

FOR SALE | REDEVELOPMENT OPPORTUNITY

LA MESA WOMAN'S CLUB | 5220 WILSON STREET, LA MESA, CA



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CBRE

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EXECUTIVE SUMMARY

Property Characteristics

Location	5220 Wilson Street, La Mesa, CA 91942
Submarket	La Mesa - East San Diego County
Parcel	490-660-31
Land Size	.86 Acre (37,461 SF)
Building Size	7,631 Square Feet
Zoning	RB-D-MU Residential Business - Density Mixed use Overlay
Parking	Approximately 56 spaces; 6.85/1,000 SF
Occupant/Owner	La Mesa Women's Club
Comments	Single story, building utilized as lodge, meeting hall, and special events. Under existing zoning a wide variety of commercial uses could be possible as well as a mixed use project with residential.



STRENGTHS

- Corner Location
- Configuration of property
- Proximity to Walmart and other retailers
- Central Location in the City of La Mesa
- Ample Parking



OPPORTUNITIES

- Wide variety of uses (commercial, residential, religious, social)
- Mixed use development



PRICE
\$2,100,000



ZONING
RB-D-MU



LAND AREA
Approx. .86 Acres



BUILDING SIZE
Approx. 7,631 SF

LA MESA MARKET OVERVIEW



77

WALK SCORE

Very Walkable (most errands can be done on foot)



47

TRANSIT SCORE

19 min walk from Orange Line and Green Line



62

BIKE SCORE

Bikeable

City Development Milestones/Key Facts







- 15 public parks
- Highly accessible – freeways, trolley, bus
- 5 Major shopping centers – 1.1 million sf
- Pedestrian and Bicycle Improvement project / Citywide Pavement Resurfacing Project
- “Vision Zero” – eliminate all traffic deaths by 2025

Demographics

- 2018 Population – 61,875 (1% annual growth since 2010)
- Millennials – 28.6% population
- Jobs – 30,329
- Avg Household Income – \$79,351
- \$527,560 Avg Home Price (Owner Occupied)
- 41.4% - Less than 20 min commute to work





1	8141 Center St	SOLD
La Mesa, CA 91942		
Sale Date: 04/06/2018	Bldg Type: Class C Flex	San Diego County
Sale Price: \$2,175,000 - Full Value	Year Built/Age: Built 1950 Age: 68	
Price/SF: \$246.60	RBA: 8,820 SF	
Pro Forma Cap -	Parcel No: 470-073-03	
Actual Cap Rate: -	Sale Conditions: -	
Comp ID: 4215420		
Research Status: Full Value		
		
2	8181 Center St	SOLD
La Mesa, CA 91942		
Sale Date: 11/30/2018	Bldg Type: Class C IndustrialService	San Diego County
Sale Price: \$1,250,000 - Full Value	Year Built/Age: Built 1979 Age: 39	
Price/SF: \$223.21	RBA: 5,600 SF	
Pro Forma Cap -	Parcel No: 494-010-12	
Actual Cap Rate: -	Sale Conditions: -	
Comp ID: 4602277		
Research Status: Full Value		
		
3	8250 Commercial St	SOLD
La Mesa, CA 91942		
Sale Date: 02/21/2017 (263 days on mkt)	Bldg Type: Class C IndustrialService	San Diego County
Sale Price: \$1,600,000 - Full Value	Year Built/Age: Built 1958 Age: 59	
Price/SF: \$238.81	RBA: 6,700 SF	
Pro Forma Cap -	Parcel No: 494-010-04	
Actual Cap Rate: -	Sale Conditions: 1031 Exchange	
Comp ID: 3847016		
Research Status: Full Value		
		
4	7971 Culowee St - Villa la Mesa (Part of Multi-Property)	SOLD
La Mesa, CA 91942		
Sale Date: 02/06/2018	Bldg Type: Health CareSkilled Nursing Facility	San Diego County
Sale Price: \$1,689,153 - Allocated	Year Built/Age: Built 1930 Age: 88	
Price/SF: \$261.56	RBA: 6,458 SF	
Pro Forma Cap -	Parcel No:	
Actual Cap Rate: -	Sale Conditions: -	
Comp ID: 4138193		
Research Status: Allocated		
		
5	5153 Jackson Dr	SOLD
La Mesa, CA 91942		
Sale Date: 09/02/2016	Land Area: 0.41 AC (17,860 SF)	San Diego County
Sale Price: \$1,425,000 - Confirmed	Lot Dimensions: -	
\$/AC Land Gross: \$313.00	Proposed Use: -	
Parcel No: 494-072-10		
Comp ID: 3699879	Sale Conditions: Ground Lease (Leased Fee)	
Research Status: Confirmed		
		
