

**OFFERING  
MEMORANDUM**

**8923 La Mesa Boulevard, La Mesa, California**

**Huge Price Reduction - \$2,100,000  
Major Improvements  
Immediate Occupancy  
Ready to Own and Operate**



**Offered by: John E. Rapp  
DRE # 01380453**

**Dillon M. Rapp – Agent DRE License # 02101978  
Anthony S. Lopez - Broker DRE License # 01839751**



**RappRC.com**



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**(949) 306-8800**

## **8923 LA MESA BLVD., LA MESA - OFFICE – MEDICAL – REDEVELOPMENT OPTION**

### **HUGE PRICE REDUCTION – PRICED TO SELL @ \$2,100,000**

### **MOVE IN READY – EXISTING OFFICE & RETAIL – RARE OPPORTUNITY**

This **Exclusive, Unique and Rare Opportunity** is to purchase the existing 2,743 square foot, 2 story Retail and Office Building, lying over 2 parcels, .31 acres (13,337 sf). **Owner Vacated Building to Sell @ \$2,100,000**. Tremendous Improvements on-site for a variety of uses including: Dentist Office, Medical, Spa, Salon. The 1<sup>st</sup> floor is 1,800 sf +/-, **move-in ready** that includes 13 rooms (restroom, kitchen, owner office, reception, check in-out, waiting lounge), 9 sinks, water, drain & power in floor, 55+ electrical outlets. 2<sup>nd</sup> floor = 1,000 sf +/- with 2 offices, restroom, and 2 existing tenants, on month to month tenancy.

This site is supported by a strong Medical Office community, with Grossmont Center Retail Mall (nearly 1 million sf) ¼ mile away and Sharp Grossmont Hospital just over ½ mile away. This site possesses a solid intersection **Average Daily Traffic of 43,450**, with 22,643 ADT on La Mesa Blvd. & 20,807 ADT on Grossmont Blvd. There is substantial, immediate freeway traffic, with 197,500+ ADT on Interstate 8 (215,000 peak mo.), 170,000+ ADT State Highway 125. The Trade Area is supported by great Demographics:

- Population – 14,497 (1 mile), 158,979 (3 miles), 430,507 (5 miles)
- Average Household Income - \$110,727 – Median Household Income - \$83,218 (1 mile)
- Total Businesses - 1,971 – Total Employees – 19,147 (1 mile)
- 45% Owner Occupied Residents – Households - 149,511 (5 miles)

