

6122-36 Lake Murray Blvd.

LA MESA, CA 91942



CONFIDENTIAL OFFERING MEMORANDUM

CONTACT:

Todd Law

tlaw@cgpinc.com

858.729.9305

CA BRE Lic: 01309241

WA BRE Lic: 21200



CAPITAL GROWTH
PROPERTIES, INC.

DISCLAIMER

The information contained in the following Marketing Brochure for 6122-36 Lake Murray Blvd., located in La Mesa, California, is proprietary and strictly confidential. No portion of the information, including but not limited to any information and documents relating to the Property, are guaranteed in any manner. This Marketing Brochure has been prepared to provide a summary and information (unverified) to prospective purchasers, and to establish a preliminary level of interest in the subject property. Neither the Seller nor Capital Growth Properties makes any representations or warranty regarding, or shall have any liability or responsibility for accuracy, correctness, completeness, or any other purposes and may not be relied upon by the evaluator. The Evaluator is hereby advised to rely upon its own experts and investigations in evaluating the Property. Neither the Evaluator nor any other person shall use the information for any purposes except to make a preliminary determination as to whether to conduct its own investigation (i.e., due diligence) concerning the appropriateness of making an offer or entering into any agreement to purchase the property.



CAPITAL GROWTH
PROPERTIES, INC.

CONTENTS

01	LOCATION OVERVIEW.....	5
02	PROPERTY HIGHLIGHTS & FEATURES.....	7
03	FLOOR PLAN & MAPS	10
04	PARKING AVAILABILITY.....	16
05	ZONING.....	18
06	AREA SALES.....	22
07	DEMOGRAPHICS.....	28

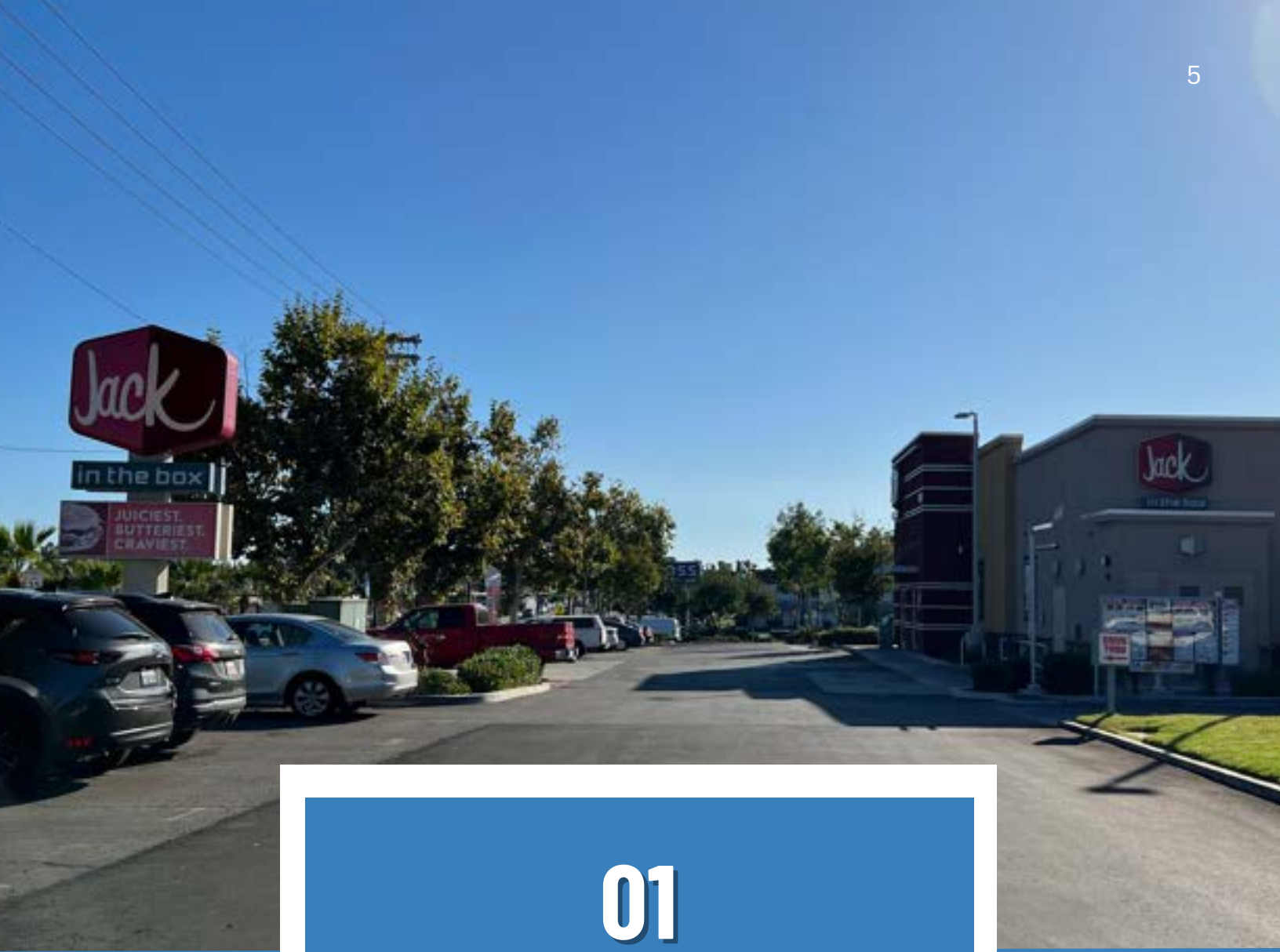




6122-36 Lake Murray Blvd.

