



# 4222-4228 El Cajon Blvd

San Diego, CA 92105

**Strategic Redevelopment Opportunity with Existing Income Stream in City Heights**

**Complete Communities Tier 3 zoning, 123 feet of frontage, and submitted plans for 78 units + retail — offering a near-shovel-ready development path.**

EL CAJON BLVD

COPELAND AVE

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4222-4228 EL CAJON BLVD

# Executive Summary



# THE OFFERING



**4222-4228 El Cajon Blvd**

STREET ADDRESS



**\$3,125,000**

LISTING PRICE

South Coast Commercial is pleased to present 4222–4228 El Cajon Boulevard, a high-visibility retail property with immediate income and long-term redevelopment potential in San Diego's City Heights neighborhood. The ±12,279 square foot site is improved with ±6,752 square feet of retail space and benefits from 123 feet of frontage along El Cajon Boulevard. All tenants are currently on month-to-month leases, providing stable interim cash flow while preserving full flexibility for repositioning or redevelopment.

Located within the Complete Communities Tier 3 Overlay, the property allows for up to 6.5 FAR with no on-site parking requirement. A preliminary yield study envisions approximately 78 multifamily units above ±3,000 square feet of ground-floor commercial, totaling nearly 69,000 square feet of buildable area. With strong walkability, transit access, and proximity to surrounding neighborhoods such as North Park, Normal Heights, and Kensington, this offering represents a rare opportunity to control a prominent Mid-City site positioned for both near-term income and long-term value creation.



**12,279 SF**

LOT SIZE



**6,752 SF**

BUILDING SIZE



**123 feet on El Cajon  
Boulevard with 1 curb cut**

FRONTAGE



**±78 multifamily units +  
±3,000 SF ground-floor  
commercial (conceptual)**

DEVELOPMENT POTENTIAL



\*Property lines are estimates.

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# INVESTMENT HIGHLIGHTS



## High-Visibility Corridor Location

123 feet of frontage along El Cajon Boulevard in the heart of City Heights



## Interim Income in Place

All tenants on month-to-month leases, providing immediate cash flow with full repositioning flexibility



## Redevelopment Scale

±12,279 SF lot within Complete Communities Tier 3 Overlay, supporting up to 6.5 FAR



## Conceptual Mixed-Use Potential

Preliminary study outlines ±78 multifamily units above ±3,000 SF of ground-floor commercial



## Parking-Free Development Advantage

Transit Priority Area designation removes parking requirements, enhancing efficiency and lowering costs.



## Central Connectivity

Direct access to I-15, I-805, and SR-94, linking residents to major employment hubs across San Diego



## Evolving Submarket

City Heights continues to attract new residential and commercial investment, reinforcing long-term growth prospects.



## Walkable, Transit-Served Location

Walk Score® 93 and Transit Score® 56 with direct access to bus lines and freeways

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4222-4228 EL CAJON BLVD

**Property  
Information**





**12,279 SF**  
LOT SIZE



**6,752 SF**  
BUILDING SIZE



**123 feet on El Cajon  
Boulevard with 1 curb cut**  
FRONTAGE



**±78 multifamily units +  
±3,000 SF ground-floor  
commercial (conceptual)**  
DEVELOPMENT POTENTIAL



*\*Property lines are estimates.*

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# PROPERTY DESCRIPTION

**4222-4228 El Cajon Boulevard is a high-visibility retail property with immediate income and exceptional redevelopment potential in San Diego's dynamic City Heights neighborhood.**

Situated on a  $\pm 12,279$  square foot parcel, the property is improved with  $\pm 6,752$  square feet of retail space originally constructed in 1942. With 123 feet of frontage along El Cajon Boulevard and a single curb cut, the site offers strong visibility and convenient access in one of Mid-City's most active commercial corridors. All tenants are currently on month-to-month leases, providing stable interim cash flow while preserving full flexibility for repositioning or redevelopment.

The property is located within the Complete Communities Tier 3 Overlay, allowing for up to 6.5 FAR with no on-site parking requirement. A preliminary yield study envisions approximately 78 multifamily units above  $\pm 3,000$  square feet of ground-floor commercial, totaling nearly 69,000 square feet of buildable area. This entitlement framework positions the site as a prime candidate for mixed-use development in a market where demand for housing and retail continues to strengthen.



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# PROPERTY DESCRIPTION

## PROPERTY DETAILS

**4222-4228 El Cajon Blvd,  
San Diego, CA 92105**

PROPERTY ADDRESS

**471-051-15**

APN

|               |  |
|---------------|--|
| Lot Size      | 12,279 SF                                    |
| Zoning        | CC-1-3 (Complete Communities Tier 3 Overlay) |
| Building Size | 6,752 SF                                     |
| Year Built    | 1942   |
| Stories       | 1  |
| Walk Score    | 93 - Walker's Paradise                       |
| Transit Score | 56 - Good Transit                            |
| Market        | San Diego                                    |
| Submarket     | Mid City/SE San Diego                        |

DOWNTOWN SAN DIEGO

SAN DIEGO INTERNATIONAL AIRPORT

EL CAJON BLVD

42ND ST

COPELAND AVE

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# EXTERIOR PHOTOS



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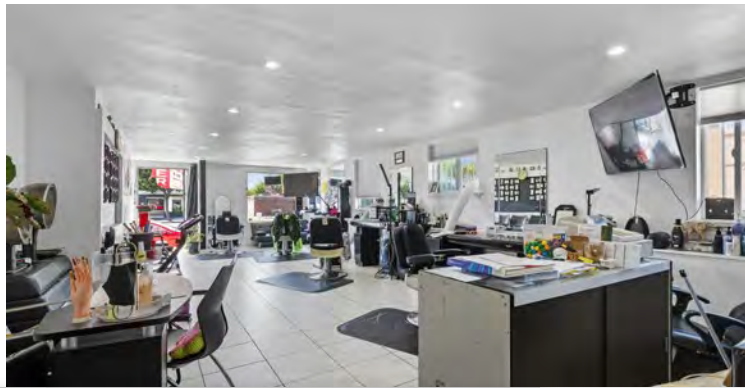
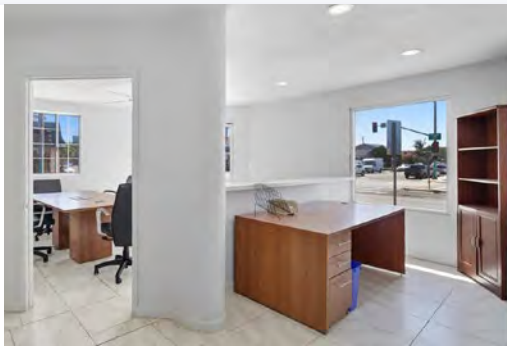
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# INTERIOR PHOTOS