6	8085 La Mesa Blvd - Acacia Springs Office Center	SOLD
La Mesa, CA 91942		
Sale Date: 08/27/2018	Bldg Type: Class C Office	San Diego County
Sale Price: \$1,885,000 - Confirmed	Year Built/Age: Built 1987 Age: 31	
Price/SF: \$314.17	RBA: 6,000 SF	
Pro Forma Cap -	Parcel No: 470-582-38	
Actual Cap Rate: -	Sale Conditions: Sale Leaseback	
Comp ID: 4500892		
Research Status: Confirmed		
		

BUILDING SALE COMPS


7 8141-8147 La Mesa Blvd - San Filippo's Pizza SOLD

La Mesa, CA 91942		San Diego County		
Sale Date:	03/25/2016 (79 days on mkt)	Bldg Type:	RetailRestaurant	
Sale Price:	\$1,200,000 - Confirmed	Year Built/Age:	-	
Price/SF:	\$266.67	RBA:	4,500 SF	
Pro Forma Cap	-	Parcel No:	470-594-08	
Actual Cap Rate:	-	Sale Conditions:	-	
Comp ID:	3555438			
Research Status:	Confirmed			

8 8371 La Mesa Blvd SOLD

La Mesa, CA 91942		San Diego County		
Sale Date:	08/15/2017	Bldg Type:	RetailStorefront	
Sale Price:	\$1,200,000 - Confirmed	Year Built/Age:	Built 1952 Age: 65	
Price/SF:	\$255.32	RBA:	4,700 SF	
Pro Forma Cap	-	Parcel No:	494-422-04	
Actual Cap Rate:	-	Sale Conditions:	-	
Comp ID:	3988410			
Research Status:	Confirmed			

9 8758 La Mesa Blvd - Multi-Property Sale (Part of Multi-Property) SOLD

La Mesa, CA 91942		San Diego County		
Sale Date:	02/28/2017	Bldg Type:	RetailBar	
Sale Price:	\$345,980 - Allocated	Year Built/Age:	Built 1941 Age: 76	
Price/SF:	\$223.50	RBA:	1,548 SF	
Pro Forma Cap	-	Parcel No:	-	
Actual Cap Rate:	-	Sale Conditions:	-	
Comp ID:	3850330			
Research Status:	Allocated			


10 8760 La Mesa Blvd - Multi-Property Sale (Part of Multi-Property) SOLD

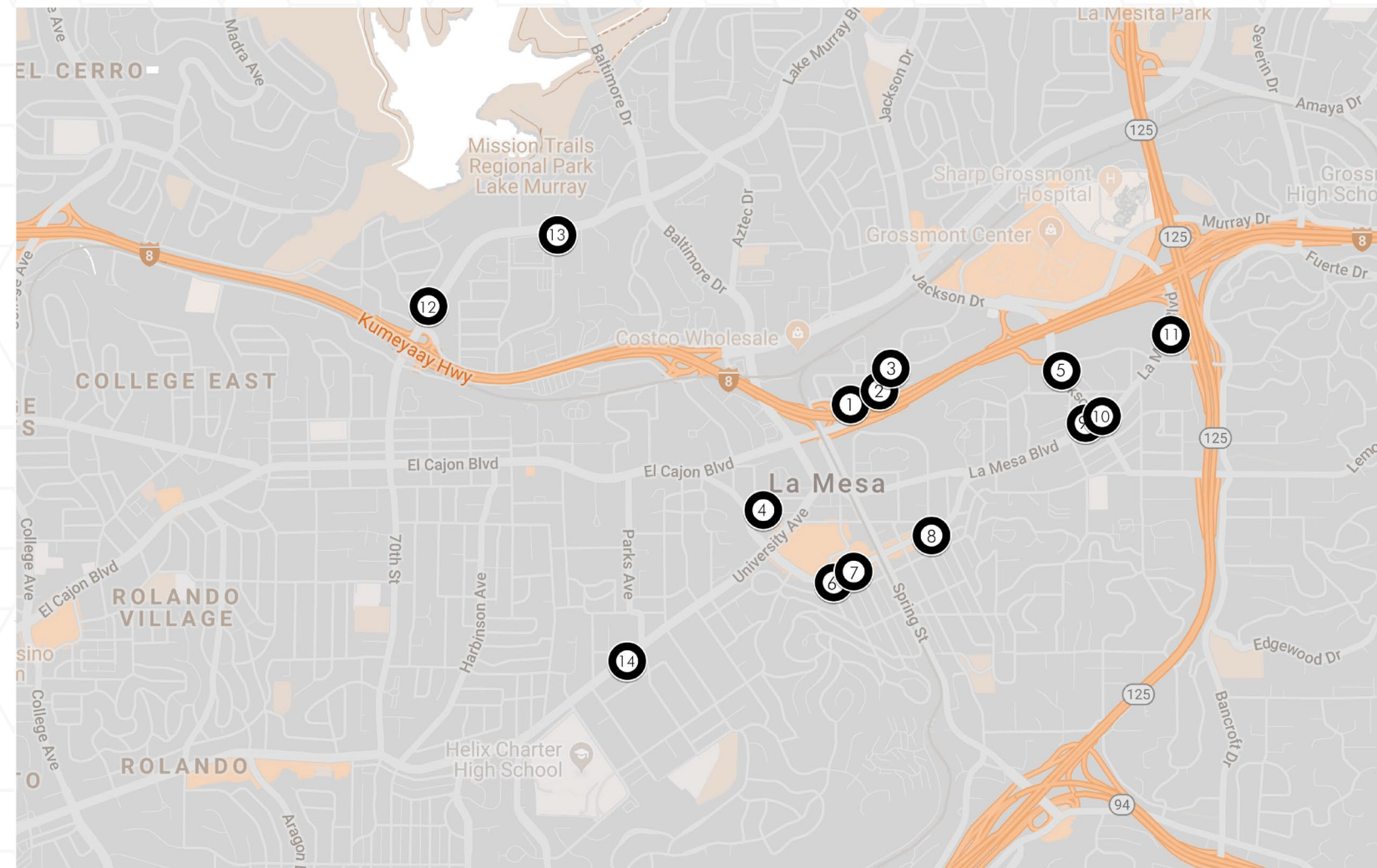
La Mesa, CA 91942		San Diego County		
Sale Date:	02/28/2017	Bldg Type:	RetailStorefront	
Sale Price:	\$704,020 - Allocated	Year Built/Age:	Built 1954 Age: 63	
Price/SF:	\$223.50	RBA:	3,150 SF	
Pro Forma Cap	-	Parcel No:	-	
Actual Cap Rate:	-	Sale Conditions:	-	
Comp ID:	3850330			
Research Status:	Allocated			

