

OFFERING MEMORANDIUM

± 3,880 SF RETAIL / COMMERCIAL BUILDING

997

Broadway

EL CAJON, CA 92021



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Prima Investments

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information, including zoning and use, should be verified prior to transaction.

PROPERTY FEATURES



997 Broadway
El Cajon, CA 92021



Building Size: \pm 3,880 SF
Land Size: \pm 14,810 SF



Zoning: C-G
General Commercial



Year Built: 1979
APN # 484-294-26-00

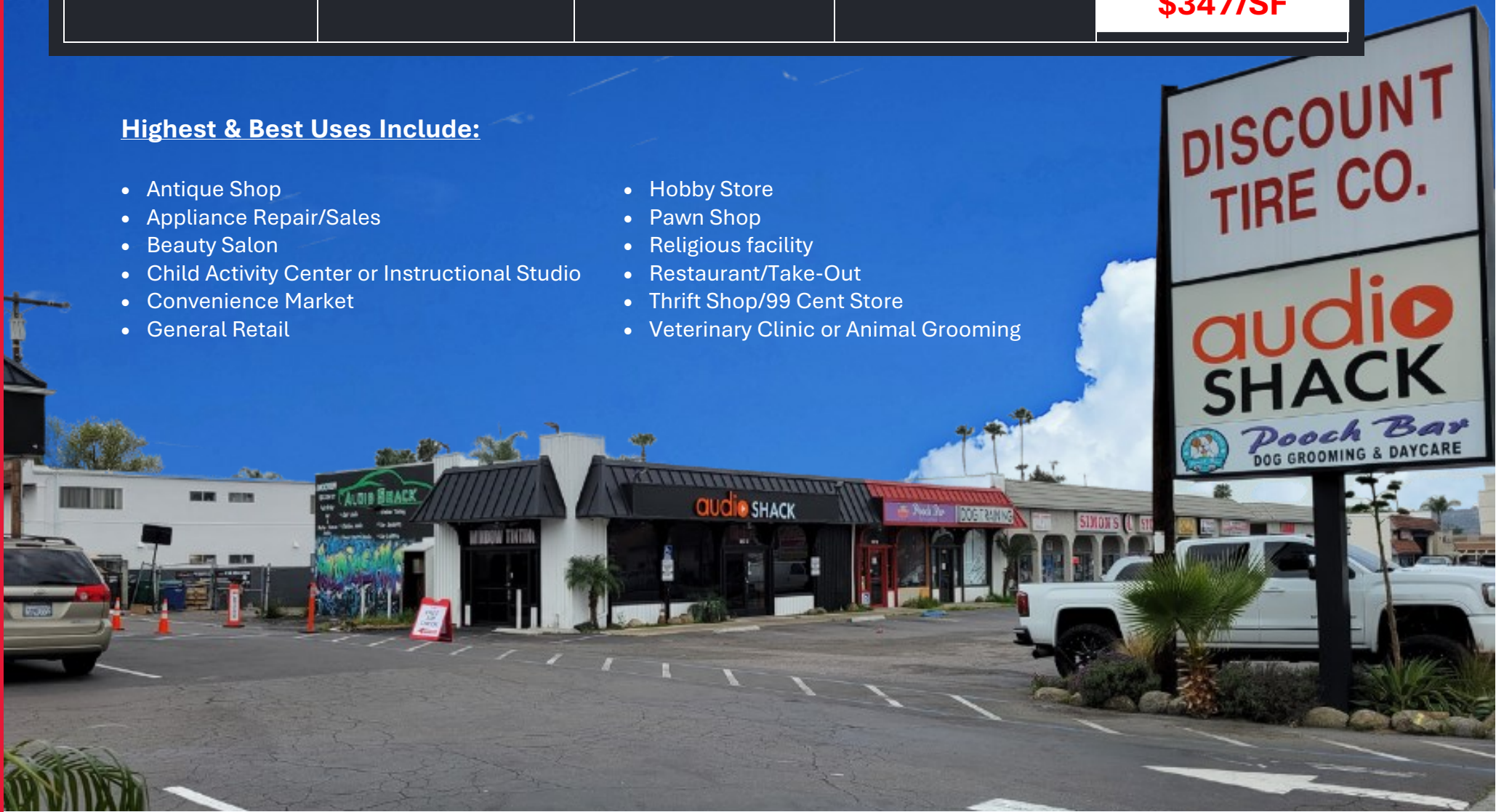


New Reduced Sale Price

\$347/SF

Highest & Best Uses Include:

- Antique Shop
- Appliance Repair/Sales
- Beauty Salon
- Child Activity Center or Instructional Studio
- Convenience Market
- General Retail
- Hobby Store
- Pawn Shop
- Religious facility
- Restaurant/Take-Out
- Thrift Shop/99 Cent Store
- Veterinary Clinic or Animal Grooming



OFFERING SUMMARY

- Total Building Size: Approx. 3,880 SF
 - UNIT A – 1,000 SF w/Bathroom
 - UNIT B – 1,000 SF w/Bathroom
 - UNIT C – 1,880 SF w/Bathroom
- Large Lot (100' frontage x 150' deep)
- Ample Front and Rear Parking
- Includes Grade Level Drive-Ins
 - 2 Single Grade Level Doors
 - 1 Double Grade Level Door
- Asking Price: \$1,350,000 (\$347/SF)



997 Broadway Rent Roll

UNIT - A

- Complete Obedience Dog Training \$1,650
- Lease from 12/5/22 - 12/4/23
- (2) One year options
- Currently in first option. Second option “rent to be determined”
- Tenant has right to vacate with 30 days notice
- Would probably be open to cash for keys

UNIT - B

- Pooch Bar Dog Grooming \$1,730
- Lease from 10/1/23 - 9/30/24
- (2) One year options @\$1,730 and \$1,810 respectively

UNIT - C

Stereo Depot \$3,130
Lease from 5/15/22 - 2/28/25
(2) Three year options
Increase to \$3,130 on 3/1/24
1st Option “rent to be determined but not exceed 6% annual increase”
2nd Option “rent to be determined “

= \$6,510 / Month

= \$78,120 / Year

Expenses

Taxes- Pro Rated ~\$16,000
Insurance \$325 / Month \$3,900 / Year
Water \$55 / Month \$660 / Year
Trash \$260 / Month \$3,120 / Year
=~~ \$23,680 / Year
NOI =~~ \$53,480
Landlord Responsible



As the sixth largest city in San Diego County, El Cajon is recognized as a wonderful location to live, work, and play. El Cajon boasts a diverse and vibrant community, safe and attractive neighborhoods, many parks and recreation centers, award-winning schools, libraries, and other amenities. El Cajon is a full service City, with first-class police and fire departments. Ultimately, El Cajon is a shining example of a local government that provides exceptional municipal service with an innovative mindset.

The community's vitality is evident in our dynamic business environment. El Cajon is home to both global and nationally known corporations such as Taylor Guitars, one of the premier guitar manufacturing companies in the world. The City is also home to a long-time retail mall, Parkway Plaza, that boasts over 170 stores and entertainment venues, such as an 18-screen Regal Cinema, Macy's, Best Buy, JCPenney, Dick's Sporting Goods Forever 21, H&M, and more! El Cajon is also known for the many car dealerships, with 14 currently within its borders, including Mercedes-Benz, BMW, and Lexus. Additionally, El Cajon has an energetic downtown, with shops and restaurants that the entire family can enjoy. El Cajon's location and attributes make it attractive and accessible to small investors and entrepreneurs, which enhances the City's many business districts.

El Cajon is seen as a leader among cities. Through the vision of the El Cajon City Council, El Cajon is able to balance new growth and development while preserving a rich and honored heritage. The City staff is professional, knowledgeable, and focused on providing exceptional customer service.

Overall, El Cajon offers a diverse and vibrant community with a range of amenities catering to the needs and interests of its residents.