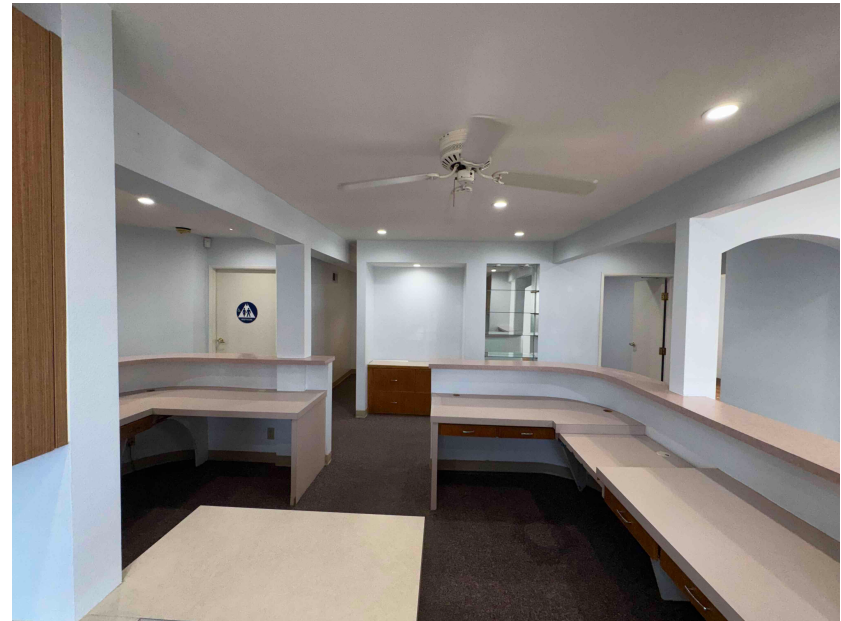
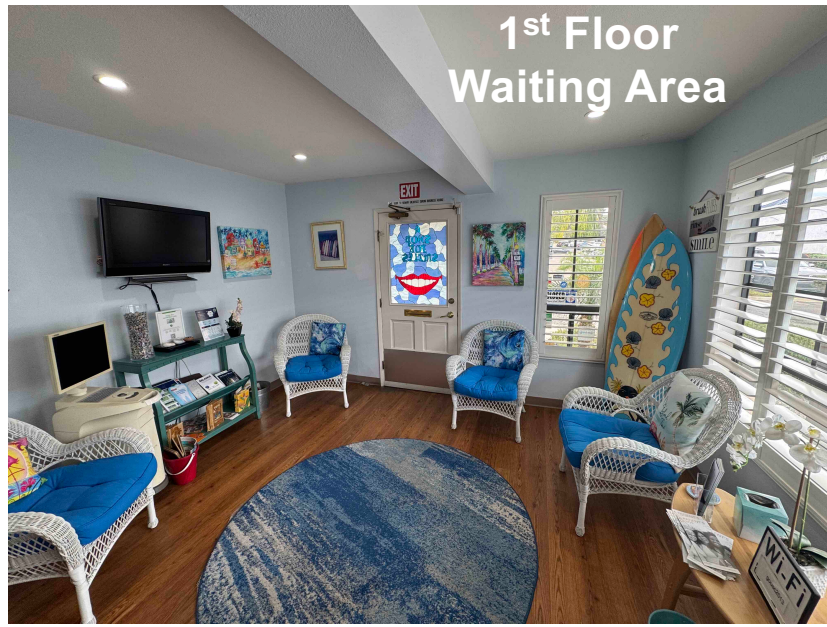
**Potential and Possible Redevelopment Opportunity** - After 4+ years in the entitlement process, the property owners have obtained formal City Council Approval for the redevelopment of the site to expand the existing building to 3 stories, approximately **6,147 total building square feet** (1<sup>st</sup> floor – 1,873 sf, 2<sup>nd</sup> floor – 2,174 sf, 3<sup>rd</sup> floor – 2,100 sf) including a **roof-top restaurant and bar**, with full liquor license capability, and outdoor seating. This development would require the purchase of a 3<sup>rd</sup> parcel (which is NOT a part of this immediate offering) for additional parking.

