

7484 UNIVERSITY AVE

LA MESA, CA 91942

PRICE REDUCTION



LA MESA INVESTMENT/OWNER-USER OPPORTUNITY WITH ANTENNA INCOME WORTH \$700K!

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CAST
CAPITAL PARTNERS

7484 UNIVERSITY AVE

PROPERTY HIGHLIGHTS

BUILDING SF	14,336 SF
LAND AREA	25,264 (0.58 AC)
PRICE	\$3,600,000 (\$251/SF) \$3,500,000 (\$244/SF)
CAP RATE	7.0%

Rare La Mesa Office Investment or Owner-User Opportunity

Solid investment metrics for an investor or up to 2,344 SF can be available for an owner-user.

T-Mobile USA Antenna Lease Providing Income & Potential Sale Value

Tenant pays \$3,150/month. Call for more details.

Atrium Style Building with Parking in Rear & Long Term Tenancies

Unique architectural features with secured parking in rear of building. Tenant roster includes Day Care, Dentist, and Business Services tenants.

Floor to Ceiling Glass with Excellent Natural Light

The property benefits with a unique circular layout and central atrium. Each suite features its own restroom.



RENTROLL

TENANT	SUITE	STRUCTURE	SF	LEASE COMMENCEMENT	LEASE EXPIRATION	MONTHLY RENT PSF	MONTHLY RENT	ANNUAL RENT
Learning Jungle Day Care	100	MG	3,527	8/5/2015	7/31/2030	\$1.54	\$5,425.00	\$65,100.00
B&R Dental Care	150	MG	1,032	2/1/2020	1/31/2030	\$2.26	\$2,328.98	\$27,947.76
Laura Friend & Ryan Friend	200	MG	650	3/1/2025	2/28/2027	\$2.46	\$1,600.00	\$19,200.00
Learning Jungle Day Care	210	MG	743	8/1/2020	10/31/2030	\$1.55	\$1,150.00	\$13,800.00
Rooted Hope Counseling	220	MG	873	1/15/2026	1/31/2028	\$1.60	\$1,400.00	\$16,800.00
Divine Beautification	230	MG	518	5/1/2024	4/30/2027	\$1.89	\$980.47	\$11,765.64
AIO Business Solutions	240	MG	1,222	5/15/2022	11/30/2026	\$1.58	\$1,929.91	\$23,158.92
VACANT - Owner User Opportunity <i>*ProForma Rent</i>	250-260	MG	2,344	-	-	\$1.75	\$4,102.00	\$49,224.00
King Mahdi Builders	300	MG	876	5/1/2020	4/30/2027	\$1.96	\$1,716.68	\$20,600.16
James Carver	310	MG	432	8/1/2020	9/30/2026	\$2.08	\$900.00	\$10,800.00
East County Colon Therapy	320	MG	435	3/1/2017	2/28/2027	\$2.22	\$964.31	\$11,571.72
Eleet Transportation Services	330	MG	628	8/1/2014	7/31/2025	\$1.75	\$1,100.00	\$13,200.00
Kim Kelley Photography	340	MG	1,056	12/1/2024	12/31/2026	\$1.63	\$1,718.64	\$20,623.80
T-Mobile USA <i>*Currently MTM with interest in renewing/extending</i>	Roof			5/3/2000	8/31/2025		\$3,150.00	\$37,800.00
			14,336				\$28,465.99	\$341,591.88

RENT ROLL OVERVIEW	SF	MONTHLY RENT	ANNUAL RENT
Total	14,336	\$28,466	\$341,592
Occupied	11,992		
Vacant	2,344		