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# Development Overview



# DEVELOPMENT OPPORTUNITY

## PRELIMINARY REVIEW & DEVELOPMENT STATUS

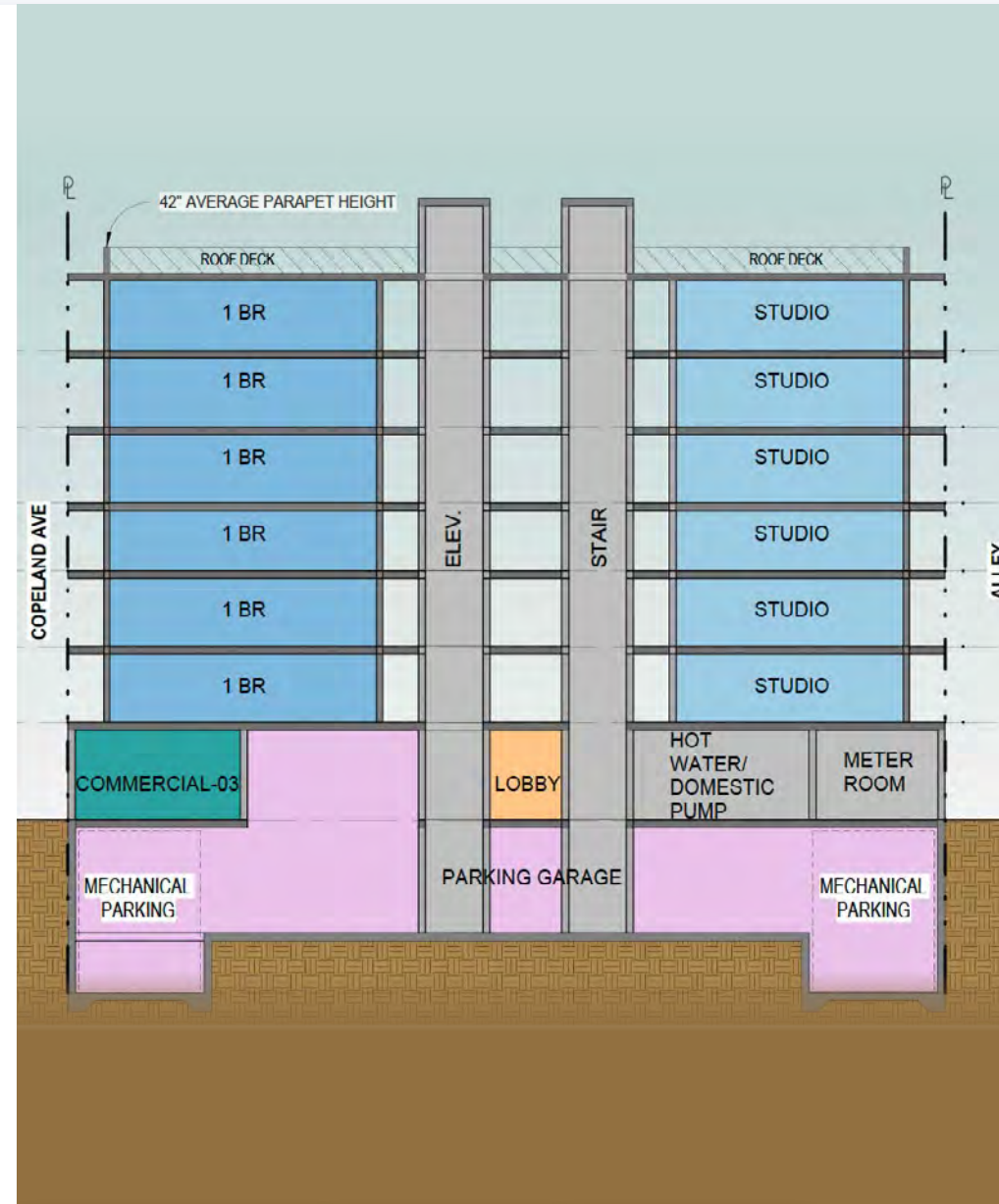
A preliminary plan set has already been submitted for this site. The proposed design can be advanced directly into construction documents with only standard site development review, and without any substantive municipal code issues identified.

Because the property is within the Complete Communities Tier 3 Overlay, there is no entitlement process requiring affordable housing components. The project may proceed to building permit submittal without additional planning department actions.

### Development Plans

Plans call for a **78-unit residential community** with a diverse mix of **36 studios**, **30 one-bedroom units**, and **12 two-bedroom residences**, complemented by **74 parking spaces**. The project encompasses 52,924 rentable square feet and a total construction area of 76,008 square feet, reflecting a well-structured program designed to maximize density while maintaining tenant appeal.

| UNIT TYPE    | COUNT     |
|--------------|-----------|
| Studio       | 36        |
| 1 Bed 1 Bath | 30        |
| 2 Bed 2 Bath | 12        |
| <b>TOTAL</b> | <b>78</b> |





# DEVELOPMENT OPPORTUNITY

## HIGHLIGHTS



COMPLETE COMMUNITIES TIER 3 OVERLAY

**6.5 FAR with no parking requirement**



CONCEPTUAL PLAN

**±69,000 SF buildable area with  
78 residential units and 3,000 SF of  
ground-floor retail**



TENANCY STATUS

**All tenants are on month-to-month  
leases, allowing for a clean exit and  
immediate redevelopment**



SITE SIZE

**12,279 SF corner lot with strong visibility  
and access**



WALKABILITY

**Walk Score of 93 – Walker's Paradise, with  
direct access to transit, retail, and amenities**



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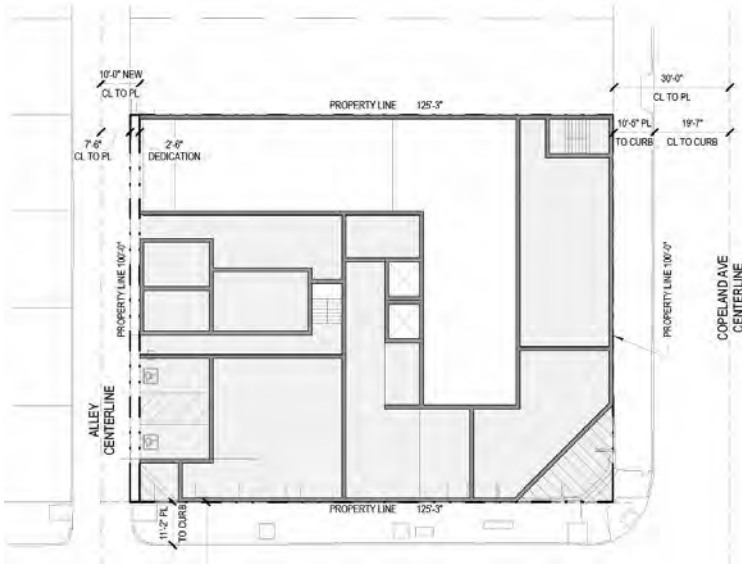
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# PROJECT INFORMATION

