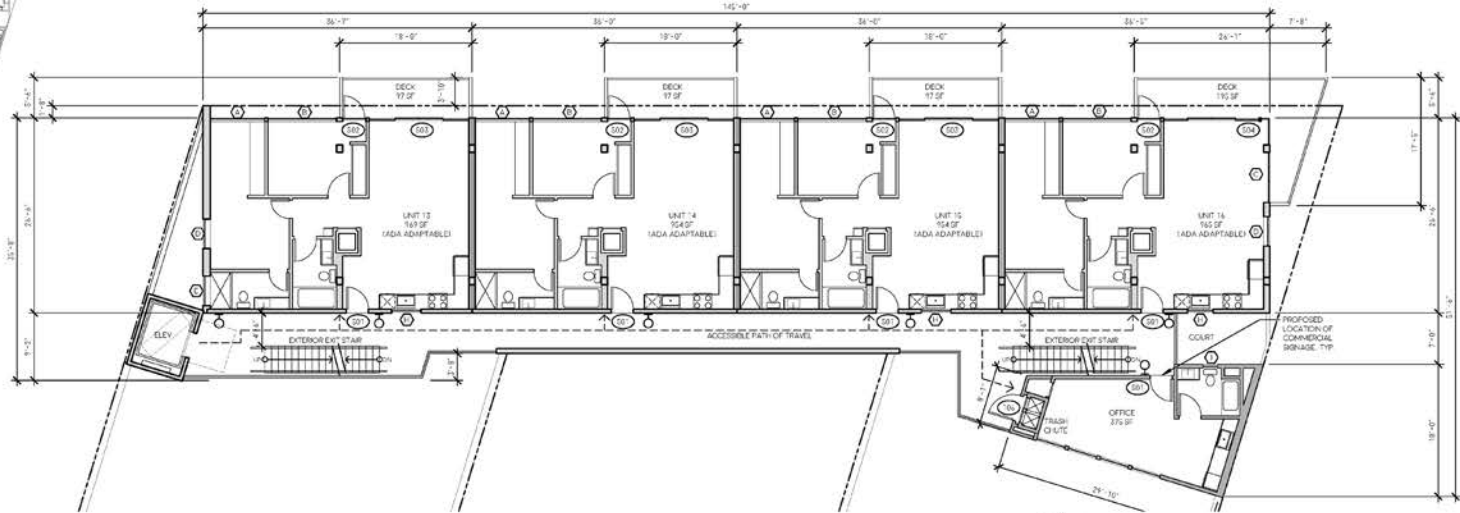
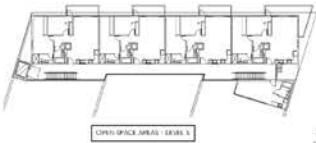
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06-24-22	CS	FOR DONOR REVIEW SUBMITTAL
07-11-22	CS	REVISED PER CITY COMMENTS
08-11-22	CS	REVISED PER CITY COMMENTS
09-12-22	CS	REVISED PER CITY COMMENTS
07-24-23	CS	REVISED PER CITY COMMENTS

