

\$5,900,000 - 8870-78 La Mesa Blvd, La Mesa

MLS® #250043888

\$5,900,000

14 Bedroom, 10.00 Bathroom, 18,048 sqft
Residential Income

N/A, La Mesa, CA

We proudly present 8870-78 La Mesa Blvd, part of the Fite Plaza / Bel Arms ensemble, a fully leased, income-producing, mixed-use property with immediate cash flow, and significant value-add or redevelopment upside. The asset combines a 5-tenant retail building (11,120 SF) with a 10-unit apartment complex, all on 0.86 acres in one of East County's most accessible and desirable locations. The retail component generates stable cash flow from a diversified tenant roster, while the multifamily component offers upside through normalization of rents, interior upgrades, or repositioning. Because of the site's compact footprint and location near major freeways and community amenities, a creative owner could explore infill or densification strategies. With limited new ground available in this submarket, this property represents a compelling opportunity to acquire a multi-layered real estate play in La Mesa.

Essential Information

MLS® #	250043888
Price	\$5,900,000
Bedrooms	14
Bathrooms	10.00
Full Baths	10
Square Footage	18,048
Type	Residential Income
Sub-Type	Com-Res Income



Status Active

Community Information

Address 8870-78 La Mesa Blvd
Area LA MESA (91942)
Subdivision N/A
City La Mesa
County San Diego
State CA
Zip Code 91942

Amenities

Has Pool Yes

Interior

Fireplace Yes
of Stories 2

Additional Information

Date Listed November 12th, 2025
Days on Market 235
Listing Office Colliers International

Listing Details

Listing Office Colliers International

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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