11 8939 La Mesa Blvd - La Mesa Physical Therapy SOLD

La Mesa, CA 91942		San Diego County		
Sale Date:	03/09/2017 (134 days on mkt)	Bldg Type:	Class C OfficeMedical	
Sale Price:	\$1,925,000 - Confirmed	Year Built/Age:	Built 1954 Age: 63	
Price/SF:	\$365.28	RBA:	5,270 SF	
Pro Forma Cap	-	Parcel No:	490-472-21, 490-472-28	
Actual Cap Rate:	-	Sale Conditions:	-	
Comp ID:	3857847			
Research Status:	Confirmed			

12 5308 Lake Murray Blvd - Lake Murray Dental Building SOLD

La Mesa, CA 91942		San Diego County		
Sale Date:	08/22/2018	Bldg Type:	Class C OfficeMedical	
Sale Price:	\$2,000,000 - Confirmed	Year Built/Age:	Built 1979 Age: 39	
Price/SF:	\$277.28	RBA:	7,213 SF	
Pro Forma Cap	-	Parcel No:	464-380-51-00	
Actual Cap Rate:	-	Sale Conditions:	-	
Comp ID:	4493193			
Research Status:	Confirmed			



13 5465 Lake Murray Blvd SOLD

La Mesa, CA 91942		San Diego County		
Sale Date:	07/23/2018 (102 days on mkt)	Bldg Type:	RetailStorefront	
Sale Price:	\$1,450,000 - Confirmed	Year Built/Age:	Built 1973 Age: 45	
Price/SF:	\$308.45	RBA:	4,701 SF	
Pro Forma Cap	-	Parcel No:	464-291-09-00	
Actual Cap Rate:	5.96%	Sale Conditions:	Investment Triple Net	
Comp ID:	4433215			
Research Status:	Confirmed			

14 7569 University Ave SOLD

La Mesa, CA 91942		San Diego County		
Sale Date:	06/27/2018 (142 days on mkt)	Bldg Type:	RetailStorefront Retail/Residential	
Sale Price:	\$1,300,000 - Confirmed	Year Built/Age:	Built 1952 Age: 66	
Price/SF:	\$243.63	RBA:	5,336 SF	
Pro Forma Cap	-	Parcel No:	469-620-11-00, 469-620-12-00	
Actual Cap Rate:	3.20%	Sale Conditions:	Redevelopment Project	
Comp ID:	4367387			
Research Status:	Confirmed			

LAND SALE COMPS

1 8180 Commercial St SOLD

La Mesa, CA 91942 **San Diego County**

Sale Date: **11/22/2016 (67 days on mkt)** Bldg Type: **Class C Industrial/Service**
 Sale Price: **\$900,000 - Confirmed** Year Built/Age: **-**
 Land Price/SF: **15,682 SF (\$57.39/SF)** RBA: **1,500 SF**