471-051-15  
APN

25,26,27,28  
LOT



## Scope of Work

New construction of a multi-use development with 78 residential units and 3 commercial spaces over 8 floors. The structure includes mechanical parking below grade, amenity spaces, and a roof deck. Project utilizes complete communities for purpose of zoning/planning and therefore increases the maximum permitted density of the existing planned district, and removes structure height limitations.

## Incentives & Waivers

Incentive #1: The removal of minimum distance per SDMC 142.0560(J)(4)

Waiver #1: waiver of the existing floor area ratio and a new floor area ratio based on the development location in far tier 3 zone. The new floor area ratio shall be increased from 1.0 to 6.5. SDMC 143.1010(A)(3)

|                              |  |
|------------------------------|--|
| Occupancy                    | R-2, S-2, B  |
| Construction Type            | Type III-A Modified Over Type I-A  |
| Sprinklered                  | Yes, NFPA 13   |
| Existing Use                 | Commercial Use & Parking Lots (To Be Demolished)   |
| Proposed Use                 | R-2 Multi-Family Residential; B/M Business or Mercantile   |
| Zoning                       | CUPD-CU-2-3  |
| Density                      | Complete Communities, Development Intensity Is Only Regulated Through FAR  |
| Max. Bldg Height (Sdmc)      | Unlimited  |
| Proposed Height              | 73'-0"   |
| Min/Max. Front Setback       | 0'-0" / 10'-0"   |
| Proposed Front Setback       | 0'-0"  |
| Min. Side Setback            | 10'-0"   |
| Optional Side Setback        | 0'-0"  |
| Proposed Side Setback        | 0'-0"  |
| Min/Max. Street Side Setback | 0'-0" / 10'-0"   |
| Proposed Street Side         | 0'-0"  |
| Min. Rear Setback            | 10'-0"   |
| Optional Rear Setback        | 0'-0"  |
| Proposed Rear Setback        | 0'-0"  |
| Number Of Stories            | 7  |
| Lot Size                     | 12,279 SF / .28 Acres  |
| Allowable FAR                | 6.5 (79,813 SF) - Complete Communities Tier 3  |
| Proposed FAR                 | 5.6 (69,024 SF)  |
| Total Building SF            | 69,024 SF  |
| Trash & Recycle              | <78 Residential Units Requires 432 SF<br><5,000sf Commercial Area Requires 36 SF<br>450 SF Required<br>587 SF Provided |
| Required Parking             | No Parking Required, PSTPA Zone  |
| Provided                     | 50 Parking Spaces  |
| Motorcycle Required          | 6 Spaces Required  |
| Motorcycle Provided          | 7 Spaces   |
| Bicycle Required             | 28.8 Spaces Required   |
| Bicycle Provided             | 32 Spaces Provided   |

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# UNIT AREA SCHEDULE

## UNIT MIX

| UNIT TYPE          | UNITS         |
|--------------------|---------------|
| Studio             | 36            |
| 1B/1Ba             | 30            |
| 2Br/2Ba            | 12            |
| <b>TOTAL</b>       | <b>78</b>     |
|                    |               |
| <b>Rentable</b>    | <b>52,924</b> |
| Non-Rentable       | 16,100        |
| Total FAR          | 69,024        |
| Total Construction | 76,008        |

## PARKING

**78**

TOTAL UNIT COUNT

**74**

TOTAL PARKING

NOTE: This project falls within a PSTPA zone, no vehicular parking is required. All proposed parking is intended for residential use. As no vehicular parking spaces are provided for the non-residential portion of the project, a passenger drop-off and loading zone, as well as an on-street accessible parking space will be provided per SDMC 142.0528(a). Required Transportation Amenity Score per SDMC 142.0528(c) is proposed to be fulfilled through a bike repair station located on Level P1.

### Non-Accessible Vehicular Parking (Per SDMC 142-05C)

|          |    |
|----------|----|
| Required | 0  |
| Proposed | 48 |

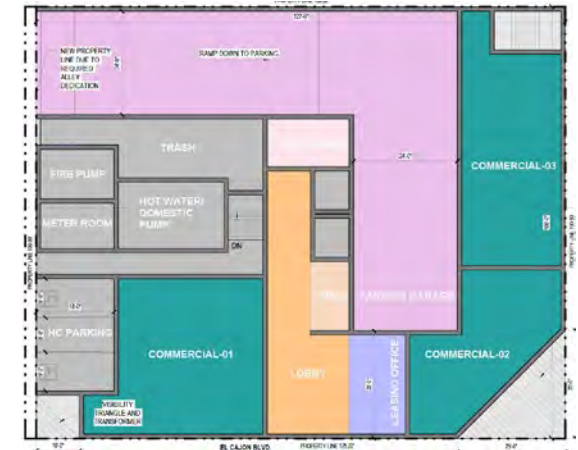
### Motorcycle (Per SDMC 142-05C)

|          |   |
|----------|---|
| Required | $(36 \times .05) + (30 \times .1) + (12 \times .1) = 6$ |
| Proposed | 7   |

## FLOOR BREAKDOWN

### High Rise Classification

|                 |           |
|-----------------|-----------|
| Roof Deck       | 73' - 0"  |
| 7th Floor       | 62' - 8"  |
| 6th Floor       | 52' - 6"  |
| 5th Floor       | 42' - 4"  |
| 4th Floor       | 33' - 4"  |
| 3rd Floor       | 23' - 2"  |
| 2nd Floor       | 13' - 0"  |
| Ground Floor    | 0' - 0"   |
| Basement/Garage | -15' - 0" |