LA MESA, CA 91942





01
LOCATION OVERVIEW



LOCATION OVERVIEW

La Mesa, known as the "Jewel of the Hills," is a blend of scenic beauty and economic vitality. Lake Murray Village is characterized by its vibrant business environment and the picturesque Lake Murray.

The proximity to Lake Murray adds a scenic backdrop to the bustling commercial activity. The lake is not just a visual delight but also a hub for recreational activities, drawing residents and tourists alike. This influx of people ensures a steady stream of potential customers, making it a lucrative location for retail businesses.

The city is known for its well-maintained infrastructure and business-friendly environment. The nearby SDSU adds a youthful energy, with students and staff frequenting the local businesses. Lake Murray Village stands as a lucrative spot for retailers, offering a mix of steady local and tourist traffic, making it a golden opportunity for potential investors and business owners

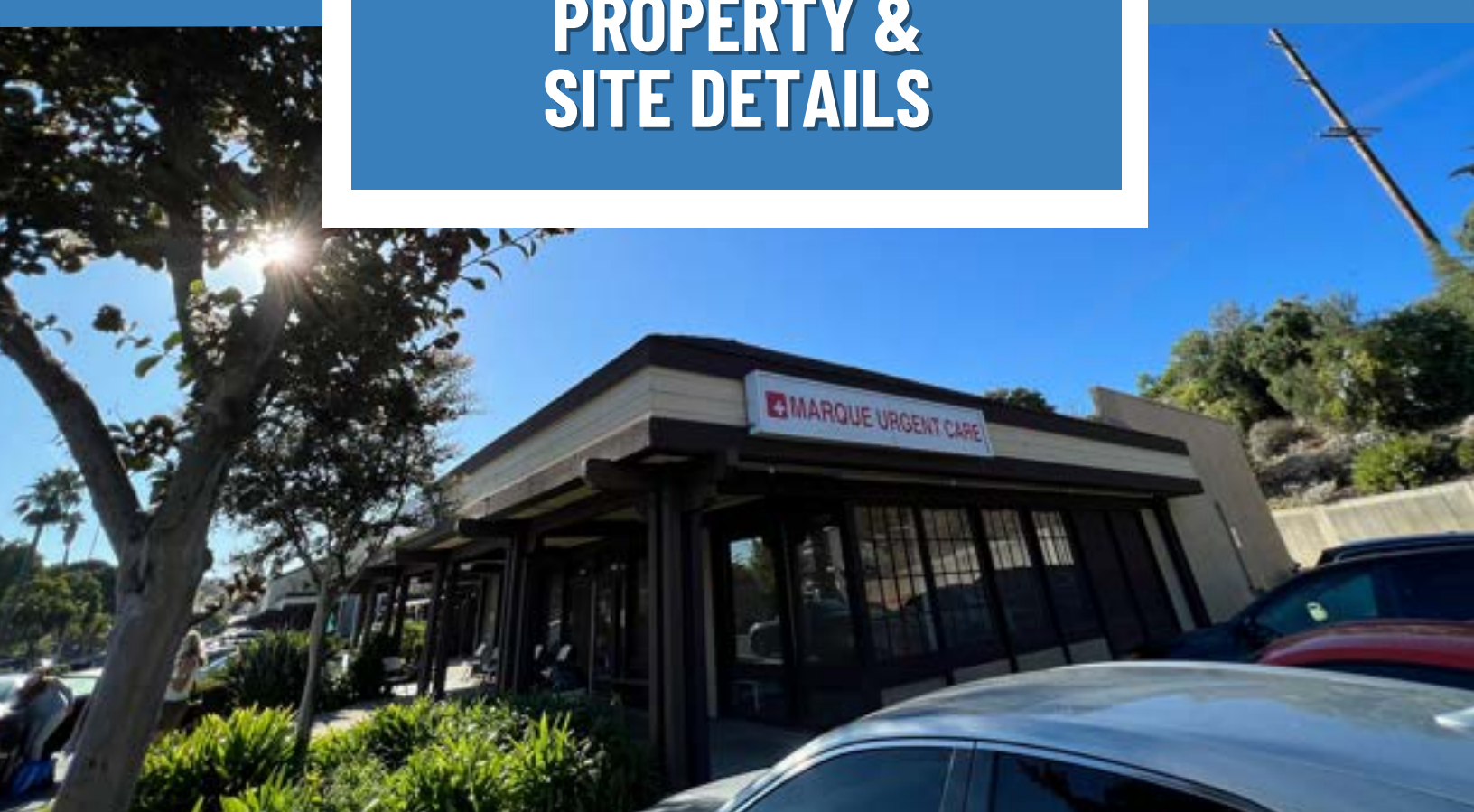
6122-36 Lake Murray Blvd. represents an unparalleled opportunity for discerning investors, a gem that combines strategic location and robust commercial potential.



This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



02
**PROPERTY &
SITE DETAILS**



PROPERTY & SITE DETAILS

Capital Growth Properties proudly presents the in-line retail property for sale located at 6122-36 Lake Murray Blvd., La Mesa. This architectural design, built in 1979, encompasses a generous 10,800 SF of retail space, situated on a 39,204 sq.ft. lot. The property is zoned CN, making it a versatile space for a variety of businesses including retail sales & services, offices, and residential.