Pro Forma Cap - Parcel No: **470-071-16**
 Actual Cap Rate: -
 Comp ID: **3767882** Sale Conditions: **Redevelopment Project**
 Research Status: **Confirmed**



2 7605-7615 El Cajon Blvd SOLD

La Mesa, CA 91942 **San Diego County**

Sale Date: **01/23/2017 (57 days on mkt)** Bldg Type: **Retail/Freestanding**
 Sale Price: **\$765,000 - Confirmed** Year Built/Age: **-**
 Land Price/SF: **12,197 SF (\$62.72/SF)** RBA: **4,300 SF**

Pro Forma Cap - Parcel No: **470-141-02**
 Actual Cap Rate: -
 Comp ID: **3815768** Sale Conditions: **Deferred Maintenance, Redevelopment Project**
 Research Status: **Confirmed**



3 7819 El Cajon Blvd SOLD

La Mesa, CA 91942 **San Diego County**

Sale Date: **05/04/2017 (24 days on mkt)** Bldg Type: **Retail/Fast Food**
 Sale Price: **\$662,500 - Confirmed** Year Built/Age: **Built 1900 Age: 117**
 Land Price/SF: **12,702 SF (\$52.16/SF)** RBA: **853 SF**

Pro Forma Cap - Parcel No: **470-181-02, 470-181-03**
 Actual Cap Rate: -
 Comp ID: **3895702** Sale Conditions: **Redevelopment Project**
 Research Status: **Confirmed**



4 9160-9168 Fletcher Pky SOLD

La Mesa, CA 91942 **San Diego County**

Sale Date: **07/18/2018 (85 days on mkt)** Land Area: **1.59 AC**
 Sale Price: **\$1,800,000 - Confirmed** Lot Dimensions: **-**
 \$/AC Land Gross: **\$566,041.01 (\$26.00/SF)** Proposed Use: **Retail**

Parcel No: **485-550-11, 485-550-11-00**
 Comp ID: **4437339** Sale Conditions: **-**
 Research Status: **Confirmed**



5 8381 La Mesa Blvd SOLD

La Mesa, CA 91941 **San Diego County**

Sale Date: **01/13/2016** Bldg Type: **Retail/Auto Dealership**
 Sale Price: **\$1,025,000 - Confirmed** Year Built/Age: **Built 1953 Age: 63**
 Land Price/SF: **10,019 SF (\$102.31/SF)** RBA: **1,309 SF**

Pro Forma Cap - Parcel No: **494-422-05**
 Actual Cap Rate: -
 Comp ID: **3496400** Sale Conditions: **Redevelopment Project**
 Research Status: **Confirmed**