## LEVEL 1

|                     |             |               |
|---------------------|-------------|---------------|
| Commercial - 01     | Non-Resi    | 1,278         |
| Commercial - 02     | Non-Resi    | 851           |
| Commercial - 03     | Non-Resi    | 1,192         |
| Hot Water/Dom. Pump |             | 377           |
| Fire Pump           |             | 195           |
| Meter Room          |             | 178           |
| Trash               |             | 587           |
| Lobby               |             | 817           |
| Leasing Office      |             | 299           |
| Mall                |             | 144           |
| 1-00                | Circulation | 4,500         |
|                     |             | <b>10,418</b> |

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# UNIT AREA SCHEDULE



## LEVEL 2

|      |              |              |
|------|--------------|--------------|
| 2-01 | 1Br/1Ba      | 578          |
| 2-02 | 1Br/1Ba      | 562          |
| 2-03 | 1Br/1Ba      | 543          |
| 2-04 | 1Br/1Ba      | 705          |
| 2-05 | 1Br/1Ba      | 726          |
| 2-06 | Sm Studio    | 463          |
| 2-07 | Sm Studio    | 463          |
| 2-08 | 2Br/2Ba      | 887          |
| 2-09 | Sm Studio    | 436          |
| 2-10 | Sm Studio    | 424          |
| 2-11 | Sm Studio    | 424          |
| 2-12 | Sm Studio    | 436          |
| 2-13 | 2Br/2Ba      | 874          |
| 2-00 | Non-Rentable | 2,150        |
|      |              | <b>9,671</b> |



## LEVEL 3

|      |              |              |
|------|--------------|--------------|
| 3-01 | 1Br/1Ba      | 578          |
| 3-02 | 1Br/1Ba      | 562          |
| 3-03 | 1Br/1Ba      | 802          |
| 3-04 | 1Br/1Ba      | 822          |
| 3-05 | 1Br/1Ba      | 726          |
| 3-06 | Sm Studio    | 463          |
| 3-07 | Sm Studio    | 463          |
| 3-08 | 2Br/2Ba      | 887          |
| 3-09 | Sm Studio    | 436          |
| 3-10 | Sm Studio    | 424          |
| 3-11 | Sm Studio    | 424          |
| 3-12 | Sm Studio    | 436          |
| 3-13 | 2Br/2Ba      | 874          |
| 3-00 | Non-Rentable | 1,890        |
|      |              | <b>9,787</b> |

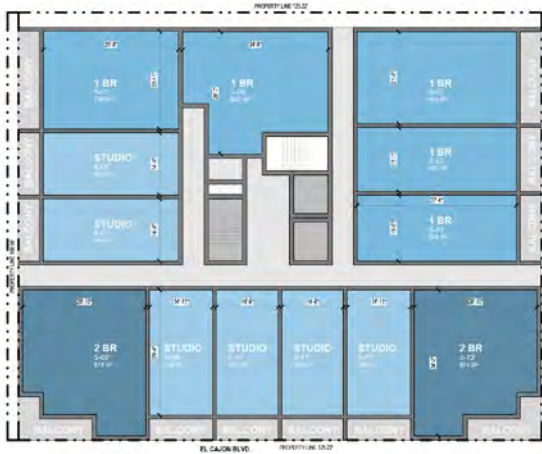


## LEVEL 4

|      |              |              |
|------|--------------|--------------|
| 4-01 | 1Br/1Ba      | 578          |
| 4-02 | 1Br/1Ba      | 562          |
| 4-03 | 1Br/1Ba      | 802          |
| 4-04 | 1Br/1Ba      | 822          |
| 4-05 | 1Br/1Ba      | 726          |
| 4-06 | Sm Studio    | 463          |
| 4-07 | Sm Studio    | 463          |
| 4-08 | 2Br/2Ba      | 887          |
| 4-09 | Sm Studio    | 436          |
| 4-10 | Sm Studio    | 424          |
| 4-11 | Sm Studio    | 424          |
| 4-12 | Sm Studio    | 436          |
| 4-13 | 2Br/2Ba      | 874          |
| 4-00 | Non-Rentable | 1,890        |
|      |              | <b>9,787</b> |



# UNIT AREA SCHEDULE



| LEVEL 5 |              |              |
|---------|--------------|--------------|
| 5-01    | 1Br/1Ba      | 578          |
| 5-02    | 1Br/1Ba      | 562          |
| 5-03    | 1Br/1Ba      | 802          |
| 5-04    | 1Br/1Ba      | 822          |
| 5-05    | 1Br/1Ba      | 726          |
| 5-06    | Sm Studio    | 463          |
| 5-07    | Sm Studio    | 463          |
| 5-08    | 2Br/2Ba      | 887          |
| 5-09    | Sm Studio    | 436          |
| 5-10    | Sm Studio    | 424          |
| 5-11    | Sm Studio    | 424          |
| 5-12    | Sm Studio    | 436          |
| 5-13    | 2Br/2Ba      | 874          |
| 5-00    | Non-Rentable | 1,890        |
|         |              | <b>9,787</b> |



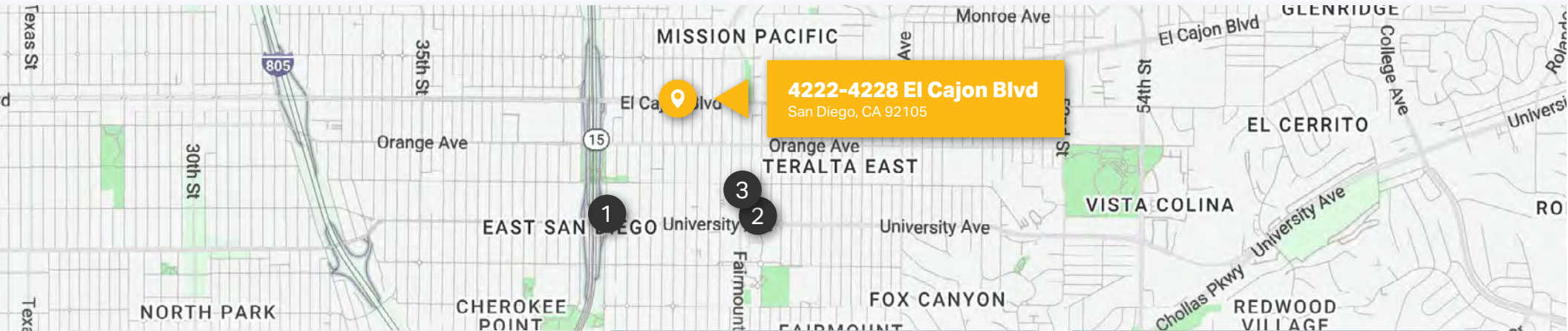
| LEVEL 6 |              |              |
|---------|--------------|--------------|
| 6-01    | 1Br/1Ba      | 578          |
| 6-02    | 1Br/1Ba      | 562          |
| 6-03    | 1Br/1Ba      | 802          |
| 6-04    | 1Br/1Ba      | 822          |
| 6-05    | 1Br/1Ba      | 726          |
| 6-06    | Sm Studio    | 463          |
| 6-07    | Sm Studio    | 463          |
| 6-08    | 2Br/2Ba      | 887          |
| 6-09    | Sm Studio    | 436          |
| 6-10    | Sm Studio    | 424          |
| 6-11    | Sm Studio    | 424          |
| 6-12    | Sm Studio    | 436          |
| 6-13    | 2Br/2Ba      | 874          |
| 6-14    | Non-Rentable | 1,890        |
|         |              | <b>9,787</b> |



