

\$299,900 - Grandview 20, La Mesa

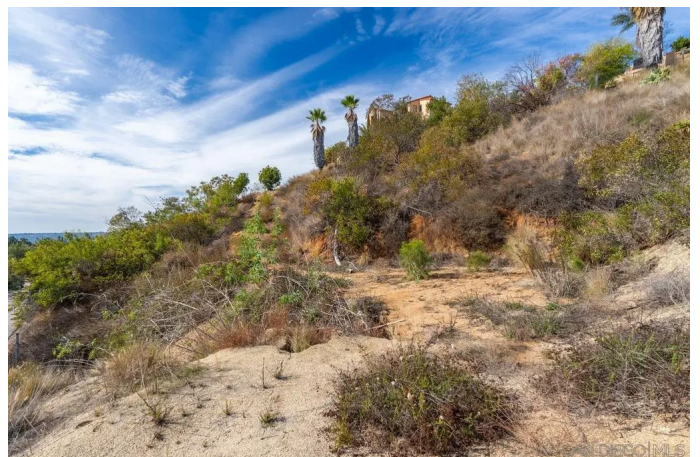
MLS® #260023839

\$299,900

Bedroom, Bathroom,
Land on 0.40 Acres

Mount Helix, La Mesa, CA

Positioned at an elevated vantage point in the prestigious Helix Vista Estates subdivision, this 17,266 square foot residential lot on Grandview Drive offers one of the last remaining opportunities to build a custom home in the heart of Mt. Helix – La Mesa's most coveted hillside community. Offered as a motivated trust sale, this parcel is priced to move and ready for the right builder or owner-builder to bring a vision to life. The views from this elevated lot are the primary asset. Oriented to capture sweeping panoramas of city lights and the iconic Mt. Helix cross, the topography lends itself to a dramatic multi-level custom estate with terraced outdoor living, floor-to-ceiling glass, and the kind of vantage point that simply cannot be replicated on flat land. Surrounding properties are high-end custom homes, establishing the neighborhood's value floor and validating the investment thesis. Zoned R-1 (Single-Family Residential), the parcel is 0.4 acres – substantial enough for a meaningful footprint with room for a pool, ADU consideration, detached garage, or expansive outdoor entertaining. The gently sloping terrain creates natural building pads and design opportunities. Utilities are available in the area. Access is via Grandview Drive. Nearby: Glen E. Murdock Elementary (0.4 mi), Spring Valley Middle School (0.9 mi), Grossmont High School (1.3 mi), La Mesa Village (approx. 10 min). Easy access to SR-94, I-8, and SR-125. Seller makes no representations regarding



utilities, soils, or development feasibility. Buyer to investigate all development conditions independent

Essential Information

MLS® #	260023839
Price	\$299,900
Acres	0.40
Type	Land
Sub-Type	Lots/Land
Status	Active

Community Information

Address	Grandview 20
Area	LA MESA (91941)
Subdivision	Mount Helix
City	La Mesa
County	San Diego
State	CA
Zip Code	91941

Amenities

Amenities	N/K
Utilities	Sewer Available
View	Evening Lights
Pool	N/K

Interior

Fireplace	Yes
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Exterior

Lot Description	Irregular Lot,Public Street,Street Paved,Other/Remarks
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Fees

Other Fees	\$0
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Additional Information

Date Listed	September 30th, 2026
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Zoning	R-1:SINGLE
Listing Office	Coldwell Banker Realty

Listing Details

Listing Office	Coldwell Banker Realty
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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 9th, 2026 at 2:39am PDT