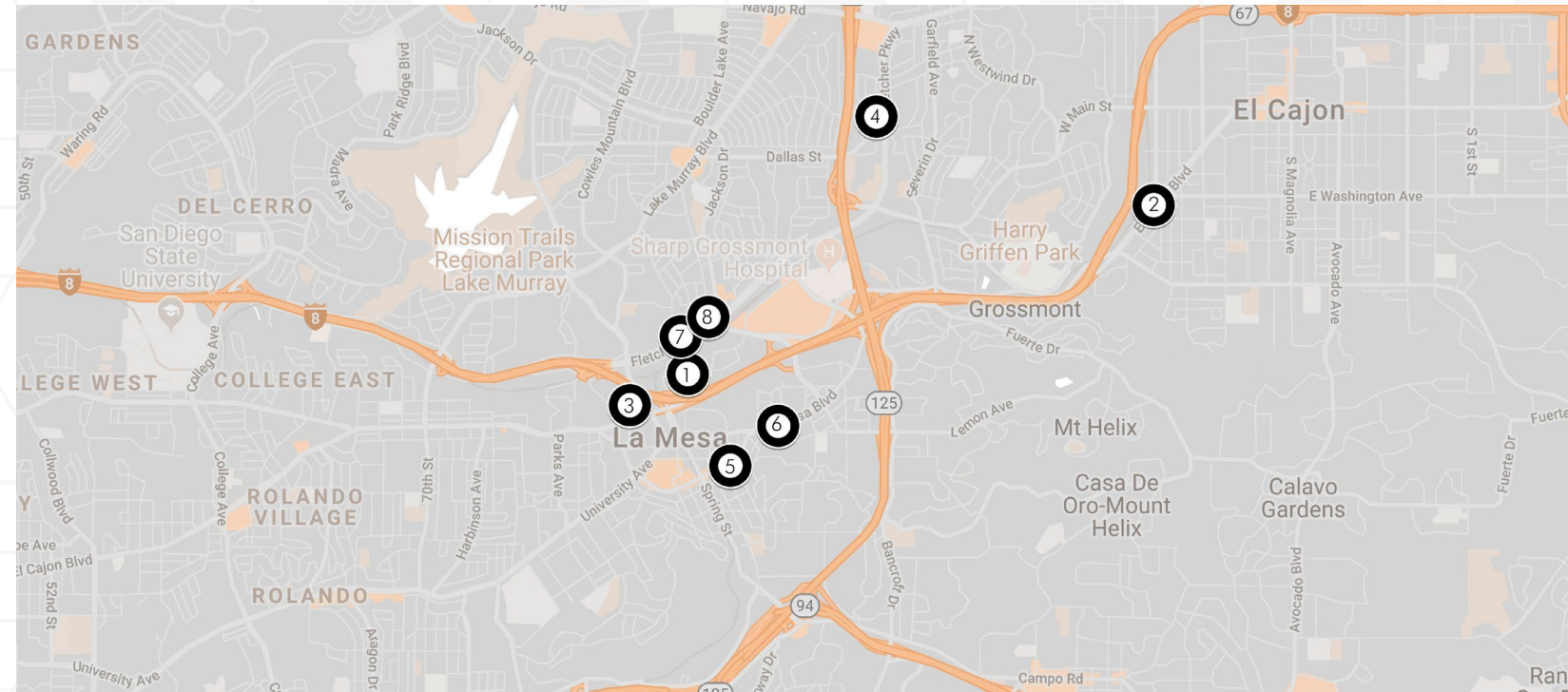


6 8585 La Mesa Blvd - Assisted Living/Mixed-Use Development Site SOLD

La Mesa, CA 91941 **San Diego County**

Sale Date: **01/04/2019** Land Area: **4.41 AC (192,100 SF)**
 Sale Price: **\$9,395,000** Lot Dimensions: **-**
 \$/AC Land Gross: **\$2,130,381.09 (\$48.91/SF)** Proposed Use: **Mixed Use [Partial List]**

Parcel No: **494-300-11**
 Comp ID: **4643375** Sale Conditions: **-**
 Research Status: **In Progress**



7 6140 Lake Murray Blvd - Jack in the Box - Demolished SOLD

La Mesa, CA 91942 **San Diego County**

Sale Date: **11/02/2016 (328 days on mkt)** Bldg Type: **Retail/Fast Food**
 Sale Price: **\$1,425,000 - Confirmed** Year Built/Age: **Built 1966 Age: 50**
 Land Price/SF: **18,731 SF (\$79.68/SF)** RBA: **1,196 SF**

Pro Forma Cap - Parcel No: **675-010-08**
 Actual Cap Rate: -
 Comp ID: **3751134** Sale Conditions: **1031 Exchange, Redevelopment Project**
 Research Status: **Confirmed**



