

\$6,995,000 - 8969 Grossmont Blvd, La Mesa

MLS® #260016931

\$6,995,000

34 Bedroom, 22.00 Bathroom, 15,128 sqft

Residential Income

N/A, La Mesa, CA

\$500,000 Price Reduction! The offering presents the opportunity to acquire a highly renovated 22-unit multifamily community located in the City of La Mesa, California. The property features a well-balanced unit mix of ten (10) 1-bedroom/1-bath units and twelve (12) 2-bedroom/1-bath units, all of which have been extensively upgraded with modern interior finishes. Notably, all 2-bedroom units are equipped with in-unit washer/dryers, a highly desirable amenity in the submarket. Since 2022, current ownership has invested approximately \$1.2 million in capital improvements and interior renovations. These upgrades include fully remodeled unit interiors, exterior enhancements, and targeted improvements to select building systems. The property has been successfully repositioned as a stabilized, turnkey asset. The property benefits from strong regional accessibility, with direct access to Interstate 8 and State Route 125, as well as proximity to public transit. Two trolley stations are located within one mile of the property and are serviced by the Orange Line, providing convenient connectivity to Downtown San Diego and beyond. Foothill Manor represents an opportunity to acquire a fully renovated, institutionally upgraded multifamily asset located in a supply-constrained submarket with strong long-term rental demand fundamentals.



Essential Information

MLS® #	260016931
Price	\$6,995,000
Bedrooms	34
Bathrooms	22.00
Full Baths	22
Square Footage	15,128
Type	Residential Income
Sub-Type	Com-Res Income
Status	Active

Community Information

Address	8969 Grossmont Blvd
Area	LA MESA (91941)
Subdivision	N/A
City	La Mesa
County	San Diego
State	CA
Zip Code	91941

Amenities

Has Pool	Yes
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Interior

Heating	Wall
Cooling	Wall/Window
Fireplace	Yes
# of Stories	2

Exterior

Roof	Composition
Construction	Frame,Stucco

Additional Information

Date Listed	July 10th, 2026
Days on Market	74
Listing Office	Eric D. Comer, Broker

Listing Details

Listing Office	Eric D. Comer, Broker
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Listing information last updated on October 8th, 2026 at 9:08pm PDT