**PLEASE CALL (949) 306-8800 - FOR A COMPLETE DUE DILIGENCE PACKAGE**

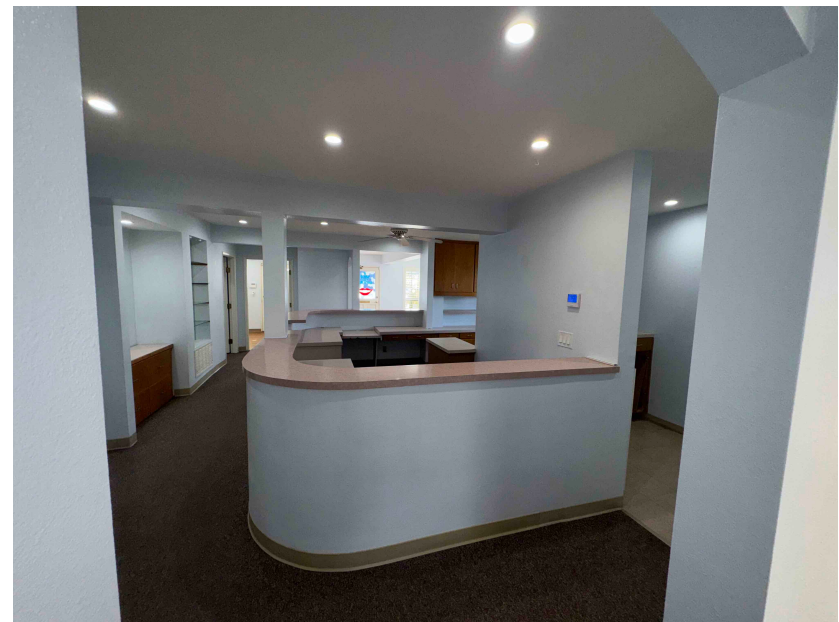
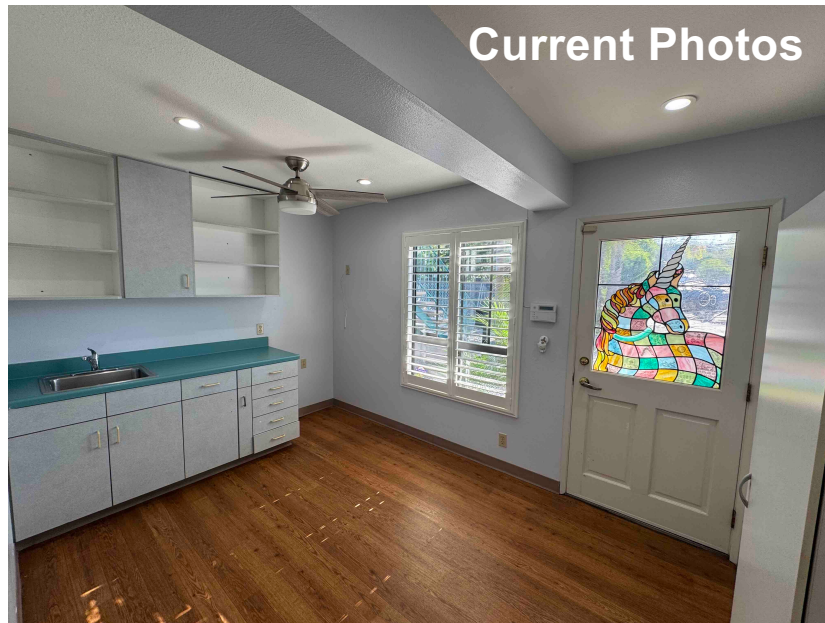
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