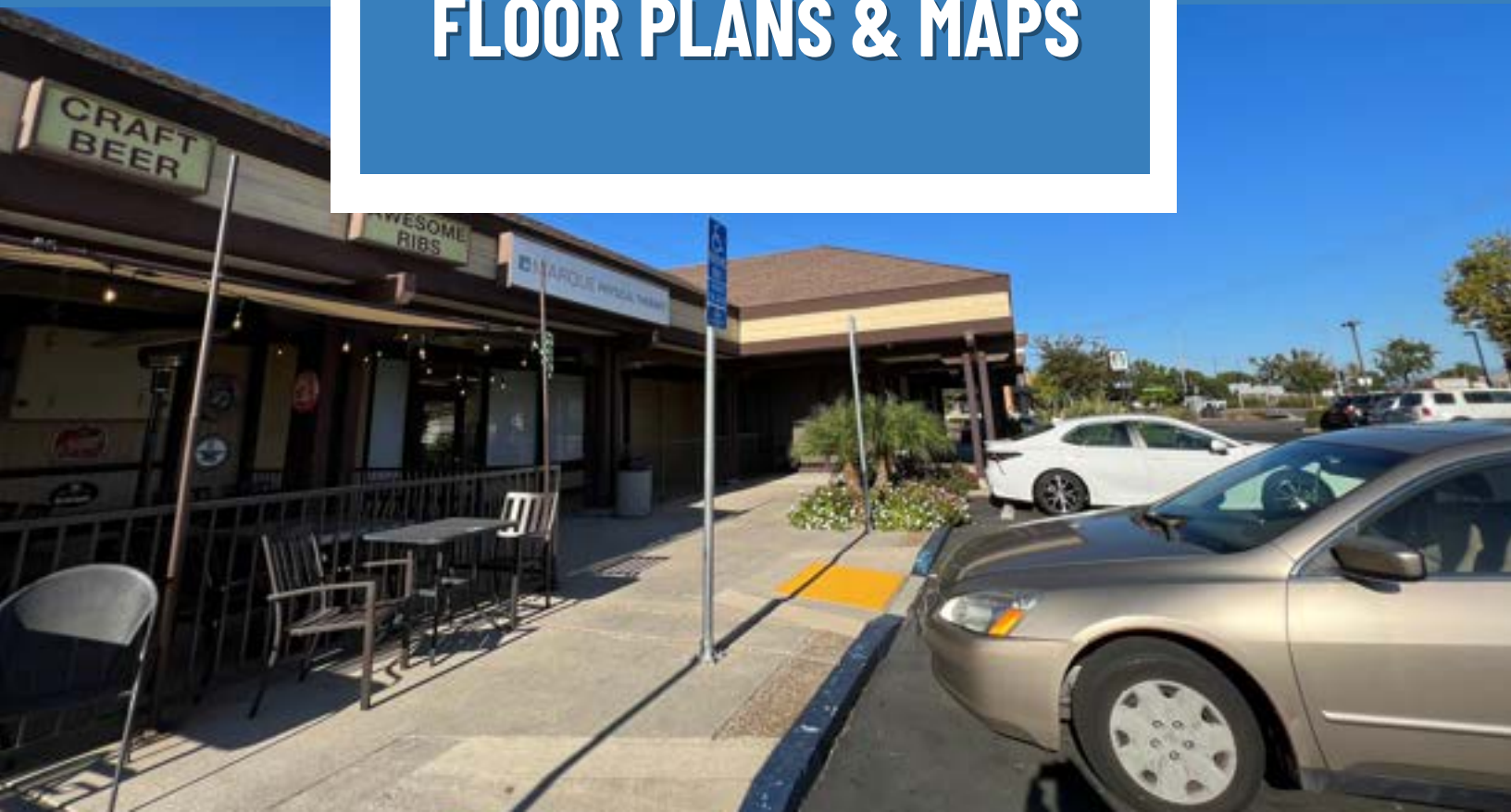
The adjacent parcel is anchored by the popular Ross Dress For Less, ensuring consistent foot traffic. The building boasts 500 surface parking spaces, addressing the essential need for ample parking. Its strategic design maximizes exposure for all retail spaces housed within, ensuring a premium shopping experience for visitors. Situated next to popular establishments like Starbucks and Jack in the Box, and just a few miles from SDSU, the property benefits from a high traffic location.

SITE DETAIL	
Address	6122-36 Lake Murray Blvd. , La Mesa, CA 91942
Asking Price	\$4,995,000
Current Cap Rate	6.1%
Property Size	Building Area: 10,800 SF. Lot Area: 39,204 SF.
Description	In-line Retail
Current Occupancy	100%
Ownership Type	Fee-Simple
Lot	39,204 Sq. Ft.
Bldg. Square Footage	10,800 Sq. Ft.
Year Built/Remodeled	1979
Parcel #	675-010-07-00
Zoning-CN	Retail sales & services, offices, and residential.