| LEVEL 7 |              |              |
|---------|--------------|--------------|
| 7-01    | 1Br/1Ba      | 578          |
| 7-02    | 1Br/1Ba      | 562          |
| 7-03    | 1Br/1Ba      | 802          |
| 7-04    | 1Br/1Ba      | 822          |
| 7-05    | 1Br/1Ba      | 726          |
| 7-06    | Sm Studio    | 463          |
| 7-07    | Sm Studio    | 463          |
| 7-08    | 2Br/2Ba      | 887          |
| 7-09    | Sm Studio    | 436          |
| 7-10    | Sm Studio    | 424          |
| 7-11    | Sm Studio    | 424          |
| 7-12    | Sm Studio    | 436          |
| 7-13    | 2Br/2Ba      | 874          |
| 7-14    | Non-Rentable | 1,890        |
|         |              | <b>9,787</b> |



# NEARBY DEVELOPMENT




**4222-4228 El Cajon Blvd**  
San Diego, CA 92105



**1**

## Cuatro at City Heights

Cuatro at City Heights is a forthcoming affordable housing development spanning multiple vacant parcels along El Cajon Boulevard and University Avenue. Backed by the San Diego Housing Commission (SDHC) and City Heights CDC, the project will deliver 115 rental units plus two manager residences, with dedicated housing for veterans and low-income households. Framed as a transit-oriented, community-serving initiative, Cuatro reflects strong public-private alignment and reinforces City Heights' positioning as a high-impact redevelopment zone.



**2**

## City Heights Place

City Heights Place, completed in 2024 by Wakeland Housing, introduced a mid-scale affordable and workforce housing community within the neighborhood. While modest in scale, the project demonstrates successful recent infill execution and signals continued demand for attainable housing options in the immediate area.



**3**

## City Heights Plaza Del Sol

City Heights Plaza Del Sol is a new mixed-use affordable housing initiative by Wakeland Housing, located within proximity to the subject property. While parcel details remain limited, its presence contributes to a growing pipeline of neighborhood-focused redevelopment, offering a compelling market signal for investors evaluating long-term growth and community investment trends.

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# Location Overview



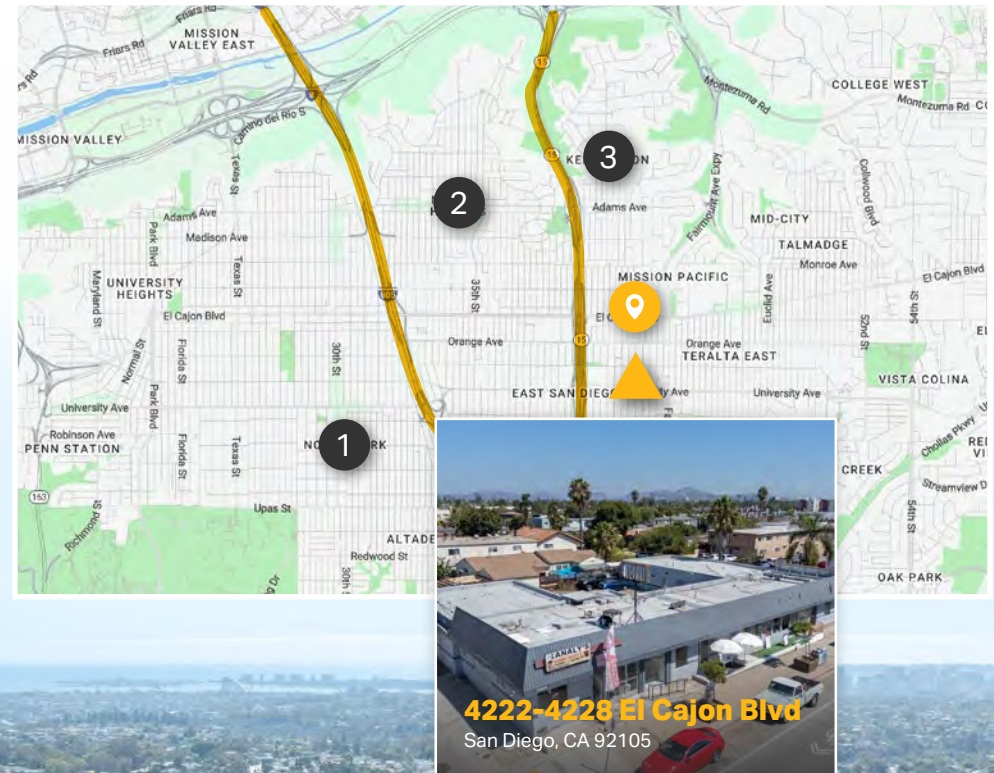
# LOCATION OVERVIEW

## URBAN ENERGY MEETS REDEVELOPMENT MOMENTUM – CITY HEIGHTS ON EL CAJON BOULEVARD

City Heights is a vibrant, centrally located neighborhood in San Diego, recognized for its cultural diversity, active commercial corridors, and strong community identity. Positioned along El Cajon Boulevard, one of the city's historic east-west thoroughfares, the area combines established retail activity with a growing wave of mixed-use and multifamily development.

Residents enjoy a walkable environment with immediate access to retail, restaurants, and daily conveniences. The community is also connected to nearby lifestyle destinations such as **1 North Park**, **2 Normal Heights**, and **3 Kensington**, each offering dining, entertainment, and boutique shopping. Local parks, schools, and cultural centers further enhance the neighborhood's appeal to families, professionals, and students.

Strategically located in Mid-City San Diego, City Heights offers direct access to major employment hubs via **I-15**, **I-805**, and **SR-94**. The area's Complete Communities zoning overlays have accelerated interest from developers pursuing higher-density opportunities in transit-accessible locations. As the corridor evolves with new residential and commercial projects, El Cajon Boulevard stands out as one of San Diego's most dynamic urban submarkets, offering both stability and long-term growth potential.



