

LA MESA OFFICE FOR SALE

5811 Amaya Drive, La Mesa, CA 91942

Sale Price: \$1,385,000



Owner-User Opportunity with Income

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OFFERING SUMMARY

Pacific Coast Commercial is pleased to present this owner user office building with income located in the La Mesa community. It provides an opportunity for a creative office user to occupy up to 5,952 rentable square feet of the building while taking advantage of SBA financing.

The City of La Mesa caters to locals and native San Diegans as the streets are lined with coffee shops, boutiques, art galleries, diverse restaurants and craft beer pubs.

This unique office building provides a rare combination of natural and original feel with a private and professional office setting.

BUILDING SIZE:	± 5,952 Rentable Sq. Ft. (± 5,545 Per Public Record)
OWNER - USER:	± 799 Sq. Ft. - 5,952 Sq. Ft.
PROPERTY TYPE:	2-Story Office
LOT SIZE:	± 12,686 Sq. Ft.
PARKING:	16 Parking Spaces Abundant Street Parking
APN:	486-771-15-00
ZONING:	C-N (Neighborhood Commercial) View Link
SALE PRICE:	\$1,385,000 (\$233/Sq. Ft.)



OFFERING HIGHLIGHTS



Located Between Two of East County's Most Desirable and Prominent Neighborhoods - Downtown La Mesa and Fletcher Hills



Unique La Mesa Office Building Located with a Private, Quiet and Professional Setting



Short Term Leases in Place which Can Provide Income or Allow the Ability to Create More Space for Owner-User Occupancy



Surrounded by Highly-Rated Residential School Systems
Close Proximity to Public Transportation



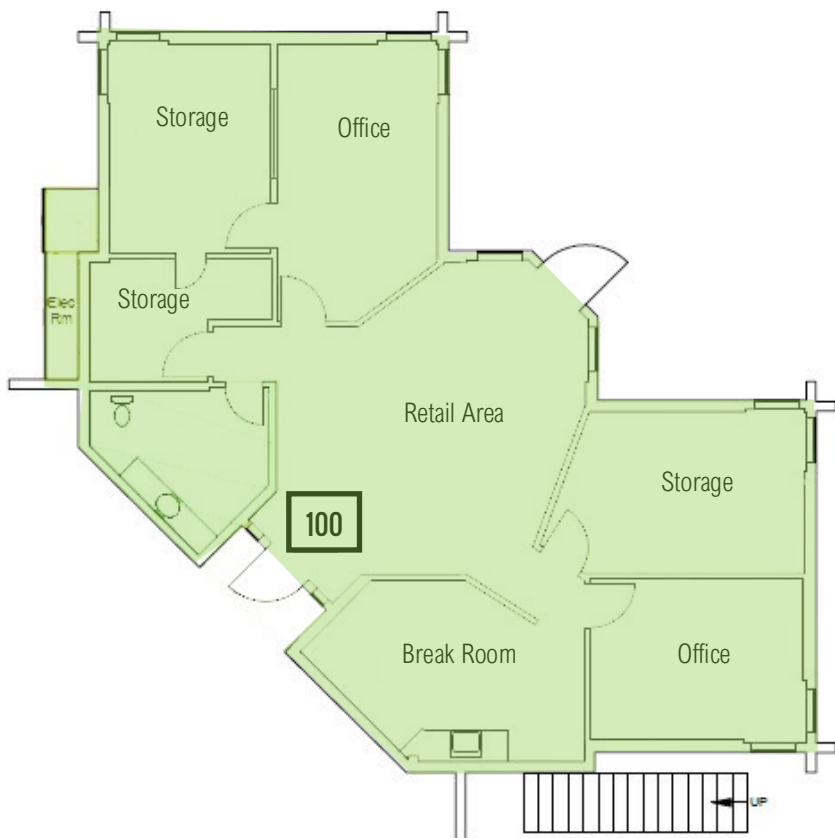
Easy Access to I-8, I-125, Hwy 52 and Hwy 67



Surrounded by Numerous Amenities - La Mesa Village, Restaurants (Brigantine, Anthony's Fish Grotto, Round Table Pizza, Etc.), Sharp Grossmont Hospital, Grossmont Mall, Grossmont College & High School, Mission Trails Golf Course and Local & Regional Parks