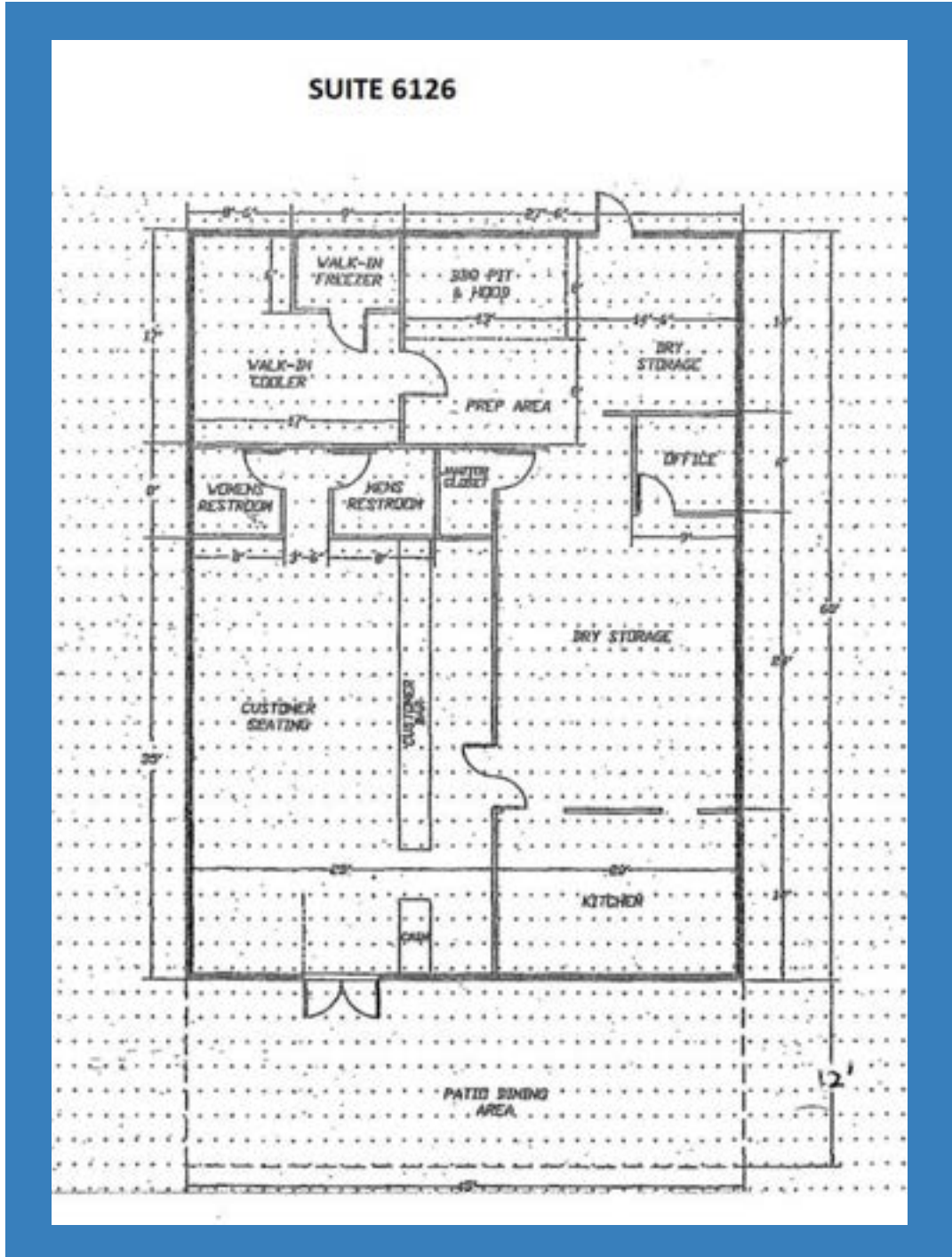


03
FLOOR PLANS & MAPS



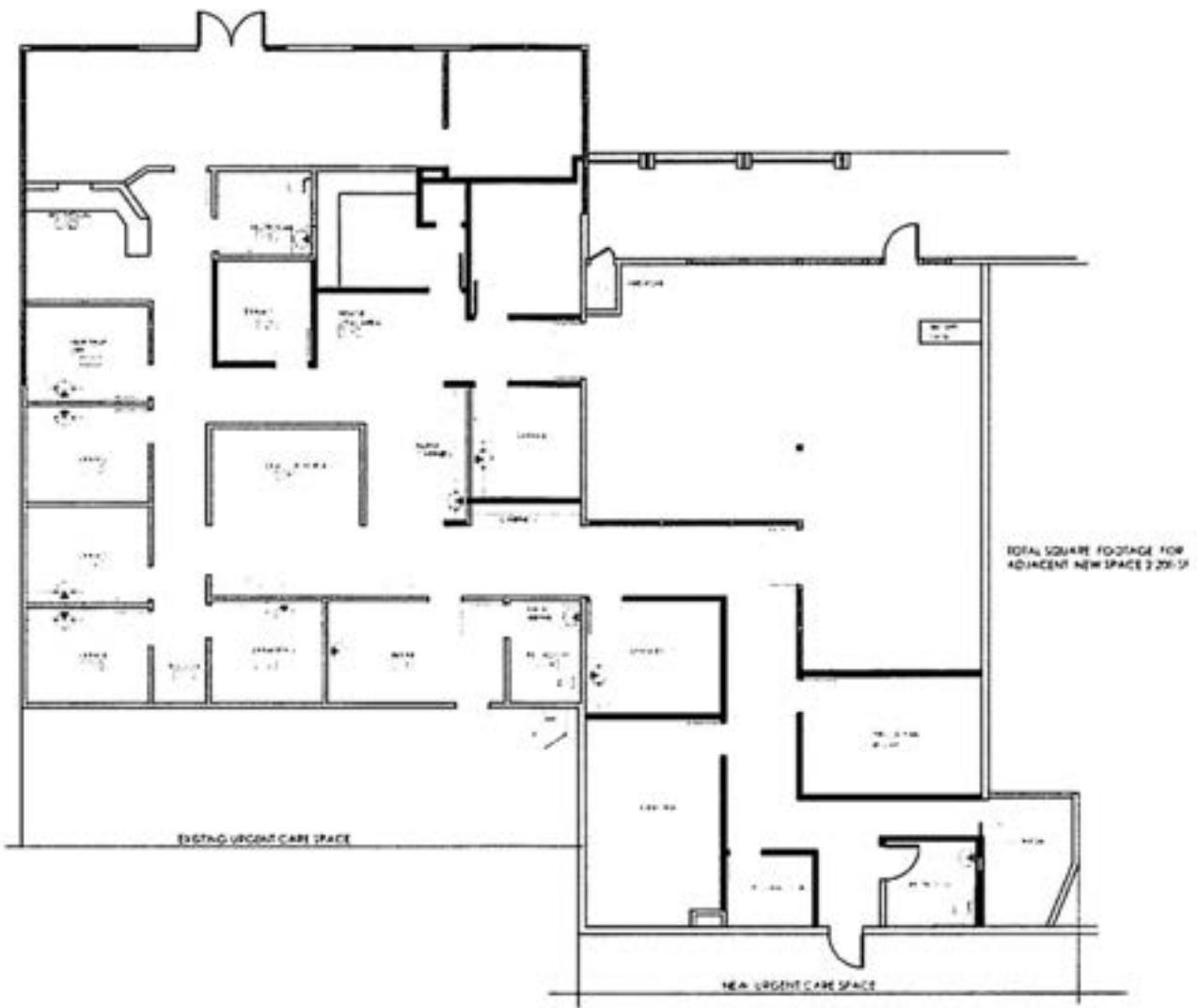


KOGER & NICKEL, INC

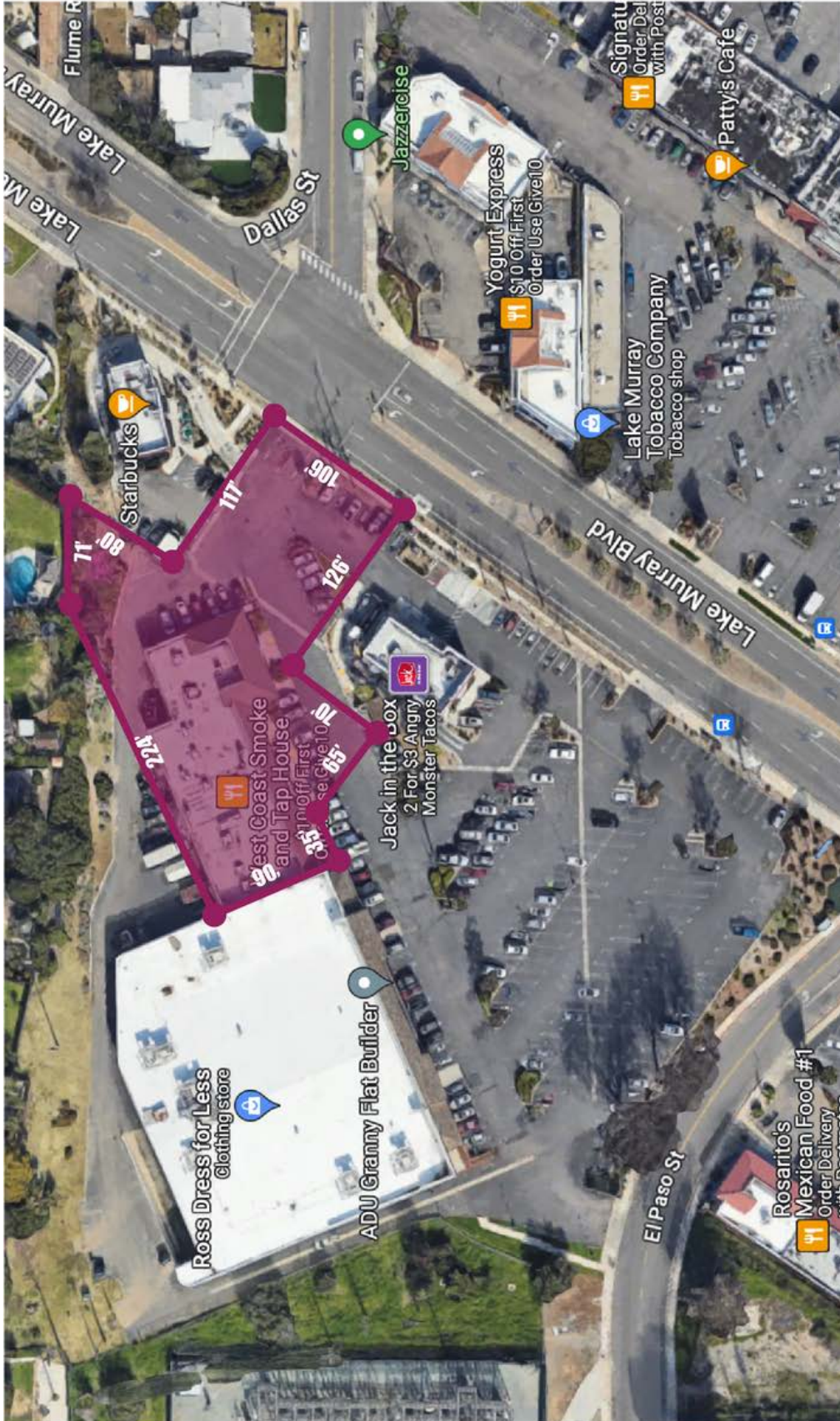




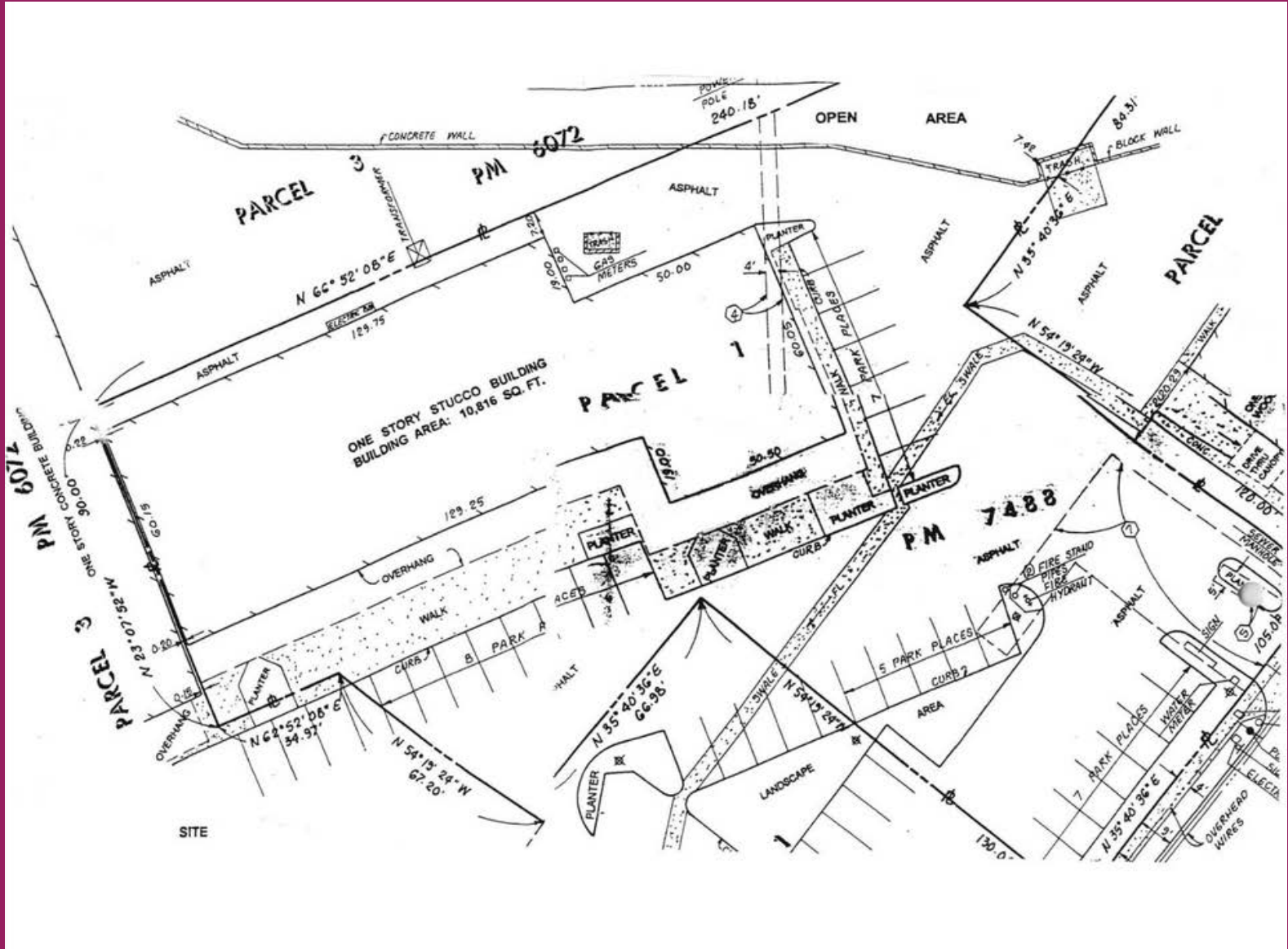
MARQUE MEDICAL



PROPERTY MAP



SITE MAP





04
PARKING AVAILABILITY



PARKING AVAILABILITY



Approximately
500 Parking Spaces





05 ZONING



Zone CN (Neighborhood Commercial). This zone establishes regulations in addition to those established by the general commercial zone and further limits uses. It is applied in neighborhood areas not otherwise served conveniently by general commercial. It is intended that light retail convenience enterprises operate and that the heavy commercial uses are prohibited.