8 8200 Parkway Dr - Chick-fil-A SOLD

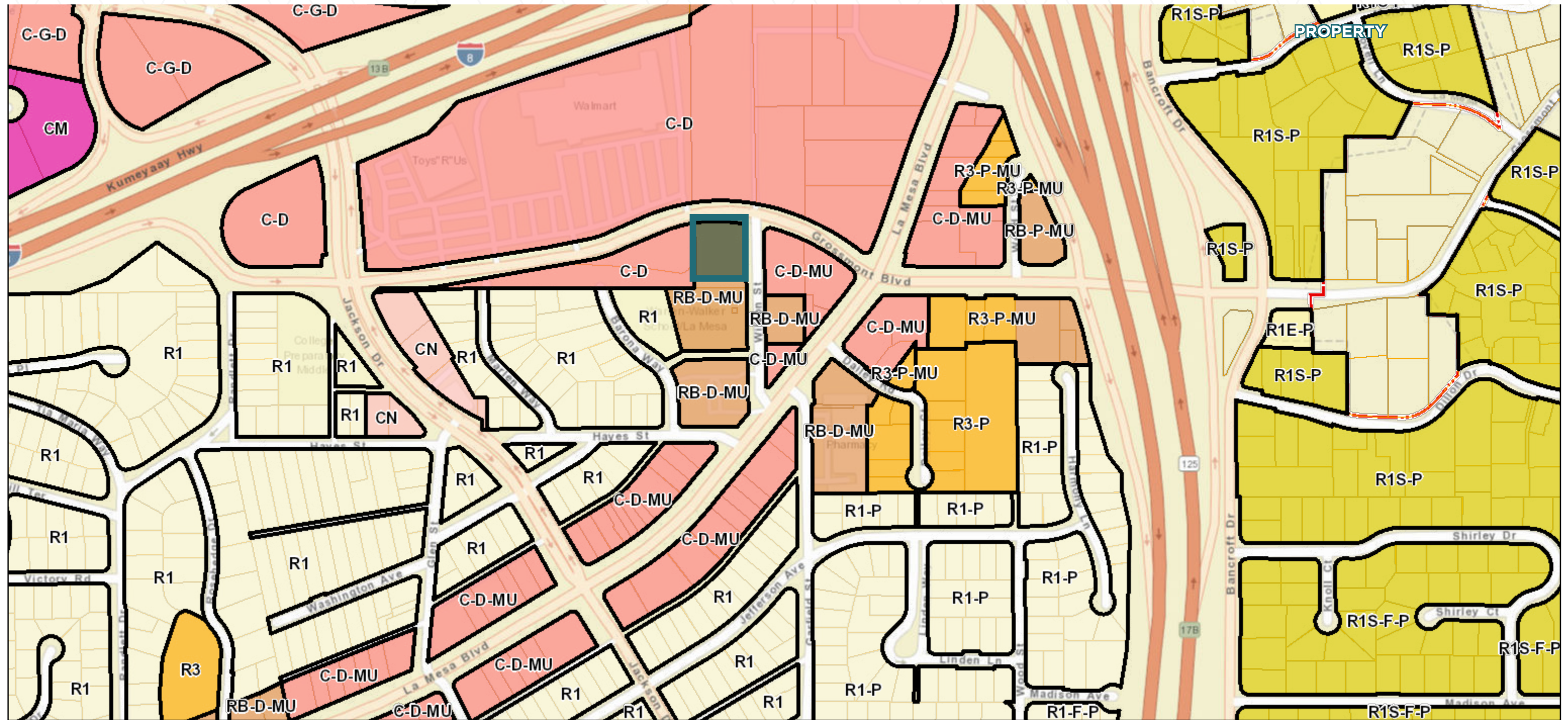
La Mesa, CA 91942 **San Diego County**

Sale Date: **03/07/2018** Bldg Type: **Retail/Freestanding**
 Sale Price: **\$3,670,000 - Full Value** Year Built/Age: **Built 2017**
 Land Price/SF: **69,260 SF (\$39.64/SF)** RBA: **4,526 SF**

Pro Forma Cap - Parcel No: **490-591-34**
 Actual Cap Rate: **3.79%**
 Comp ID: **4172889** Sale Conditions: **Investment Triple Net**
 Research Status: **Full Value**



ZONING MAP



Zoning

- R1 - Urban Residential
- R1A - Urban Residential Alternative
- R1E - Semi-Rural Estate
- R1R - Semi-Rural Residential

- R1S - Suburban Residential
- R2 - Medium Low Density Residential
- R3- Multiple Unit Residential
- RB - Residential Business
- CN - Neighborhood Commercial

- C - General Commercial
- CD - Downtown Commercial
- CM- Light Industrial and Commercial Service
- M - Industrial Service and Manufacturing
- Civic Center

- MacArthur Park
- Overlay Districts
- City Boundary
- Parcels

- Mixed Use Urban (24-40 dwelling units per acre)
- Residential Business zone (RB-D-MU)
- Mixed use development encouraged (multi-family and retail combined)
- Revitalize older commercial corridors
- Potential for 15-20 apartments plus ground floor commercial
- Reutilization of existing facility

ZONING OUTLINED

24.05.010 - Effect of chapter—Intent.

This chapter establishes permission, regulations and requirements for the establishment and continuance of uses and structures in each residential zone except for vehicle parking requirements which are specified in Chapter 24.04. The intent and intended application of each residential zone is:

H. Zone RB (Residential Business). This zone is designed for areas which appear to be in transition from residential to business development. It is intended to provide incentives for accommodating a reasonable transition, by permitting apartment-type development, and limited business uses which are compatible with a residential environment. The minimum net lot area per dwelling unit for residential development in this zone shall not be less than two thousand four hundred twenty (2,420) square feet, except that this may be reduced to no less than one thousand eight hundred ninety-five (1,895) square feet as provided by this Chapter. All projects in this zone will be evaluated to ensure compliance with the development standards of this Title, City-adopted design objectives and standards, and the goals and objectives of the General Plan. The development and design standards applicable under this zone are minimum standards, and shall not be reduced solely for the purpose of achieving maximum density or intensity of use for any development.

24.05.025 - Density bonus.

This section provides for an increase in the allowed density of residential development under the R3 and RB Zones. By discretionary, individual project review, the required minimum building site area per dwelling unit for a residential project under these zones may be decreased from two thousand four hundred twenty square feet to one thousand eight hundred ninety-five square feet, according to the procedures and allowances of this section. The intent of this section is to allow increased density as an incentive, in return for provision of specified project features and amenities as set forth herein. This section also addresses the provision of a low and moderate-income housing density bonus in any zone that permits residential use.

