

"A" OCCUPANCY IN-PLACE

4265 EL CAJON BOULEVARD

SAN DIEGO, CALIFORNIA 92105

**20,441 SF
OWNER-USER
BUILDING**

.....
**AVAILABLE
FOR SALE**



 www.blvdhall.com

 [instagram.com/blvdhall](https://www.instagram.com/blvdhall)

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CAST
CAPITAL PARTNERS

PROPERTY DETAILS

- Located in the Opportunity Zone
- Excellent Owner-User Opportunity
- "A" Occupancy in place
- Allows Occupancy up to 400 people
- 2 story building with finished buildout
- Dock Loading Door
- Easy Access to I-15 and 805 Freeway

ASKING SALES PRICE:
\$5,500,000

Building SF	20,441
Land SF	13,379 SF
Zoning	CU-2-4
Complete Communities	Tier 3 FAR 6.5





ORANGE AVE

ORANGE AVE

COPELAND AVE

SITE

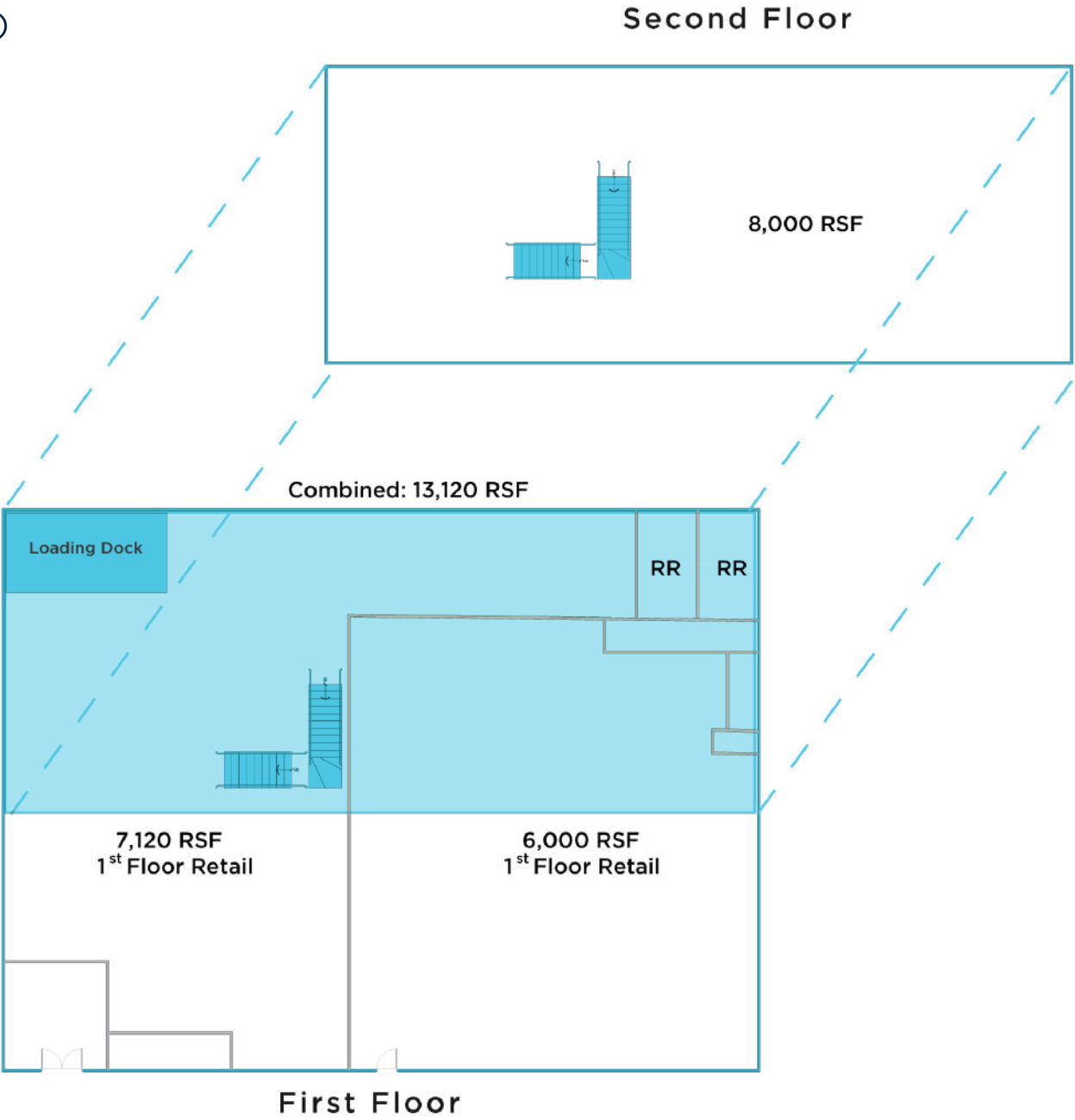
VAN DYKE AVE

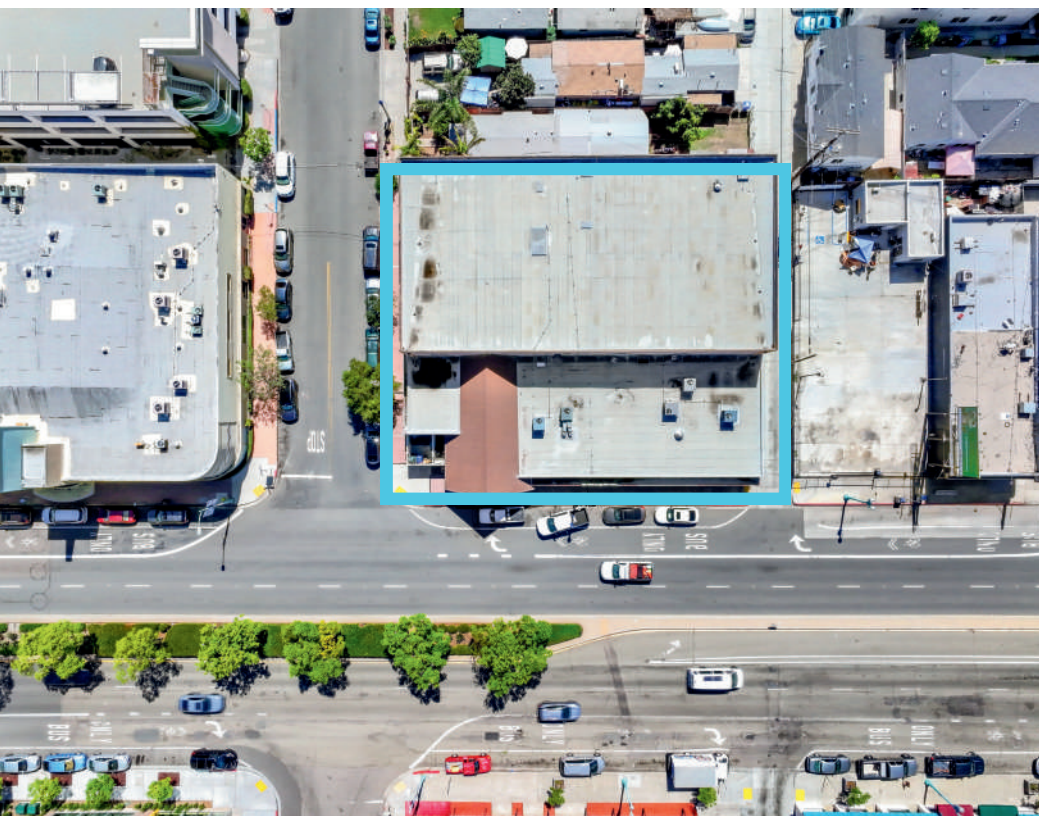
EL CAJON BLVD

EL CAJON BLVD

FLOOR PLAN

(Buyer to Verify)





