

\$5,295,000 - 7025 Boulevard Drive, La Mesa

MLS® #PTP2604512

\$5,295,000

3 Bedroom, 6.00 Bathroom,
Residential Income on 0.31 Acres

La Mesa, La Mesa, CA

\$250k Price Reduction !!! 7025 Boulevard Dr offers a renovated, turnkey, and desirable 20-unit garden style asset with immediate cashflow, remaining rental upside, and major infrastructure system improvements. The property is ideally situated near major transportation corridors, steps away from the amenity and retail filled University Ave, and provides seasoned investors with the Golden Standard Class B location asset known to provide the strongest aggregate return and operational profile. Current ownership has completed significant capital improvements, eliminating all deferred maintenance and substantially reducing future expenses. Improvements include renovation of 16 units, major electrical system replacement, brand new pitched roofs, epoxy-lined sewer mains, dual-pane windows, and numerous interior and exterior enhancements. The property consists of an ideal & diverse unit mix of (8) 2 Bed / 1 Bath, (8) 1 Bed / 1 Bath, and (4) Studio units. The property further provides an attractive 1:1 parking ratio and gated access. Ownership will benefit from meaningful economies of scale while maintaining the operational simplicity of a low-density garden style asset. The asset currently generates \$463,138 GSI yielding a 5.37% in-place cap rate. There is approximately 12% income upside at conservative market rents to produce a forecasted \$524,010 GSI and 6.23% market cap rate with minimal additional capital investment required. 7025 Boulevard Drive is



strategically situated in what many seasoned San Diego multifamily investors consider the Golden Standard middle market location pr

Essential Information

MLS® #	PTP2604512
Price	\$5,295,000
Bedrooms	3
Bathrooms	6.00
Acres	0.31
Type	Residential Income
Sub-Type	Res Income 2-4 Units
Status	Active

Community Information

Address	7025 Boulevard Drive
Area	LA MESA (91941)
Subdivision	La Mesa
City	La Mesa
County	San Diego
State	CA
Zip Code	91941

Amenities

Pool	N/K
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Interior

Fireplace	Yes
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Exterior

Lot Description	Curbs
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Fees

Mello Roos	\$122
Total Fees	\$10

Additional Information

Date Listed	June 11th, 2026
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Days on Market 97
Listing Office Commercial Asset Advisors

Listing Details

Listing Office Commercial Asset Advisors

This information is deemed reliable but not guaranteed. You should rely on this information only to decide whether or not to further investigate a particular property. BEFORE MAKING ANY OTHER DECISION, YOU SHOULD PERSONALLY INVESTIGATE THE FACTS (e.g. square footage and lot size) with the assistance of an appropriate professional. You may use this information only to identify properties you may be interested in investigating further. All uses except for personal, non-commercial use in accordance with the foregoing purpose are prohibited. Redistribution or copying of this information, any photographs or video tours is strictly prohibited. This information is derived from the Internet Data Exchange (IDX) service provided by San Diego MLS®. Displayed property listings may be held by a brokerage firm other than the broker and/or agent responsible for this display. The information and any photographs and video tours and the compilation from which they are derived is protected by copyright. Compilation© 2026 San Diego MLS®, Inc

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