SAWAYA ARCHITECTURE

A2.1

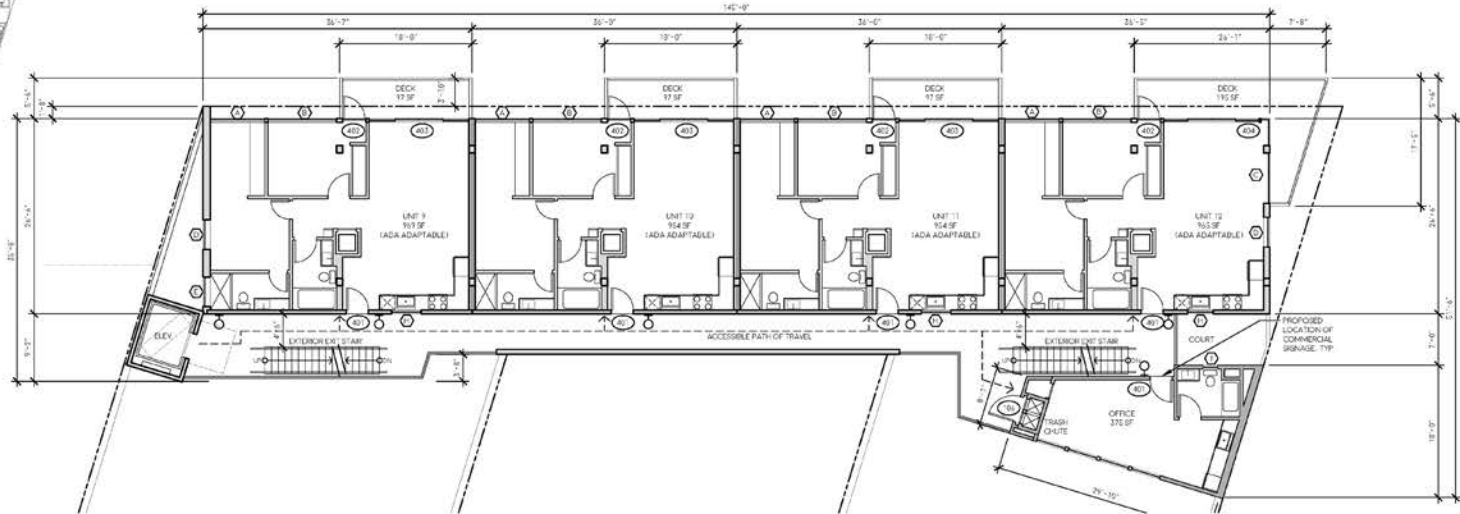
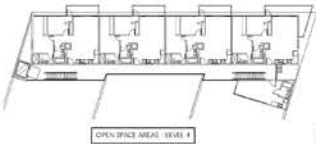
LEVEL 2
LEVEL 3
FLOOR PLAN

2165
PRINT TO SCALE: 3/4" X 3/4"



LEVEL 5 FLOOR PLAN
1/8"=1'-0"

1 [N]



LEVEL 4 FLOOR PLAN
1/8"=1'-0"

2 [N]



3145 7TH AVENUE
SAN DIEGO, CA 92103
(619) 516-1146

HILLSIDE
LOFTS

0 EL CAJON BOULEVARD
LA MESA, CA 91942

DATE	BY	REVISION DESCRIPTION
06-24-22	CS	FOR CONSTRUCTION SUBMITTAL
07-11-22	CS	REVISED PER CITY COMMENTS
08-12-22	CS	REVISED PER CITY COMMENTS
09-12-22	CS	REVISED PER CITY COMMENTS