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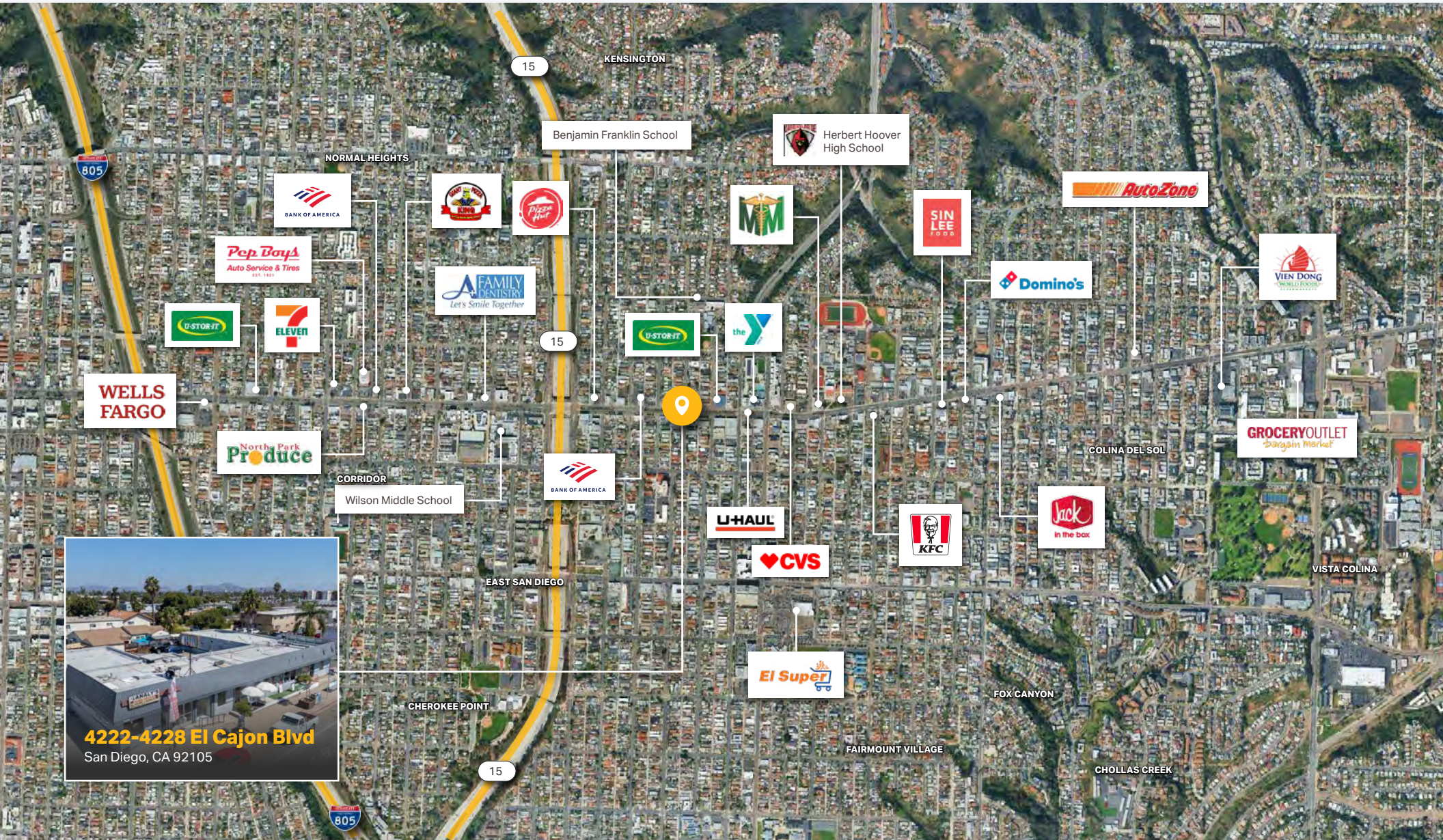
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# IMMEDIATE MAP



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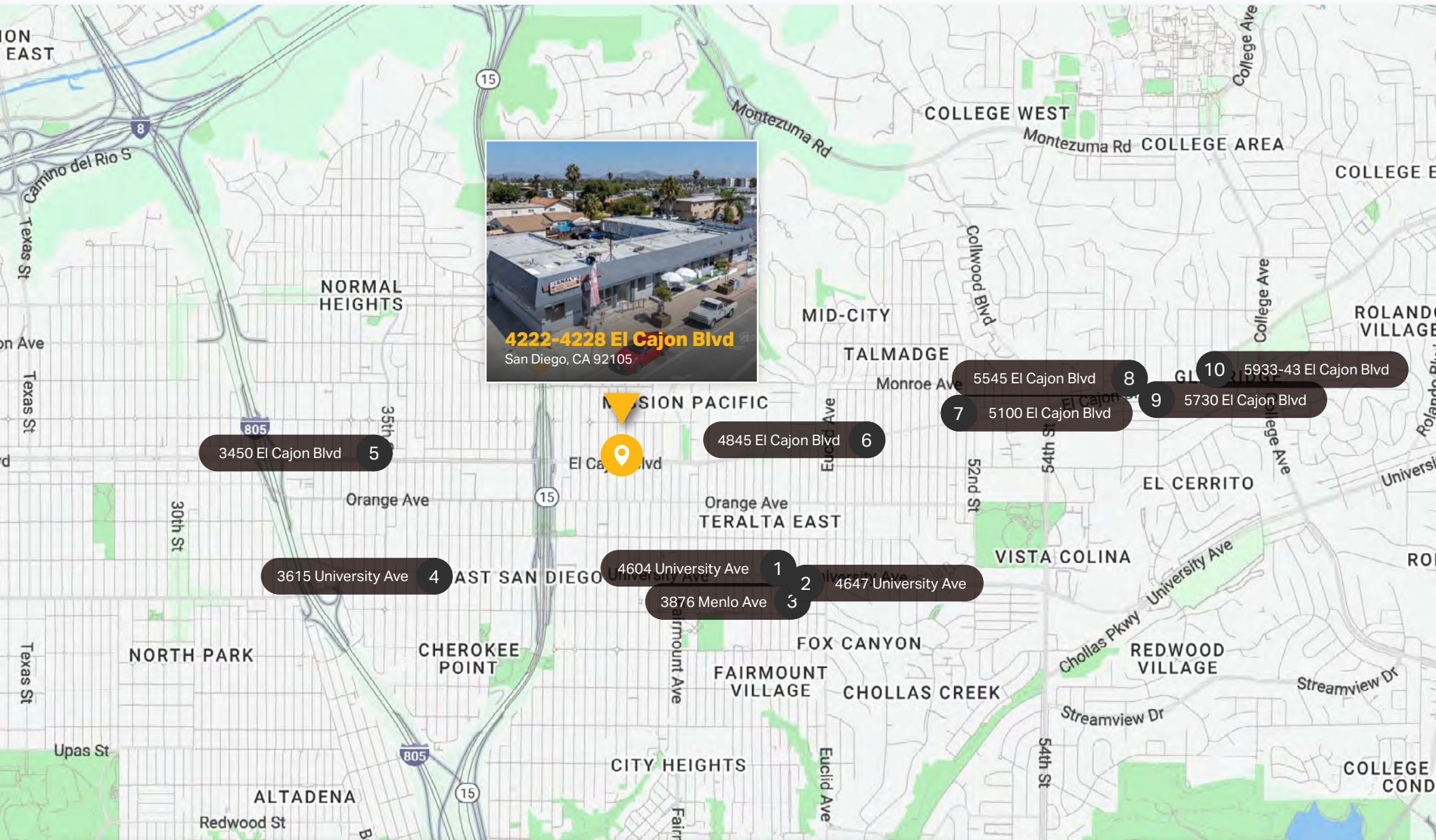
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**I Comparables**