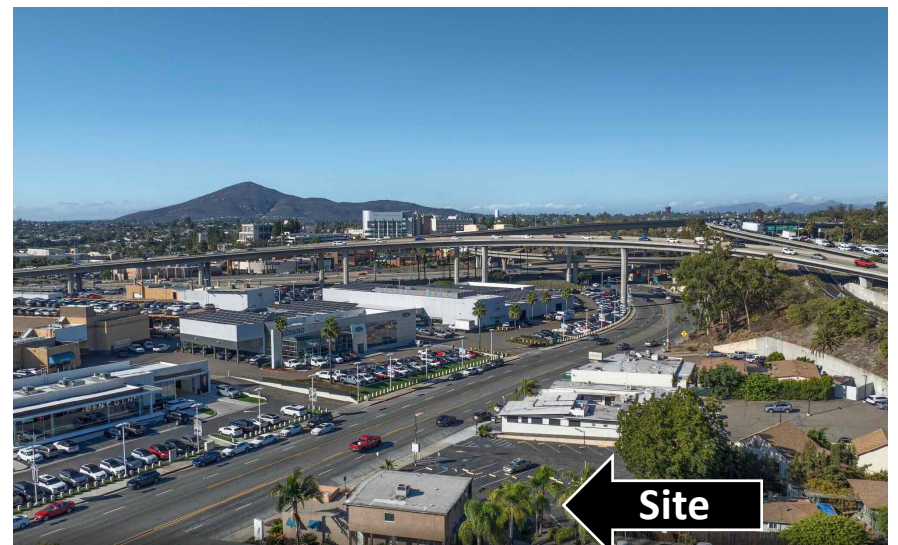
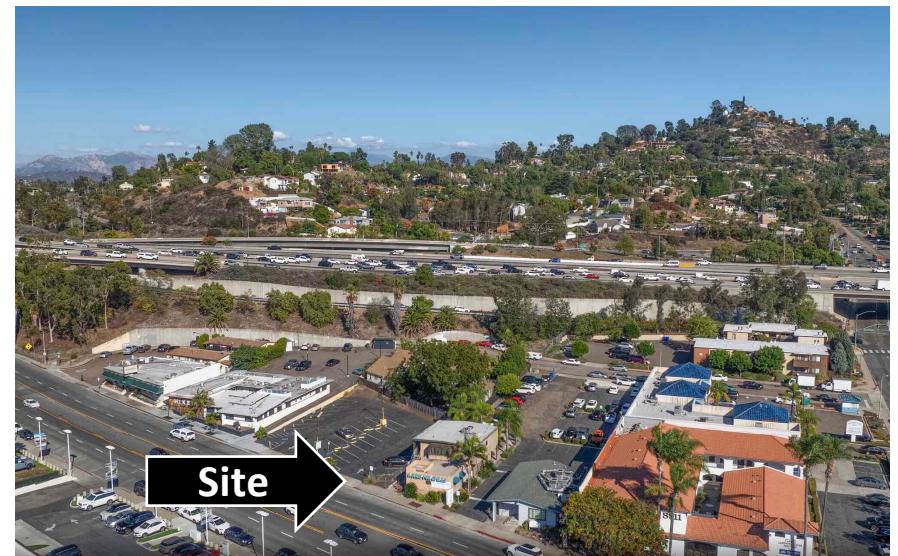
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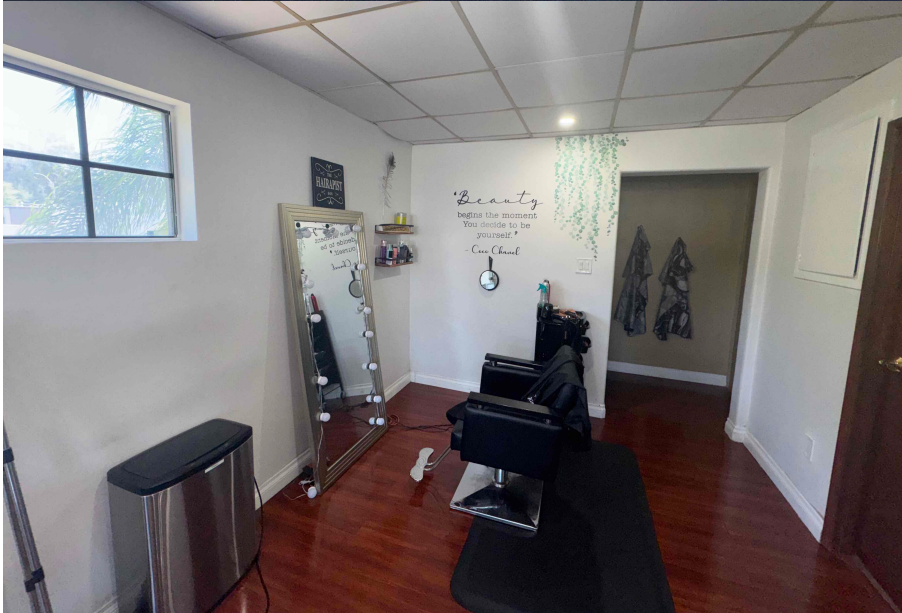