SAWAYA ARCHITECTURE

A2.2
LEVEL 4
LEVEL 5
FLOOR PLAN

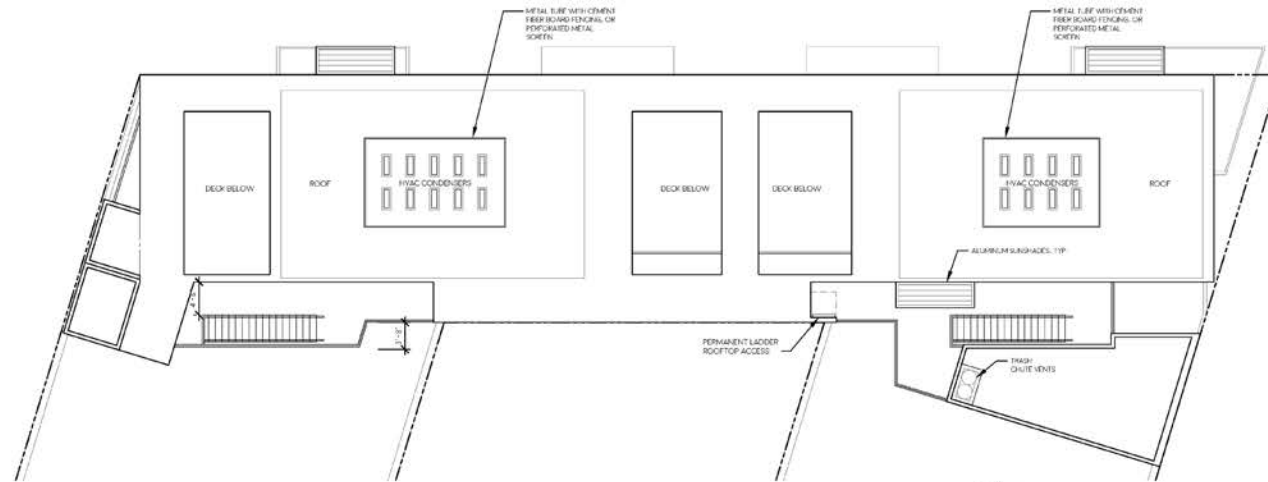
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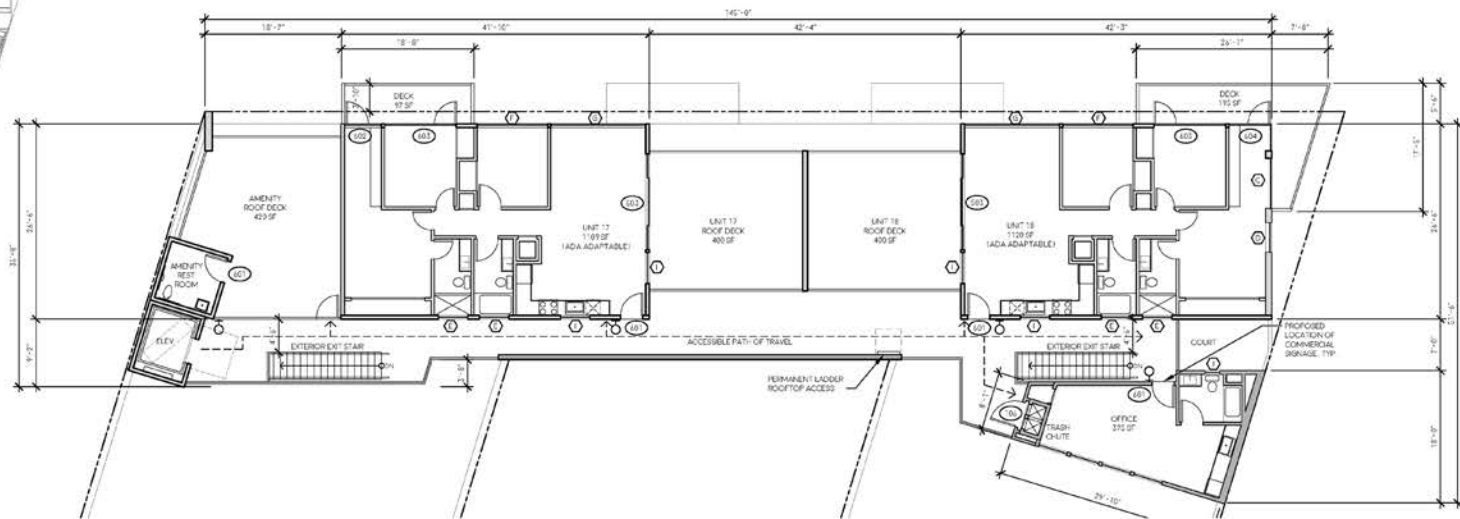
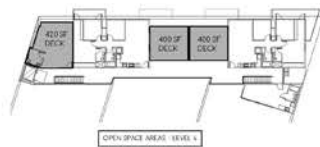
3165 7TH AVENUE
SAN DIEGO, CA 92103
16199 916 • 8146

HILLSIDE
LOFTS

0 EL CAJON BOULEVARD
LA MESA, CA 91942



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



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

DATE	BY	ISSUE DESCRIPTION
01-24-22	CJS	FOR DENIED NEW SUBMITTAL
11-17-22	CJS	REVISED PER STAFF COMMENTS
01-19-23	CJS	REVISED PER STAFF COMMENTS
04-12-23	CJS	REVISED PER STAFF COMMENTS
07-24-23	CJS	REVISED PER STAFF COMMENTS

SAWAYA ARCHITECTURE

A2.3
LEVEL 6
FLOOR PLAN
ROOF PLAN

2'00"
PRINT TO SCALE: 24" X 36"

DEMOGRAPHICS / PARCEL MAP

HILLSIDE LOFTS DEVELOPMENT

La Mesa, CA 91942

	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



CONTACT

HILLSIDE LOFTS DEVELOPMENT

La Mesa, CA 91942

*For More information
Please Contact:*

Rob Bloom, VP
(858) 405-5342
Rob@DuhsCommercial.com
DRE# 01302163

Austin Dias, VP
(619) 269-6077
Austin@Duhscommercial.com
DRE# 01888482



SITE SOURCE

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