Chapter 24.18 - MIXED USE OVERLAY ZONE—MU

Establishment of an Overlay Zone. This section establishes development standards and regulations for the establishment of uses, structures, and lots in the Mixed Use Overlay (MU) Zone. The application of the MU Zone is:

1. The Mixed Use Overlay Zone applies to lots in the RB-D and C-D Zones that abut El Cajon Boulevard, University Avenue, and La Mesa Boulevard or are near the Spring Street Trolley Station that are designated in the City of La Mesa General Plan as “Mixed Use Urban,” as shown on the map on file in the office of the La Mesa city clerk.

24.18.030 - Land use regulations.

A. Intent.

1. The MU Zone allows “for-sale” homes, condominiums, and apartment units to provide for a diversity of housing types including row housing, loft-type dwellings, and flats that are arranged either around courtyards or linearly along the pedestrian realm.

2. The MU Zone allows for commercial uses that are neighborhood serving and that generate pedestrian activity, such as cafes, restaurants, bookstores, floral shops, retail shopping, commercial recreation and entertainment spaces, personal and convenience service stores, bakeries, travel agencies, childcare facilities, art galleries, and offices.

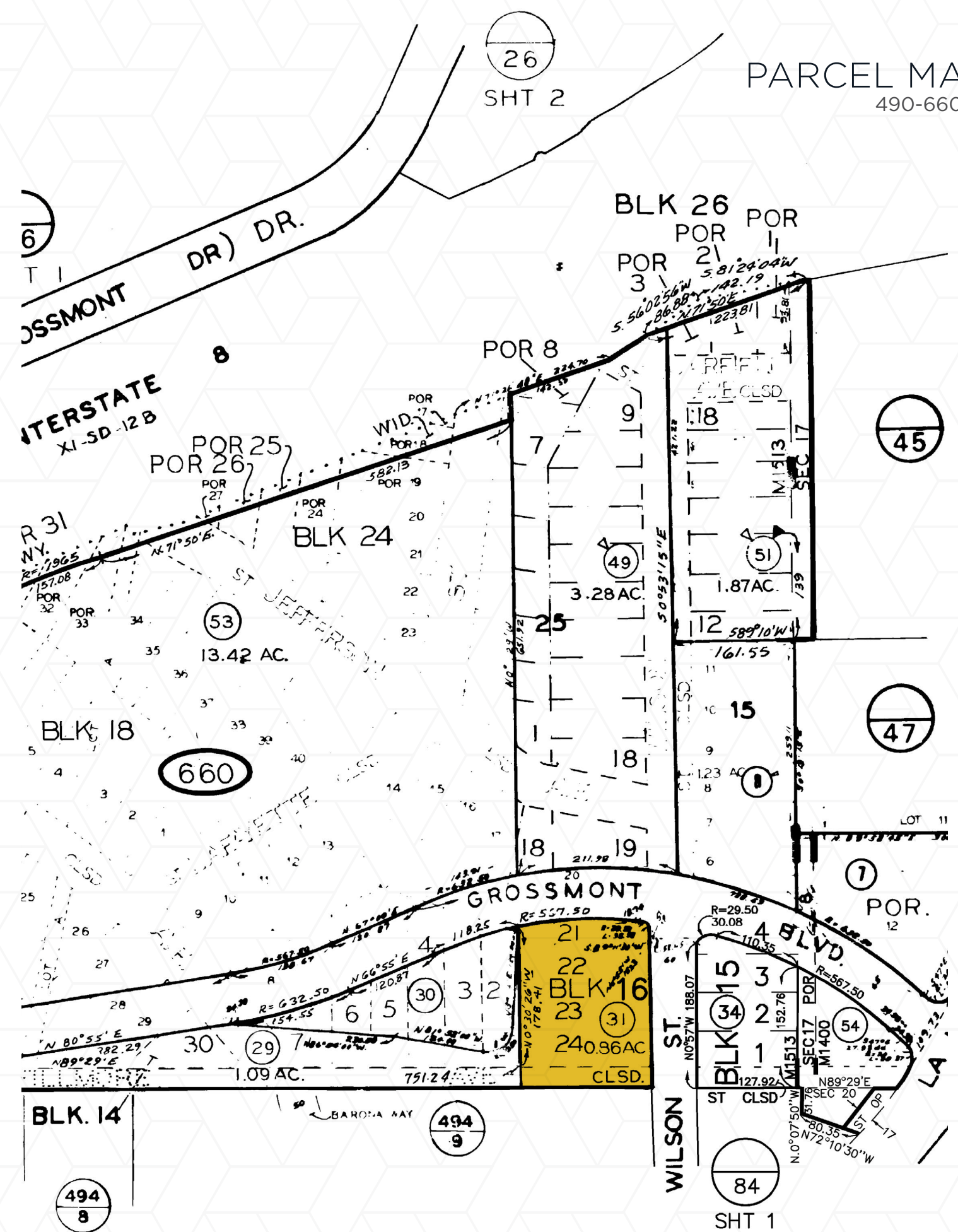
24.18.040 - Development standards.