PERMITTED PRINCIPAL USES AND STRUCTURES

1. RESIDENTIAL

- a. One caretaker apartment for each business entity
- b. One or more apartment units on any floor of a principal building except a basement or first floor when the first floor is devoted to an unrelated principal use

2. COMMUNITY CARE FACILITIES FOR THE CARE OF HUMANS

3. SCHOOLS FOR HUMANS

- a. Any school or business offering instruction

4. OFFICES

- a. Professional and corporate offices (operations not involving the fabrication, sale or storage of merchandise, or the parking or dispatching of vehicles for a service. This category shall not include consumer services)
- b. Banks, savings and loans, loan and thrifts
- c. Fortune telling businesses as defined in Section 10.04.010 of the La Mesa Municipal Code



5. RETAIL SALES AND SERVICE

- a. General retail sales
- b. Automotive service station for the retail dispensing of fuel, motor oil, automotive accessories and where minor services are performed such as motor tuneups, brake repair, tire repair and installation
- c. Consumer services including barber shops, beauty shops, clothes cleaning pickup stations, laundromats, etc.
- d. Pet grooming
- e. Restaurant, with or without on-sale liquor and beer, including fast-food restaurants

6. MANUFACTURING

- a. Assembly of any article from previously manufactured parts
(1) For sale on premise, only

7. EMERGENCY SHELTERS

Subject to the standards provided in 24.06.030.I.