DEMOGRAPHICS



594,161

POPULATION



\$60,036

AVERAGE HH INCOME



228,218

TOTAL HOUSEHOLDS



\$482,456

MEDIAN HOME VALUE



86

WALKING SCORE

TRAFFIC COUNTS

18,913

EL CAJON BOULEVARD

22,269

EL CAJON BOULEVARD
+ 38TH STREET

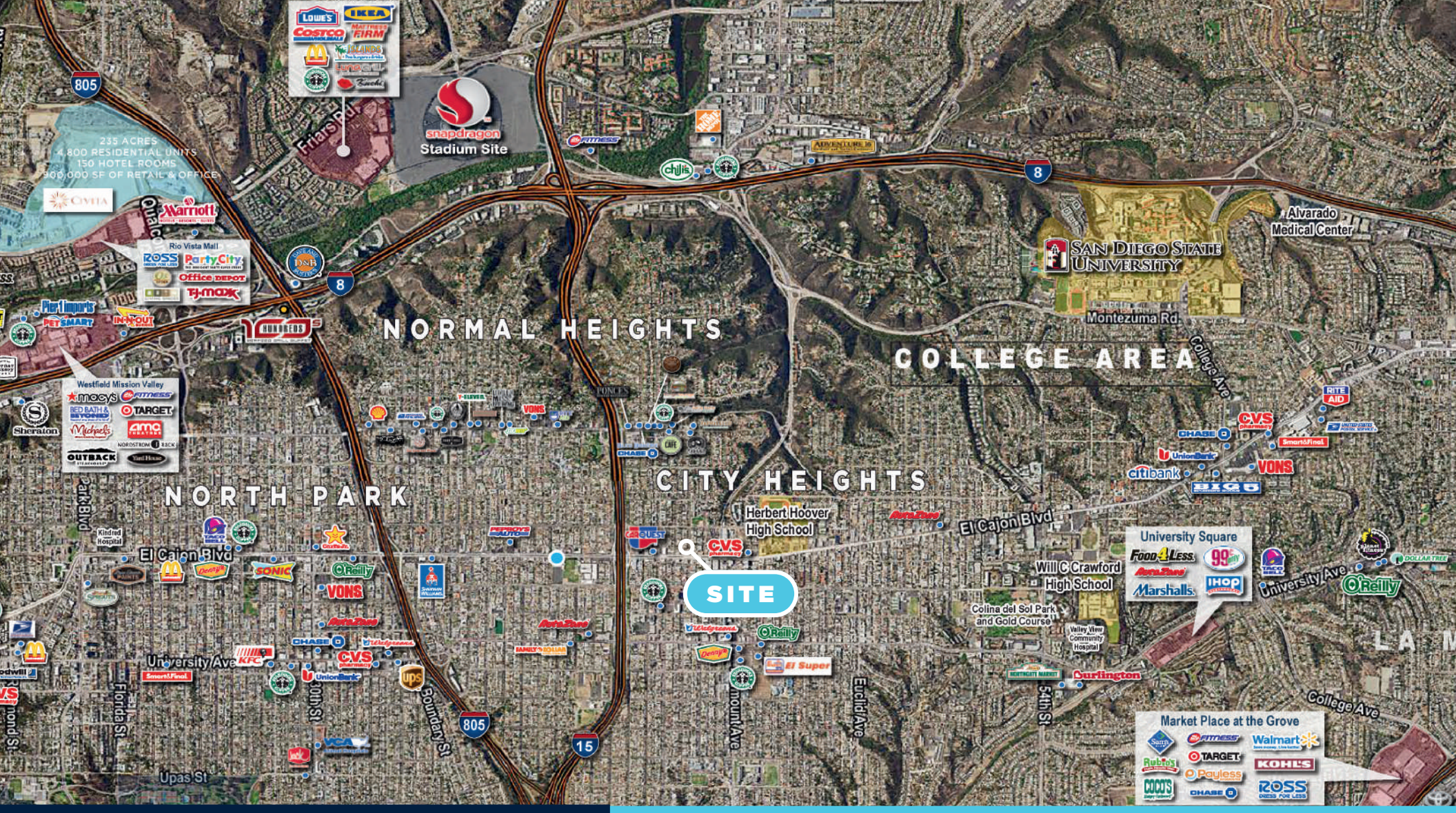
23,318

EL CAJON BOULEVARD
+ CENTRAL AVENUE

204,000

EL CAJON BOULEVARD
+ I-15





CAST

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