# SALE COMPARABLES MAP



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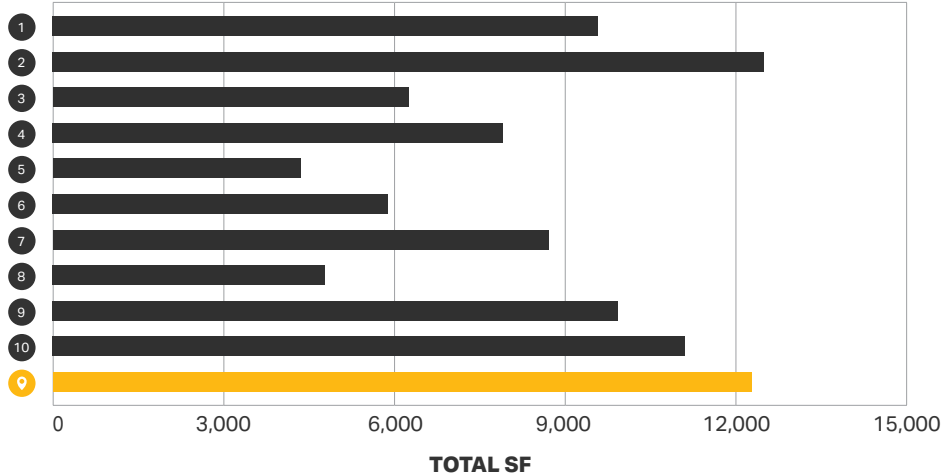
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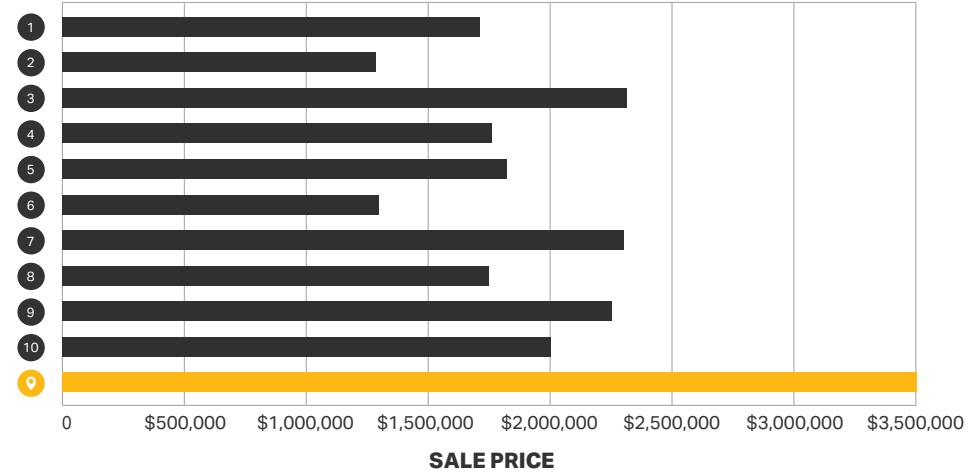


# SALE COMPARABLES SUMMARY

## SF OVERVIEW



## SALE PRICE OVERVIEW



|          | Property Address                                    | Distance      | Year Built  | Land SF          | Sale Date         | Sale Price         | Land Price PSF  | Sale Status |
|----------|---|---------------|-------------|------------------|-------------------|--------------------|-----------------|-------------|
| 1        | 4604 E University Ave, San Diego, CA 92105          | 0.7 mi        | 1959        | 9,583 SF         | 01/05/2024        | \$1,710,000        | \$178.44        | Sold        |
| 2        | 4647 University Ave, San Diego, CA 92105            | 0.7 mi        | 1954        | 12,501 SF        | 04/22/2025        | \$1,286,797        | \$102.94        | Sold        |
| 3        | 3876-3878 Menlo Ave, San Diego, CA 92105            | 0.7 mi        | 1954        | 6,251 SF         | 04/22/2025        | \$2,313,203        | \$370.05        | Sold        |
| 4        | 3615 University Ave, San Diego, CA 92104            | 0.8 mi        | 1954        | 7,915 SF         | 02/09/2024        | \$1,760,000        | \$222.36        | Sold        |
| 5        | 3450 El Cajon Blvd, San Diego, CA 92104             | 0.9 mi        | 1941        | 4,356 SF         | 06/13/2024        | \$1,820,000        | \$417.81        | Sold        |
| 6        | 4845 El Cajon Blvd, San Diego, CA 92115             | 0.8 mi        | 1966        | 5,898 SF         | Listed            | \$1,300,000        | \$220.41        | On Market   |
| 7        | 5100 El Cajon Blvd, San Diego, CA 92115             | 1.2 mi        | 1985        | 8,712 SF         | Listed            | \$2,300,000        | \$264.00        | On Market   |
| 8        | 5545 El Cajon Blvd, San Diego, CA 92115             | 1.7 mi        | 1950        | 4,792 SF         | Listed            | \$1,750,000        | \$365.19        | On Market   |
| 9        | 5730 El Cajon Blvd, San Diego, CA 92115             | 1.8 mi        | 1975        | 9,932 SF         | Listed            | \$2,250,000        | \$226.54        | On Market   |
| 10       | 5933-43 El Cajon Blvd, San Diego, CA 92115          | 2.1 mi        | 1968        | 11,108 SF        | Listed            | \$2,000,000        | \$180.05        | On Market   |
|          | <b>Average of Comps</b>                             | <b>1.1 mi</b> | <b>1961</b> | <b>8,105 SF</b>  | <b>08/20/2024</b> | <b>\$1,849,000</b> | <b>\$228.14</b> |             |
| <b>9</b> | <b>4222-4228 El Cajon Blvd, San Diego, CA 92105</b> |               | <b>1942</b> | <b>12,279 SF</b> | <b>TBD</b>        | <b>\$3,125,000</b> | <b>\$254.50</b> |             |