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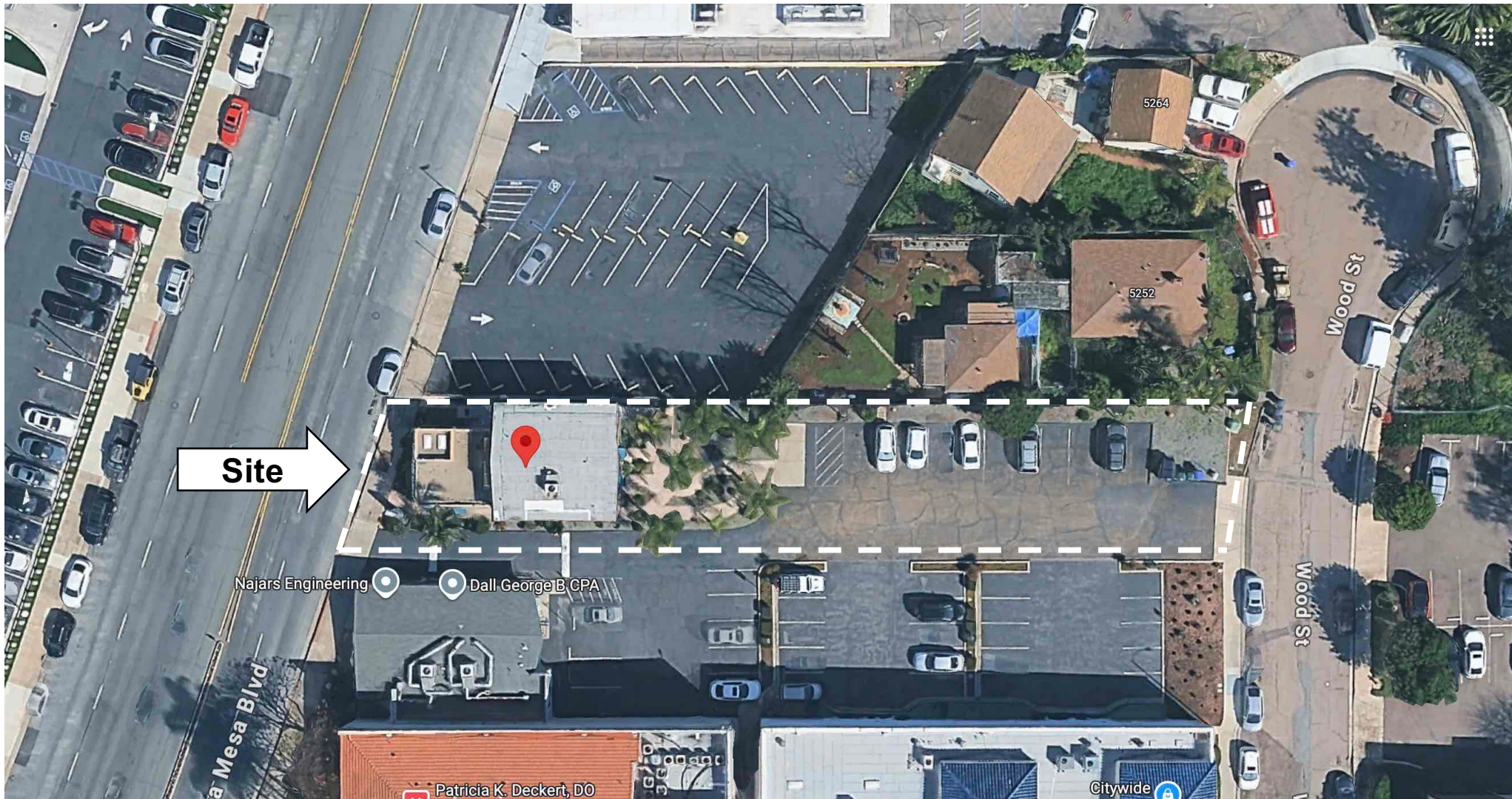
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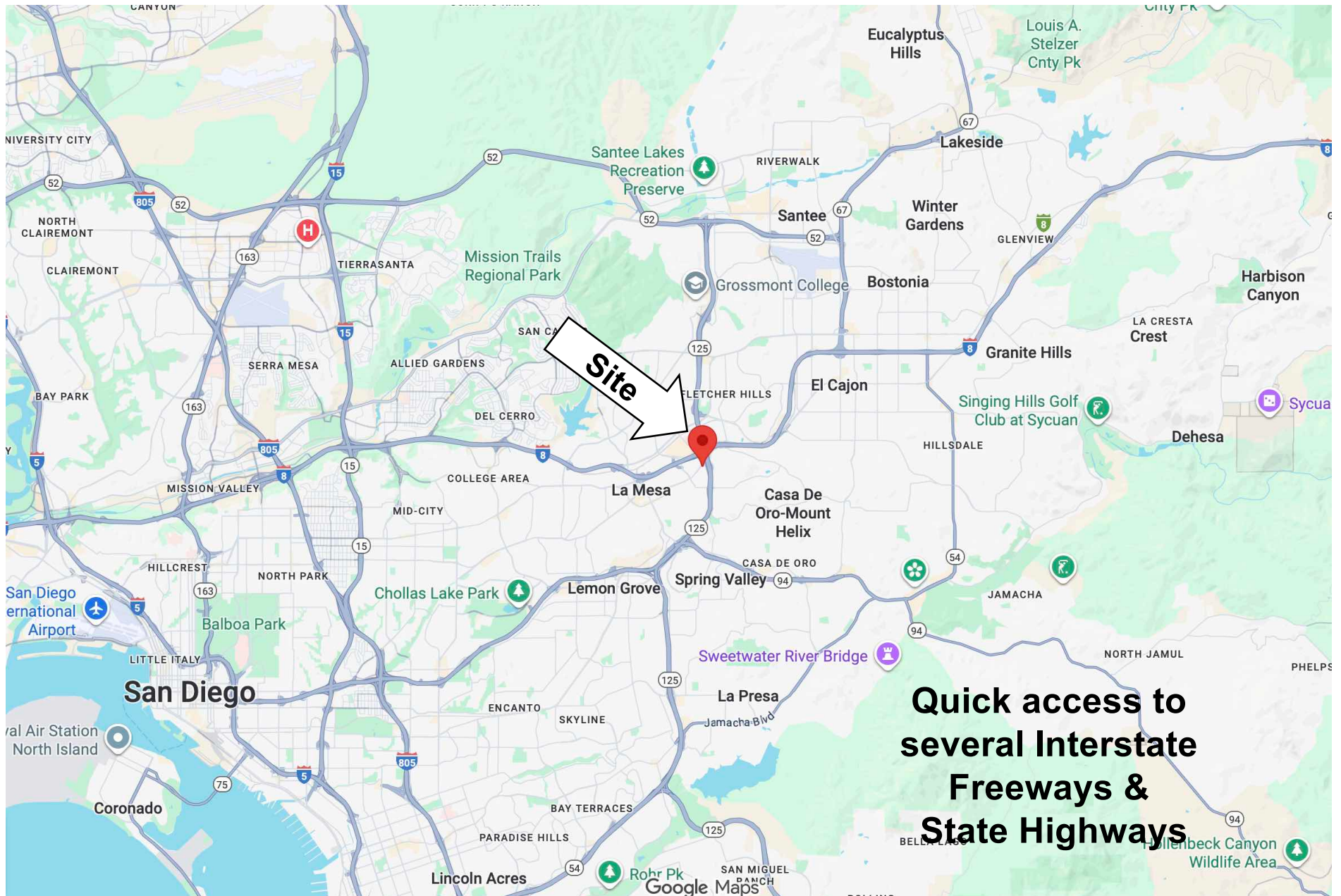
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