ZONING MAP



- | | | | | |
|-------------------------|-------------------------------------|-------------------------------------|--|-------------------|
| Document Coverage Areas | Record Of Survey | R1E - Semi-Rural Estate | CN - Neighborhood Commercial | MacArthur Park |
| Relinquishment Map | Split Lot | R1R - Semi-Rural Residential | C - General Commercial | Overlay Districts |
| Boundary Adjustment | Subdivision/Tract Map | R1S - Suburban Residential | CD - Downtown Commercial | City Boundary |
| Corner Record | Zoning | R2 - Medium Low Density Residential | CM - Light Industrial and Commercial Service | Parcels |
| County Split | R1 - Urban Residential | R3 - Multiple Unit Residential | M - Industrial Service and Manufacturing | Address Labels |
| Parcel Map | R1A - Urban Residential Alternative | RB - Residential Business | Civic Center | |





06
AREA SALES



RECENT SALES COMPARABLES

4898 CONVOY ST, SAN DIEGO, CA 92111
CLARMNT/KM/TIERRASNTA SUBMARKET

SOLD



SUMMARY

LAND

Land Acres	0.70 AC
Bldg FAR	0.18
Zoning	IL-3-1
Parcels	356-110-62
Land SF	30,492 SF

TRANSACTION DETAILS

Sale Date	Oct 6, 2023
Sale Price	\$5,658,888
Asking Price	\$6,000,000
Price Discount	\$341,112 (6%)
On Market	60 Days
Price/SF	\$1,045.04
Actual Cap Rate	4.25%
Hold Period	45 Months
Sale Type	Investment
Document #	0272099
Price Status	Confirmed
Comp Status	In Progress
Comp ID	6532721

BUILDING

Type	3 Star Retail (Neighborhood Center)
Location	Urban
GLA	5,415 SF
Floors	1
Typical Floor	5,415 SF
Class	C
Construction	Wood Frame
Year Built	2004
Tenancy	Multi
Owner Occup	No
Elevators	None
Number of Tenants At Sale	3
	IL-3-1

RECENT SALES COMPARABLES

4898 CONVOY ST, SAN DIEGO, CA 92111
CLARMNT/KM/TIERRASNTA SUBMARKET

SOLD



SUMMARY

TRANSACTION DETAILS

Sale Date	Oct 6, 2023
Sale Price	\$5,658,888
Asking Price	\$6,000,000
Price Discount	\$341,112 (6%)
On Market	60 Days
Price/SF	\$1,045.04
Actual Cap Rate	4.25%
Hold Period	45 Months
Sale Type	Investment
Document #	0272099
Price Status	Confirmed
Comp Status	In Progress
Comp ID	6532721

LAND

Land Acres	0.70 AC
Bldg FAR	0.18
Zoning	IL-3-1
Parcels	356-110-62
Land SF	30,492 SF

BUILDING

Type	3 Star Retail (Neighborhood Center)
Location	Urban
GLA	5,415 SF
Floors	1
Typical Floor	5,415 SF
Class	C
Construction	Wood Frame
Year Built	2004
Tenancy	Multi
Owner Occup	No
Elevators	None
Number of Tenants At Sale	3
	IL-3-1

RECENT SALES COMPARABLES

6904 MIRAMAR RD
SAN DIEGO, CA 92121 - MIRAMAR/M MESA/S RNCH SUBMARKET

SOLD



SUMMARY

TRANSACTION DETAILS

Sale Date	Jul 27, 2021
Sale Price	\$7,000,000
Asking Price	\$7,250,000
Price Discount	\$250,000 (3%)
On Market	217 Days
Price/SF	\$168.64
Escrow Length	90 Days
Actual Cap Rate	6.08%
Leased at Sale	100%
Hold Period	122 Months
Sale Type	Investment
Financing	Down Payment of \$3,000,350 (42.86%) 1st Mortgage: First Republic Bank Bal/Pmt: \$4,000,000/-
Document #	0528392
Price Status	Confirmed
Comp Status	Research Complete
Transfer Tax	\$7,700
Comp ID	5610348

LAND

Land Acres	2.00 AC
Bldg FAR	0.48
Zoning	C-1
Parcels	343-050-77
Land SF	87,120 SF

BUILDING

Type	3 Star Retail Storefront (Neighborhood Center)
Location	Urban
GLA	41,508 SF
Floors	1
Typical Floor	41,508 SF
Class	B
Core Factor	15%
Construction	Wood Frame
Year Built	1980
Tenancy	Multi
Owner Occup	No
Elevators	None
Number of Tenants At Sale	23
	C-1

RECENT SALES COMPARABLES

**5950 SANTO RD - TIERRASANTA GATEWAY - BLDGS E & F
SAN DIEGO, CA 92124 - CLARMNT/KM/TIERRASNTA SUBMARKET**

SOLD



SUMMARY

BUILDING

Type	3 Star Retail (Neighborhood Center)
Location	Suburban
GLA	23,226 SF
Floors	1
Typical Floor	23,226 SF
Class	B
Construction	Wood Frame
Year Built	1992
Tenancy	Multi
Owner Occup	No
Elevators	None
Number of Tenants At Sale	11
	CC

LAND

Land Acres	1.96 AC
Bldg FAR	0.27
Zoning	CC
Parcels	372-300-09
Land SF	85,469 SF

TRANSACTION DETAILS - BUILDING

Sale Date	Jun 28, 2021
Sale Price	\$8,719,366
Price/SF	\$375.41
Price/AC Land	\$4,443,899
Actual Cap Rate	5.63%
Leased at Sale	100%
Hold Period	227 Months
Sale Type	Investment
Financing	Down Payment of \$2,700,121 (17.42%) 1st Mortgage: Bank of America NA Bal/Pmt: \$12,800,000/-
Comp Status	Research Complete
Comp ID	5562370

RECENT SALES COMPARABLES

**6030 SANTO RD - TIERRASANTA GATEWAY SHOPPING CENTER
SAN DIEGO, CA 92124 - CLARMNT/KM/TIERRASNTA SUBMARKET**

SOLD



SUMMARY

BUILDING

Type	4 Star Retail Storefront Retail/Office (Neighborhood Center)
Location	Suburban
GLA	11,141 SF
Floors	1
Typical Floor	11,141 SF
Class	B
Construction	Wood Frame
Year Built	1991
Tenancy	Multi
Number of Tenants At Sale	8
	CC

