

\$699,000 - 8245 Orchard, La Mesa

MLS® #260011176

\$699,000

1 Bedroom, 1.00 Bathroom, 1,008 sqft

Residential on 0.12 Acres

La Mesa, La Mesa, CA

Opportunity meets location in the heart of La Mesa. Located just minutes from La Mesa Village, 8245 Orchard Ave offers a rare chance to own a property with both immediate charm and long-term upside. This 1-bedroom with option for a second bedroom home sits on a generously sized lot with potential for additional ADUs (buyer to verify), creating an exciting opportunity for investors, developers, or buyers looking to create future income potential. The home has been lovingly held in the same family for many years and offers a warm, inviting feel with endless possibilities to update, expand, or reimagine. The walkable location near shops, restaurants, coffee houses, and local events is a major draw, while the flexible zoning potential adds an additional layer of value rarely found at this price point. Whether you're looking for an entry point into one of San Diego County's most desirable communities, an investment opportunity, or a property with future development potential, this is a unique offering with multiple paths to add value. Great location. Long-term upside. Endless potential.

Built in 1948

Essential Information

MLS® # 260011176

Price \$699,000

Bedrooms 1



Bathrooms	1.00
Full Baths	1
Square Footage	1,008
Acres	0.12
Year Built	1948
Type	Residential
Sub-Type	Detached
Status	Pending

Community Information

Address	8245 Orchard
Area	LA MESA (91942)
Subdivision	La Mesa
City	La Mesa
County	San Diego
State	CA
Zip Code	91942

Amenities

Parking Spaces	4
Parking	None Known
Pool	N/K

Interior

Appliances	Disposal,Range/Oven,Refrigerator,Washer,Gas Oven
Heating	Forced Air Unit
Cooling	Central Forced Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	FP in Family Room
Stories	1 Story

Exterior

Roof	Composition
Construction	Brick,Stucco

Fees

Other Fees	\$0
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Additional Information

Date Listed	June 1st, 2026
Zoning	R-4:MULTIP
Listing Office	Compass

Listing Details

Listing Office	Compass
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