AMENITIES

SHOPPING AND DINING

El Cajon offers a variety of shopping centers, malls, and locally-owned boutiques. It also has a diverse culinary scene,

PARKS AND RECREATION

The city maintains numerous parks, playgrounds, and recreational facilities, providing residents with opportunities

CULTURAL ATTRACTIONS

El Cajon is home to cultural attractions such as theaters, museums, and art galleries, showcasing the talents of local

EDUCATION

The city has a range of educational institutions, including public and private schools, as well as higher education

HEALTHCARE

Residents have access to healthcare facilities, including hospitals, clinics, and medical centers, ensuring access to

TRANSPORTATION

El Cajon benefits from its proximity to major highways, making it easily accessible by car. Public transportation options such as buses also serve the city.

COMMUNITY EVENTS

Throughout the year, El Cajon hosts various community events, festivals, and cultural celebrations, fostering a sense of community among residents.

DEMOGRAPHIC



POPULATION

	3 mile	5 mile	10 mile
Total Population (2023)	155,780	317,367	735,158
Total Population (2028)	153,975	313,446	724,846
Median Age	37.3	38.4	37.4



HOUSEHOLDS

	3 mile	5 mile	10 mile
Owner Occupied	25,712	63,826	140,399
Renter Occupied	28,246	49,185	113,796
Total Households	53,958	113,011	254,195
Avg Household Income	\$91,416	\$102,647	\$102,660



BUSINESS

	3 mile	5 mile	10 mile
Total Businesses	7,553	13,678	27,134
Total Employees	60,221	108,108	209,172
Consumer Spending	\$1.8B	\$4.2B	\$9.5B

El Cajon had a diverse demographic makeup and offered a range of amenities to its residents. Here's an overview:

POPULATION

El Cajon had a population of over 100,000 residents, making it

ETHNIC DIVERSITY

The population of El Cajon is ethnically diverse, with significant populations of Hispanic or Latino, White, Asian, and African American residents.

IMMIGRANT POPULATION

El Cajon is notable for its substantial immigrant population, particularly from the Middle East, including Iraq and Syria. This has contributed to the cultural diversity of the city.

AGE DISTRIBUTION

Like many cities in California, El Cajon likely has a diverse age distribution, with families, young professionals, and retirees all calling the city home.