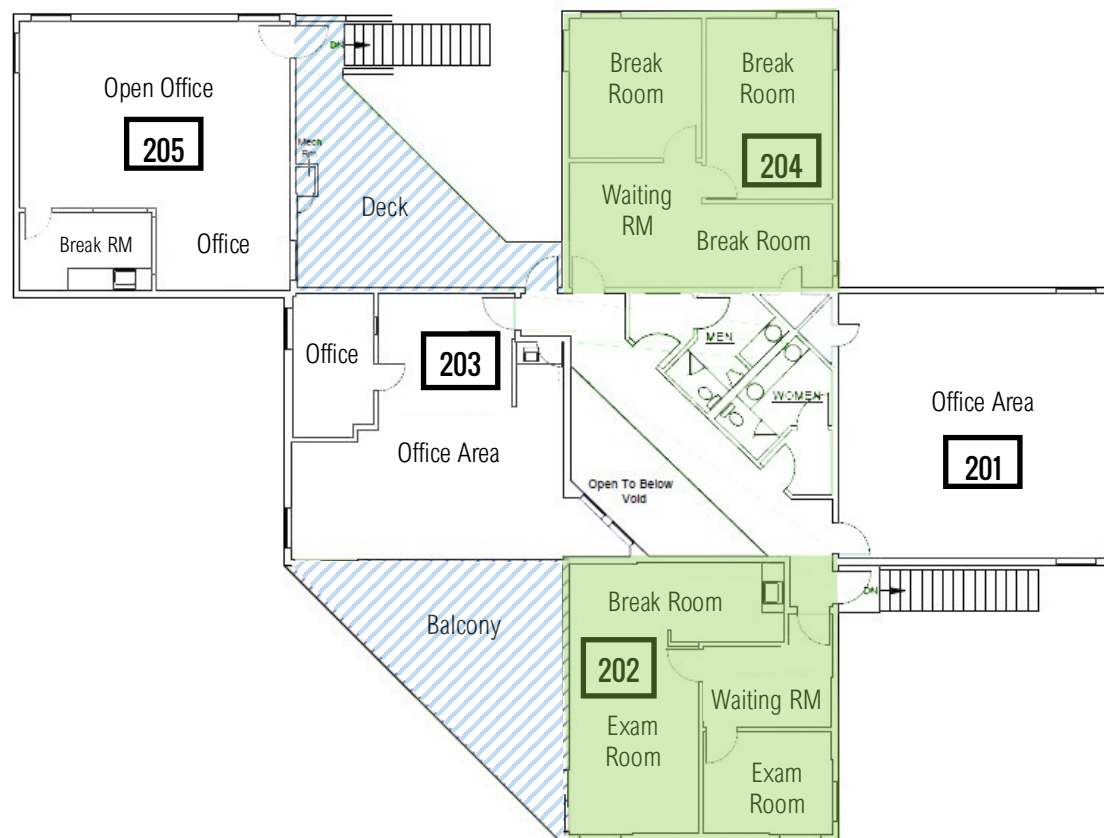


FLOOR PLAN / AVAILABILITIES



1ST FLOOR

Suite 100: ± 1,553 RSF - Vacant



2ND FLOOR

Suite 201: ± 800 RSF - MTM - \$500/Mo

Suite 202: ± 973 RSF - Vacant

Suite 203: ± 1,027 RSF - MTM - \$1,125/Mo

Suite 204: ± 799 RSF - Vacant

Suite 205: ± 800 RSF - MTM - \$650/Mo

Total Monthly Income: \$2,275

Total Annual Income: \$27,300

 Vacant Suite

(Floor Plan Not Fit To Scale, For Reference Purposes Only)

POTENTIAL SBA SCENARIO

Sources & Uses

Sources		
SBA 7a Loan	\$	1,266,705
Equity	\$	140,745
Total Sources	\$	1,407,450

Uses

Purchase Price	\$	1,385,000
Broker Fee	1.0%	\$ 13,850
Loan Closing Costs*	\$	8,600
Total Uses	\$	1,407,450

Loan Payment

Loan Amount	\$	1,266,705
Amortization (Years)		25
Interest Rate		3.85%
Annual Loan Payment	\$	78,980
Monthly Payment	\$	6,582

*Loan closing costs - assumes SBA guarantee fee waiver is implemented prior to SBA loan approval.

NOTE: THIS IS ONLY AN EXAMPLE SCENARIO. SELLER, PACIFIC COAST COMMERCIAL, AND ITS AGENTS MAKE NO REPRESENTATIONS OF THESE FIGURES. BUYER IS SOLELY RESPONSIBLE FOR ITS OWN DUE DILIGENCE.

Proforma Market Rents - Monthly

Suite	Notes	Sq Ft	Rent	Market
5811 - 100	Vacant	1,553	\$ 0	\$ 2,650
5811 - 201	MTM	800	\$ 500	\$ 1,400
5811 - 202	Vacant	973	\$ 0	\$ 1,650
5811 - 203	MTM	1,027	\$ 1,125	\$ 1,750
5811 - 204	Vacant	799	\$ 0	\$ 1,400
5811 - 205	MTM	800	\$ 650	\$ 1,400
Gross		5,952	\$ 2,275	\$ 10,250

Total Effective Monthly Payment - Owner/User to Occupy 3,325 RSF

Liabilities			
Debt Svc	\$	6,582	
Property Taxes	\$	1,350	
Insurance	\$	233	
Utilities	\$	1,036	
Subtotal	\$	9,201	
Potential Monthly Income**:		(\$4,550)	
Total	\$	4,651	= \$1.40/RSF (3,325 RSF)