A. Residential Density.

1. For development sites greater than ten thousand square feet, the residential component of a mixed-use project shall not exceed forty units per acre.

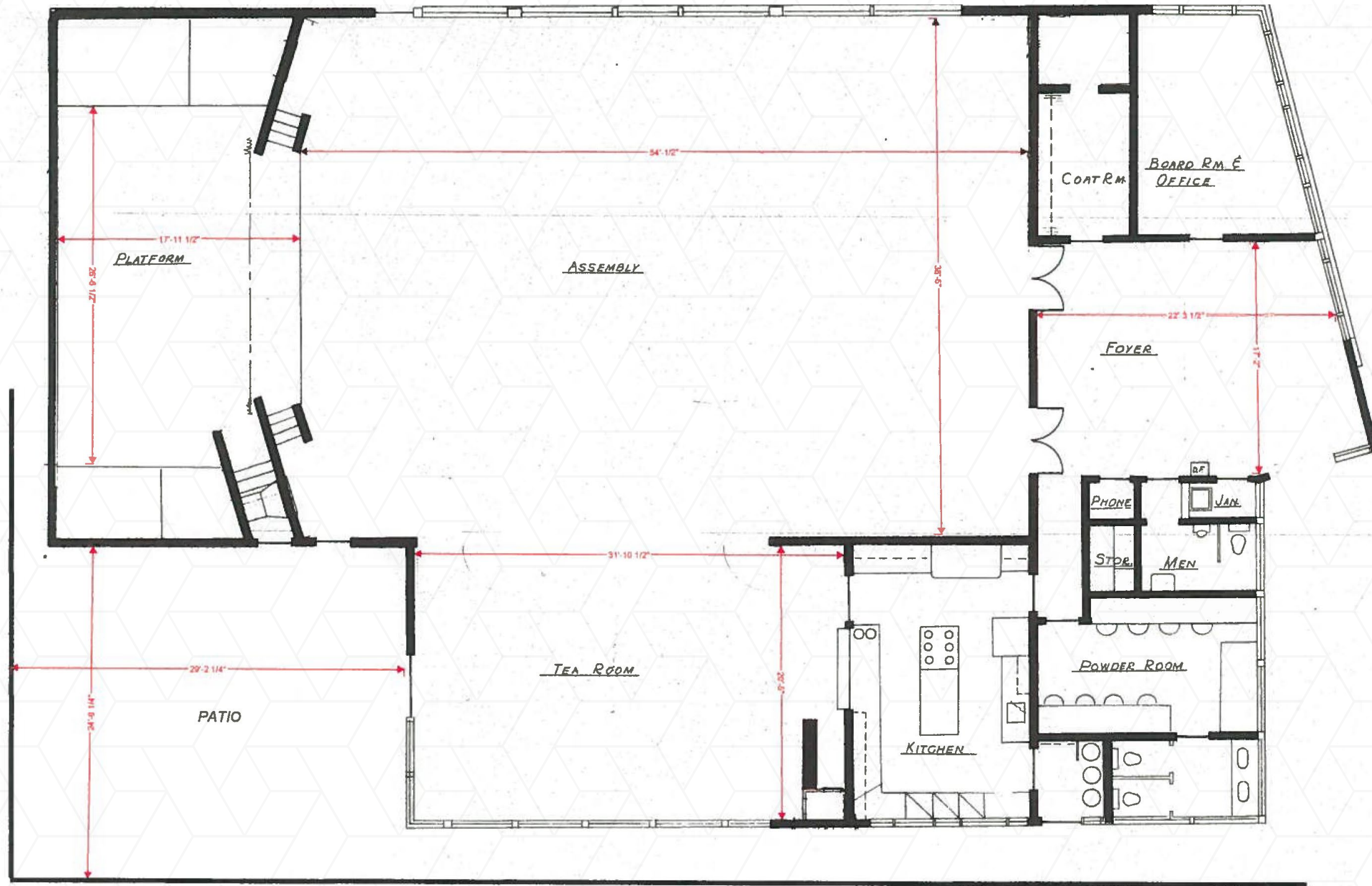
PARCEL MAP

490-660-31



 [CLICK HERE TO VIEW ADDITIONAL ZONING INFORMATION](#)

FLOOR PLAN



DRAWN BY	LA MESA	DATE	8-11-53
CHECKED BY	WOMAN'S CLUB		
DESIGNED BY	CORNER - FILLMORE & WILSON AVE		
JOB No.	HERLUF BRYDEGAARD		
	ARCHITECT		
	SAN DIEGO CALIFORNIA		



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