LAND

Land Acres	1.01 AC
Bldg FAR	0.25
Zoning	CC
Parcels	372-300-04
Land SF	43,969 SF

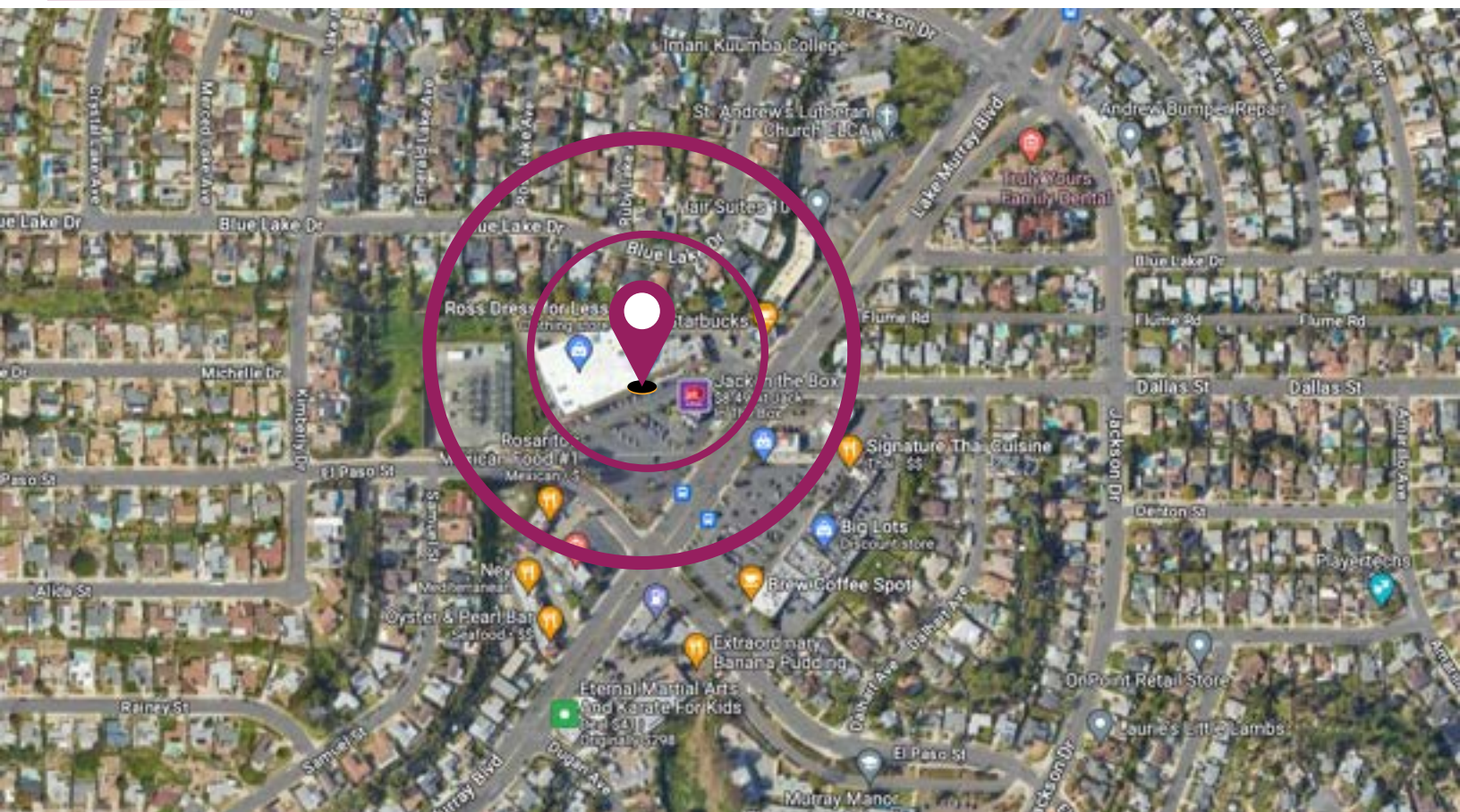
TRANSACTION DETAILS - BUILDING

Sale Date	Jun 28, 2021
Sale Price	\$3,879,258
Price/SF	\$348.20
Price/AC Land	\$3,843,171
Actual Cap Rate	5.63%
Leased at Sale	89.2%
Hold Period	20+ Years
Sale Type	Investment
Financing	Down Payment of \$2,700,121 (17.42%) 1st Mortgage: Bank of America NA Bal/Pmt: \$12,800,000/-
Comp Status	Research Complete
Comp ID	5562370



07
DEMOGRAPHICS





POPULATION	2 MILE	5 MILE	10 MILE
2010 POPULATION	64,476	384,553	1,201,380
2023 POPULATION	66,913	402,914	1,264,351

INCOME	2 MILE	5 MILE	10 MILE
AVG HOUSEHOLD INCOME	\$107,056.	\$98,440	\$100,176
MEDIAN HOUSEHOLD INCOME	\$82,416	\$74,427	\$77,181

HOUSEHOLD	2 MILE	5 MILE	10 MILE
2010 HOUSEHOLD	27,899	142,723	431,946
2023 HOUSEHOLD	28,712	148,844	457,015

6122-36 Lake Murray Blvd.

LA MESA, CA 91942



CONFIDENTIAL OFFERING MEMORANDUM

CONTACT:

Todd Law

tlaw@cgpinc.com

858.729.9305

CA BRE Lic: 01309241

WA BRE Lic: 21200



CAPITAL GROWTH
PROPERTIES, INC.