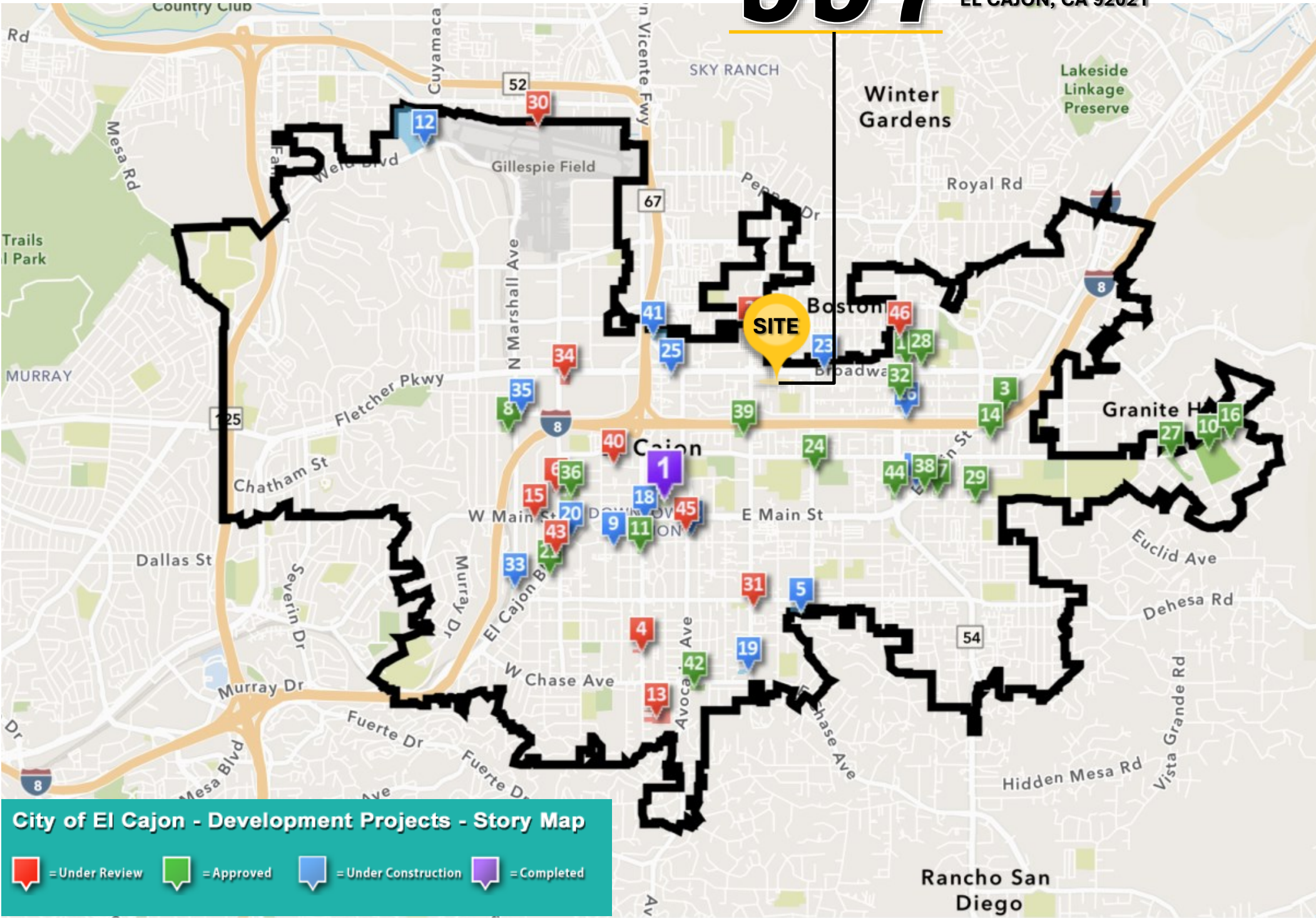
ECONOMIC STATUS

While El Cajon has areas of affluence, it also has neighborhoods with lower-income residents, contributing to socio-economic diversity.



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City of El Cajon - Development Projects - Story Map

= Under Review = Approved = Under Construction = Completed

DEVELOPMENT PROJECTS

UNDER REVIEW

- 2 1162-1182 N Mollison
- 4 920 S Magnolia Ave
- 6 North Johnson Energy Center
- 13 Magnolia Heights
- 15 West Main Mixed-Use Building
- 30 Circle Air Hangars
- 31 725 S. Mollison Ave. Beer & Wine
- 34 Sears Outparcels
- 40 330 Wisconsin Ave
- 43 G&M Fueling Station
- 45 220 Avocado Ave
- 46 1163 N Sedond St