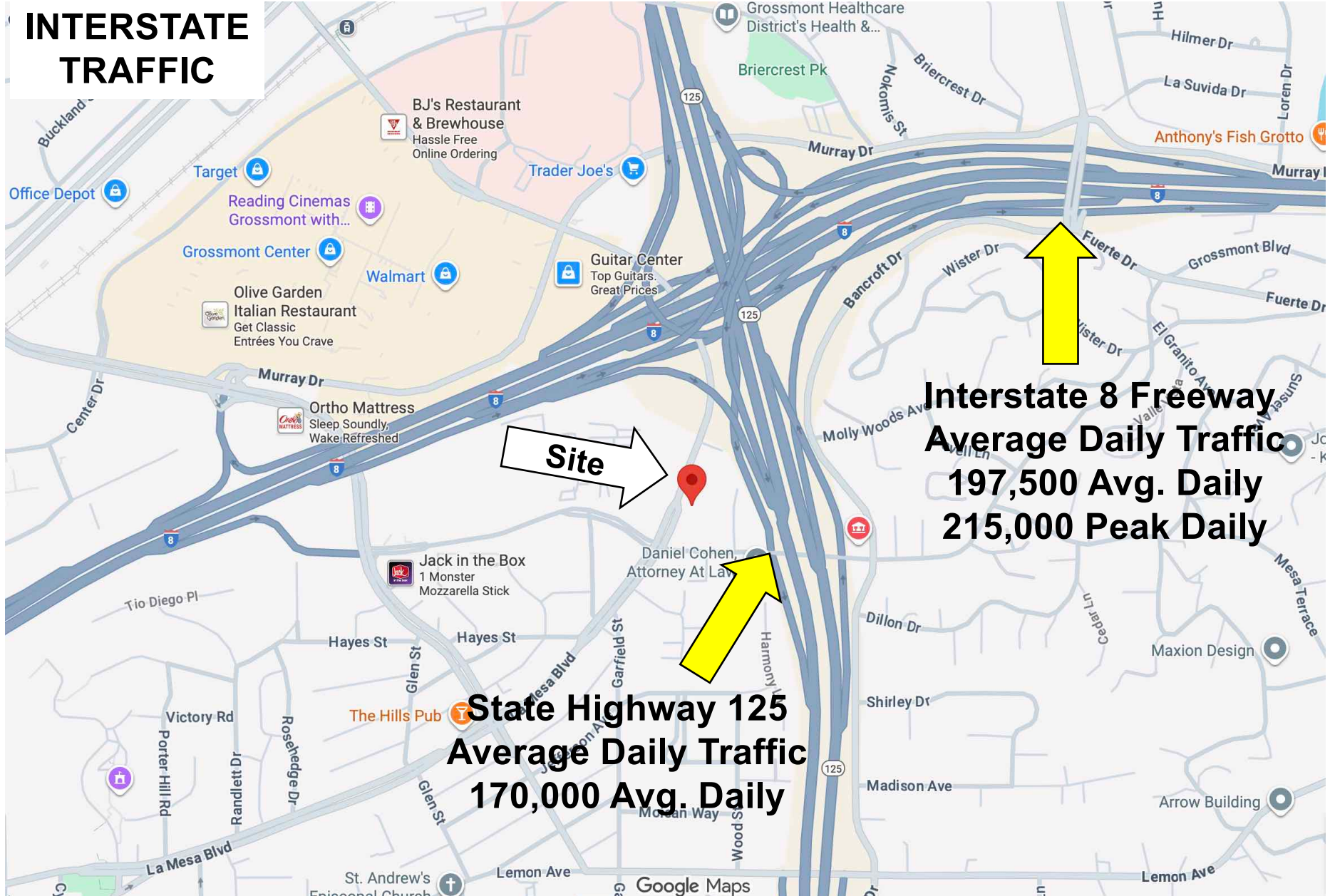
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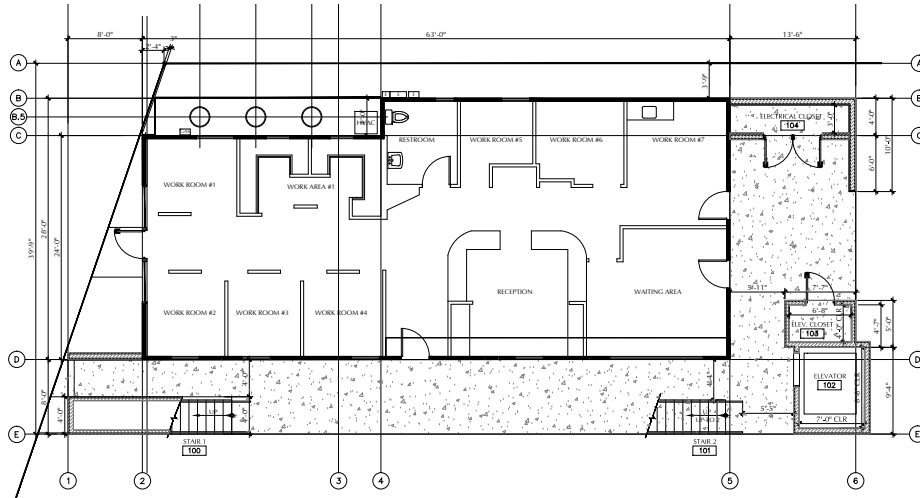
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