

\$8,750,000 - 8694 Lemon Ave, La Mesa

MLS® #260012789

\$8,750,000

72 Bedroom, 48.00 Bathroom, 26,144 sqft

Residential Income

N/A, La Mesa, CA

This 24-unit multifamily offering presents a compelling opportunity to acquire a well-located asset comprised entirely of three-bedroom, two-bathroom floor plans, with large private yards for the downstairs units and balconies in 10 of the 14 upstairs units. Community amenities include a swimming pool, large patio space with a BBQ, community laundry facilities, extra storage, and abundant on-site parking. The offering represents a true value-add opportunity, with the potential to upgrade both unit interiors and the building exterior to achieve substantially higher rents. Ideally situated near La Mesa Village, the property benefits from a highly walkable neighborhood with a Walk Score of 87. Residents enjoy immediate access to restaurants, coffee shops, bars, and retail along La Mesa Blvd. The property is also approximately 0.8 miles from a San Diego Trolley station served by the Orange Line.

Essential Information

MLS® #	260012789
Price	\$8,750,000
Bedrooms	72
Bathrooms	48.00
Full Baths	48
Square Footage	26,144
Type	Residential Income
Sub-Type	Com-Res Income



Status Active

Community Information

Address 8694 Lemon Ave
Area LA MESA (91941)
Subdivision N/A
City La Mesa
County San Diego
State CA
Zip Code 91941

Amenities

Amenities BBQ
Parking Spaces 38
Parking Spaces,Other/Remarks
Has Pool Yes

Interior

Heating Central Forced Air Elec
Cooling Central Forced Air Elec
Fireplace Yes
of Stories 2

Exterior

Construction Stucco

Additional Information

Date Listed May 27th, 2026
Days on Market 132
Listing Office Eric D. Comer, Broker

Listing Details

Listing Office Eric D. Comer, Broker

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

Listing information last updated on October 8th, 2026 at 7:54pm PDT