OPERATING NUMBERS

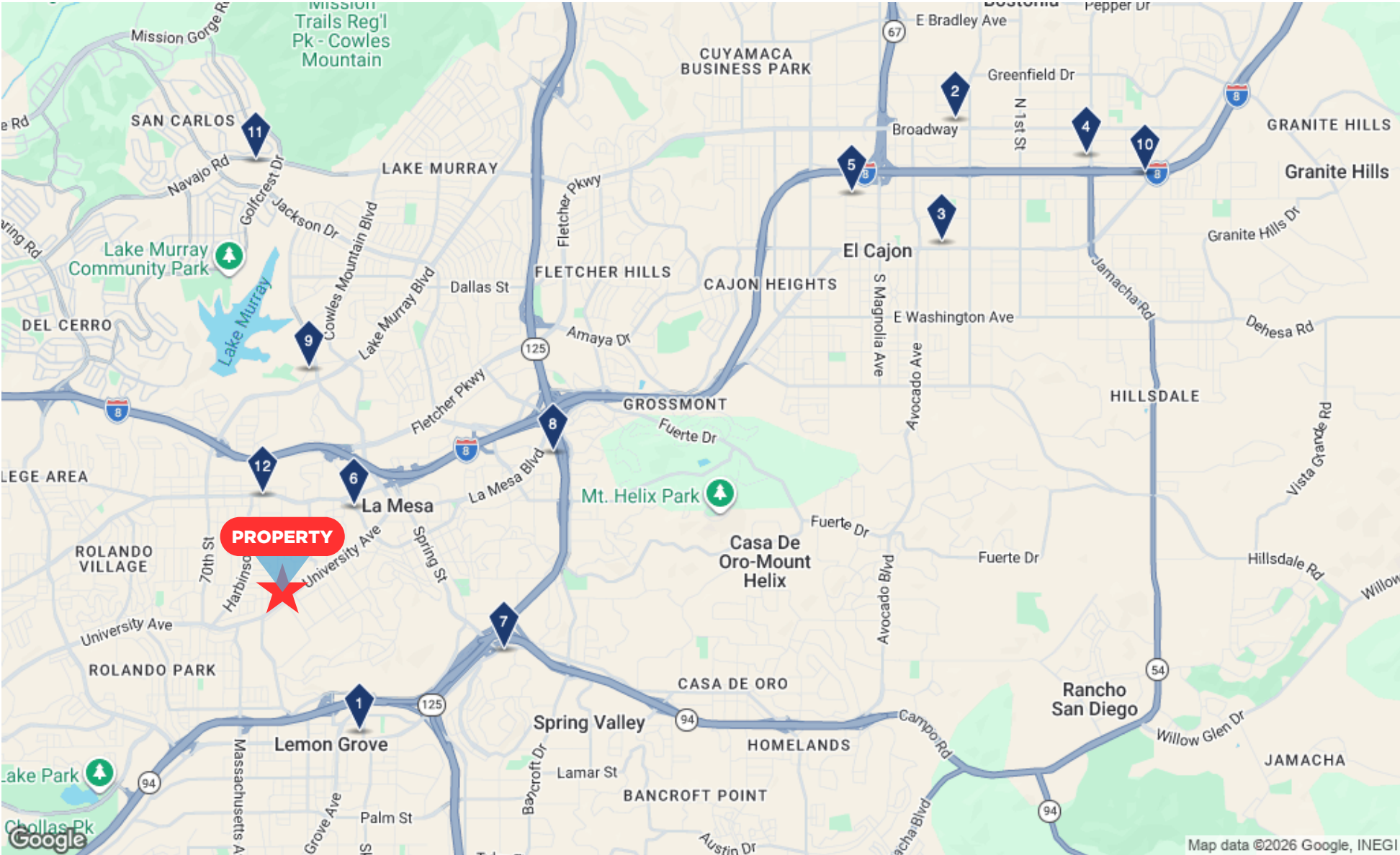
INCOME	
Base Rent	\$341,591.88
Expense Reimbursements	\$27,579.00
Gross Income	\$369,170.88
Vacancy (Existing #250-260)	-
Effective Gross Income	\$369,170.88
Total Expenses	\$(123,900.00)
NET OPERATING INCOME	\$245,270.88

EXPENSES	
Real Estate Taxes (Reassessed \$3.5 M)	\$44,450.00
2025 Operating Expenses	\$79,450.00
TOTAL EXPENSES	\$123,900.00
EXPENSES/SF	\$0.72

Total SF	14,336
Price	\$3,500,000 (\$244.14/SF)

Cap Rate	7.01%
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SALES COMPS



SALES COMPS

#	PROPERTY	SALE DATE	SALE PRICE	PRICE / SF	RBA (SF)	LAND ACRES	LAND SF
1	3434 Grove St	10/10/2025	\$1,750,000	\$339/SF	5,160	0.5	21,780
2	742-744 Broadway	5/2/2024	\$3,000,000	\$314/SF	9,568	0.66	28,749
3	620 E Main St	10/30/2024	\$1,800,000	\$281/SF	6,400	0.36	15,682
4	744-770 N 2nd St	7/31/2024	\$1,500,000	\$280/SF	5,360	0.33	14,375
5	359 W Madison Ave	1/6/2026	\$1,450,000	\$275/SF	5,282	0.34	14,810
6	7863 La Mesa Blvd	12/24/2024	\$4,195,000	\$274/SF	15,300	0.59	25,700
7	8753 Campo Rd	3/24/2025	\$1,800,000	\$267/SF	6,750	0.45	19,602
8	9001 Grossmont Blvd	5/17/2024	\$2,525,000	\$267/SF	9,470	0.7	30,680
9	5575 Lake Park Way	1/24/2025	\$5,515,000	\$258/SF	21,412	0.9	39,204
10	1460 E Main St	10/9/2024	\$3,780,000	\$254/SF	14,860	0.89	38,768
11	7183-7189 Navajo Rd	12/6/2024	\$5,199,000	\$248/SF	20,970	2	87,120
12	7317 El Cajon Blvd	10/14/2024	\$2,188,000	\$221/SF	9,904	0.38	16,553

Average \$/SF = \$273/SF

AERIAL VIEW



SITE

OLIVE AVE

UNIVERSITY AVE

OLIVE AVE

PROPERTY PHOTOS





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