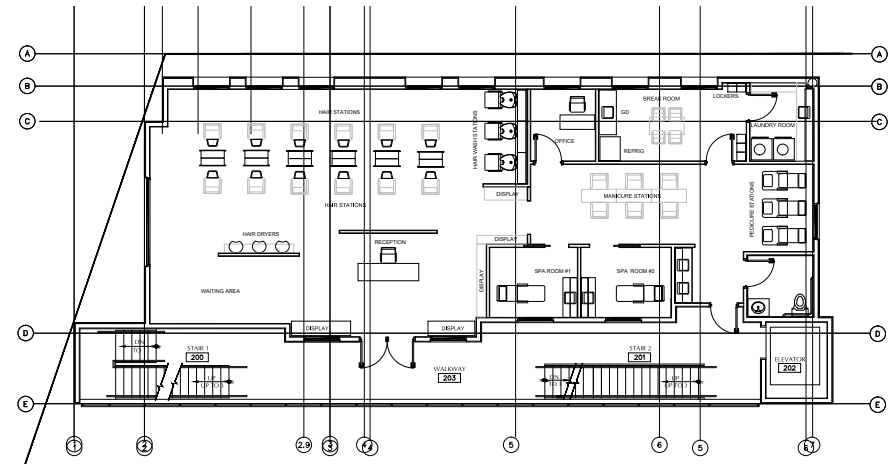
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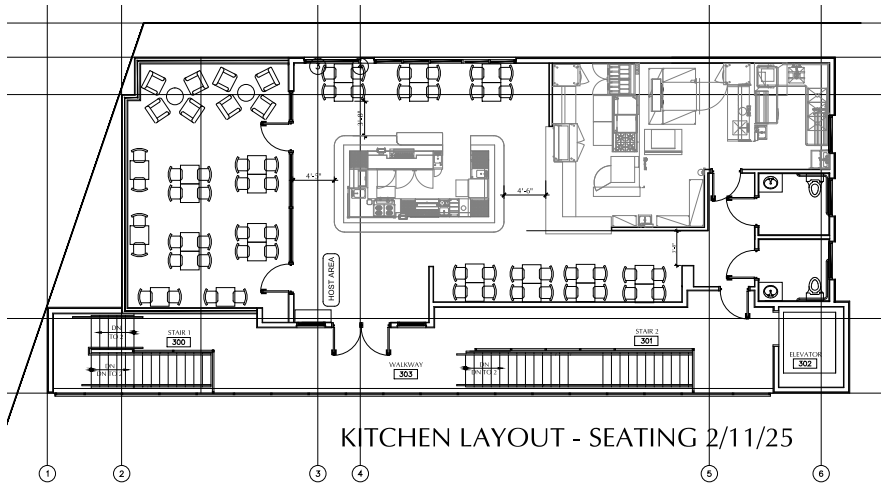
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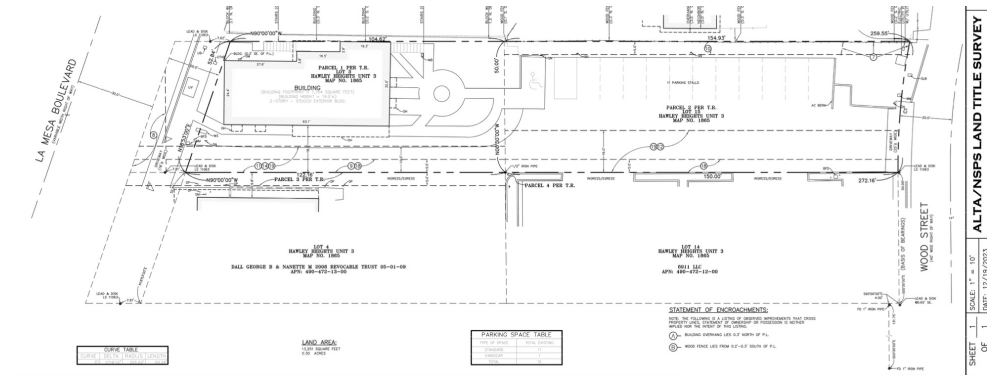
FIRST FLOOR - NEW  
SCALE: 1/4" = 1'-0"



SECOND FLOOR - NEW  
SCALE: 1/4" = 1'-0"



KITCHEN LAYOUT - SEATING 2/11/25  
THIRD FLOOR - NEW  
SCALE: 1/4" = 1'-0"



Site Survey