**Increasing current tenants to market rates

NEARBY PARKING

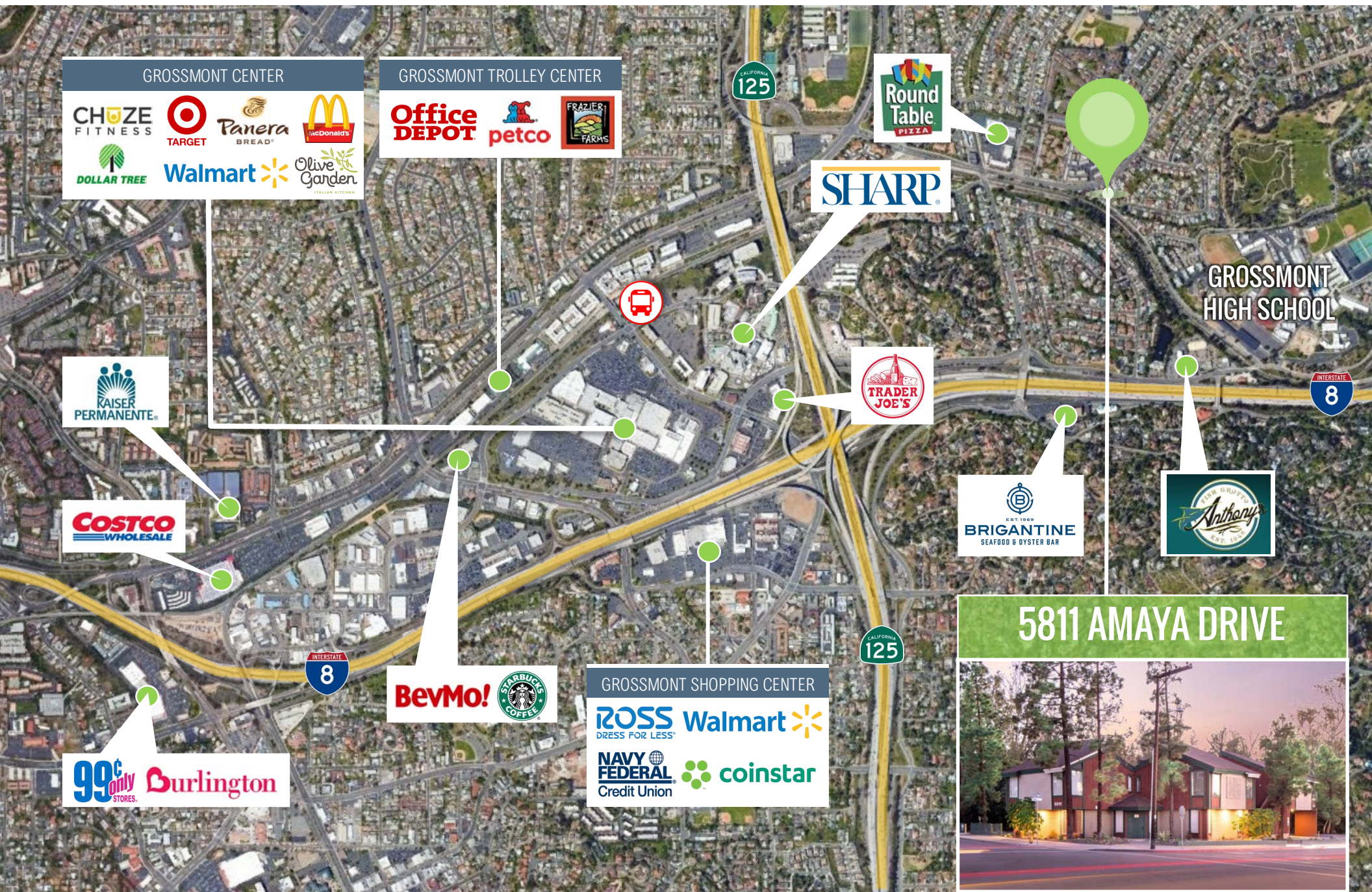
PARKING LEGEND

- Free Street Parking
- Trolley Transit Line





SURROUNDING AMENITIES



DEMOGRAPHICS

	2 MILE	5 MILE	10 MILE
POPULATION			
Total Population (2020)	69,146	415,461	1,139,407
Total Population (2025)	70,395	424,000	1,163,616
Median Age	37.5	36.3	35.5
INCOME			
Average Household Income	\$90,932	\$90,222	\$90,957
Total Businesses	3,859	16,522	46,560
Total Employees	31,267	136,839	435,755
Consumer Spending	\$753.2M	\$4.3B	\$11.2B
HOUSEHOLDS			
Owner Occupied	13,364	81,359	198,945
Renter Occupied	13,300	70,129	200,674
Total Households	26,663	151,488	399,619



4 MINUTES

Grossmont Center



8 MINUTES

Parkway Plaza



12 MINUTES

San Diego State University



16 MINUTES

Mission Valley



18 MINUTES

Downtown San Diego



24 MINUTES

La Jolla

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