APPROVED

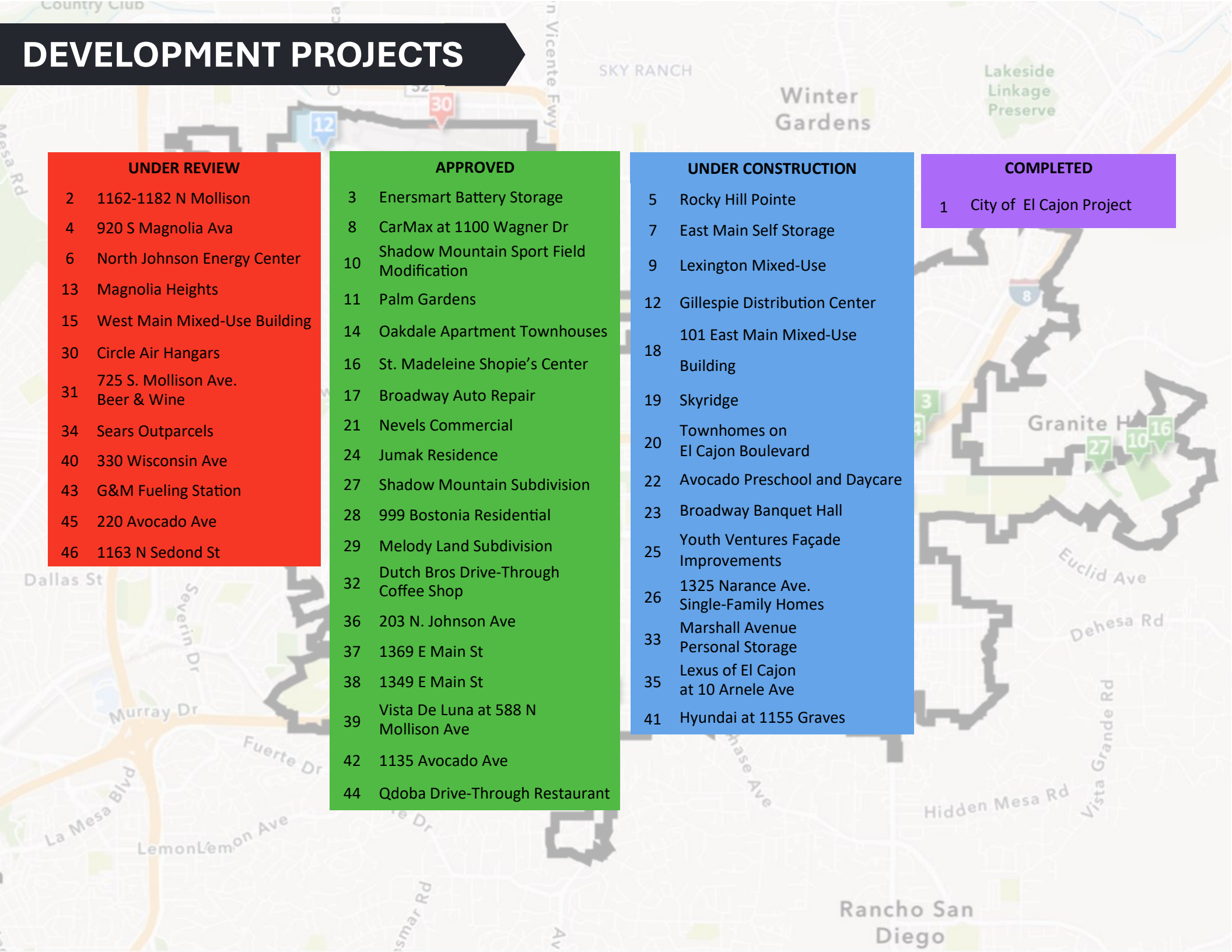
- 3 Enersmart Battery Storage
- 8 CarMax at 1100 Wagner Dr
- 10 Shadow Mountain Sport Field Modification
- 11 Palm Gardens
- 14 Oakdale Apartment Townhouses
- 16 St. Madeleine Shopie's Center
- 17 Broadway Auto Repair
- 21 Nevels Commercial
- 24 Jumak Residence
- 27 Shadow Mountain Subdivision
- 28 999 Bostonia Residential
- 29 Melody Land Subdivision
- 32 Dutch Bros Drive-Through Coffee Shop
- 36 203 N. Johnson Ave
- 37 1369 E Main St
- 38 1349 E Main St
- 39 Vista De Luna at 588 N Mollison Ave
- 42 1135 Avocado Ave
- 44 Qdoba Drive-Through Restaurant

UNDER CONSTRUCTION

- 5 Rocky Hill Pointe
- 7 East Main Self Storage
- 9 Lexington Mixed-Use
- 12 Gillespie Distribution Center
- 101 East Main Mixed-Use Building
- 18 Skyridge
- 19 Townhomes on El Cajon Boulevard
- 22 Avocado Preschool and Daycare
- 23 Broadway Banquet Hall
- 25 Youth Ventures Façade Improvements
- 26 1325 Naranca Ave. Single-Family Homes
- 33 Marshall Avenue Personal Storage
- 35 Lexus of El Cajon at 10 Arnele Ave
- 41 Hyundai at 1155 Graves

COMPLETED

- 1 City of El Cajon Project





75
WALK
SCORE



35
TRANSIT
SCORE



35
BIKE
SCORE

Traffic Counts

Collection Street	Cross Street	Traffic Volume	Distance
Broadway	N Anza St W	21,184	.09 mi
N Mollison Ave	Peach Ave S	19,604	.16 mi
N Mollison Ave	Stoney's Ln S	11,312	.19 mi
N Mollison Ave	Peach Ave N	19,503	.20 mi
N 1st St	Alley S	10,315	.21 mi
N 1st St	Broadway S	7,680	.22 mi
Broadway	Cherrywood Way W	23,613	.26 mi



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