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# SALES COMPARABLES

SOLD

SOLD 1/5/2024



1

## 4604 E University Ave

San Diego, CA 92105

**\$1,710,000**  
PRICE

**6,500 SF**  
BUILDING SIZE

**9,583 SF**  
LOT SIZE

**1959**  
YEAR BUILT

**\$263.08**  
PRICE/SF

**\$178.44**  
LAND PRICE/SF

SOLD AS PORTFOLIO 4/22/2025



2

## 4647 University Ave

San Diego, CA 92105

**\$1,286,797**  
PRICE

**2,721 SF**  
BUILDING SIZE

**12,501 SF**  
LOT SIZE

**1954**  
YEAR BUILT

**\$472.91**  
PRICE/SF

**\$102.94**  
LAND PRICE/SF

### PORTFOLIO

**\$3,600,000**  
PRICE

**18,752 SF**  
LOT SIZE

**\$191.98**  
LAND PRICE/SF

SOLD AS PORTFOLIO 4/22/2025



3

## 3876-3878 Menlo Ave

San Diego, CA 92105

**\$2,313,203**  
PRICE

**5,506 SF**  
BUILDING SIZE

**6,251 SF**  
LOT SIZE

**1954**  
YEAR BUILT

**\$420.12**  
PRICE/SF

**\$370.05**  
LAND PRICE/SF

### PORTFOLIO

**\$3,600,000**  
PRICE

**18,752 SF**  
LOT SIZE

**\$191.98**  
LAND PRICE/SF

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# SALES COMPARABLES

SOLD

LISTED

SOLD 2/9/2024



4

**3615 University Ave**  
San Diego, CA 92104

**\$1,760,000**  
PRICE

**4,652 SF**  
BUILDING SIZE

**7,915 SF**  
LOT SIZE

**1954**  
YEAR BUILT

**\$378.33**  
PRICE/SF

**\$222.36**  
LAND PRICE/SF

SOLD 6/13/2024



5

**3450 El Cajon Blvd**  
San Diego, CA 92104

**\$1,820,000**  
PRICE

**2,093 SF**  
BUILDING SIZE

**4,356 SF**  
LOT SIZE

**1941**  
YEAR BUILT

**\$869.57**  
PRICE/SF

**\$417.81**  
LAND PRICE/SF

LISTED



6

**4845 El Cajon Blvd**  
San Diego, CA 92104

**\$1,300,000**  
PRICE

**4,630 SF**  
BUILDING SIZE

**5,898 SF**  
LOT SIZE

**1966**  
YEAR BUILT

**\$280.78**  
PRICE/SF

**\$220.41**  
LAND PRICE/SF

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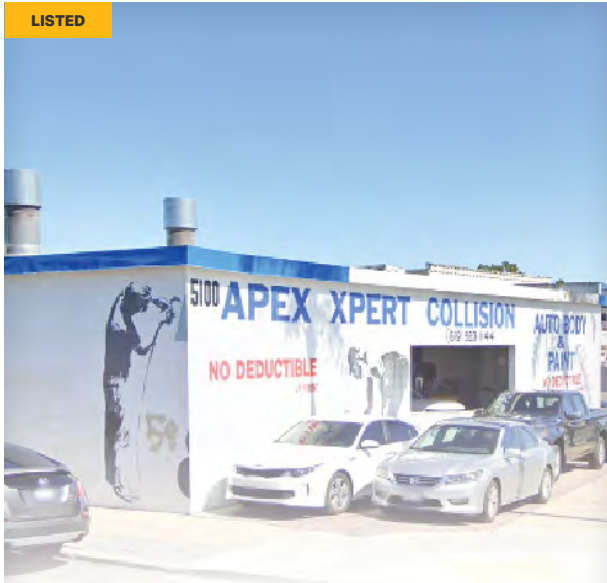
DEMOGRAPHICS



# SALES COMPARABLES

LISTED

LISTED



7

## 5100 El Cajon Blvd

San Diego, CA 92115

**\$2,300,000**  
PRICE

**7,040 SF**  
BUILDING SIZE

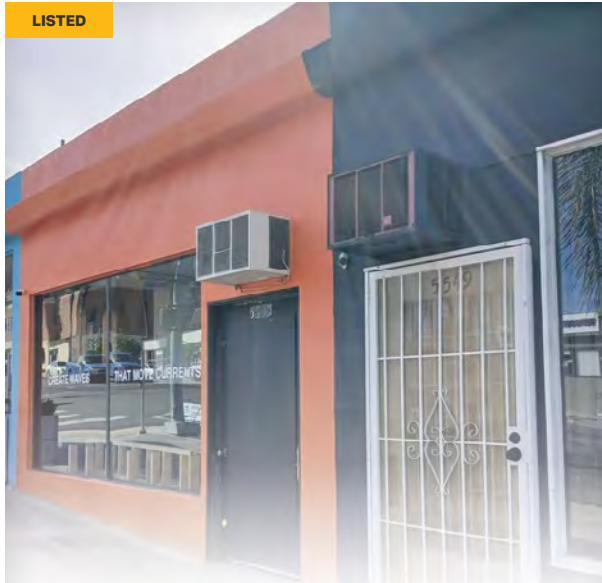
**8,712 SF**  
LOT SIZE

**1985**  
YEAR BUILT

**\$326.70**  
PRICE/SF

**\$264.00**  
LAND PRICE/SF

LISTED



8

## 5545 El Cajon Blvd

San Diego, CA 92115

**\$1,750,000**  
PRICE

**3,250 SF**  
BUILDING SIZE

**9,932 SF**  
LOT SIZE

**1950**  
YEAR BUILT

**\$538.46**  
PRICE/SF

**\$176.20**  
LAND PRICE/SF

LISTED



9

## 5730 El Cajon Blvd

San Diego, CA 92115

**\$2,250,000**  
PRICE

**7,057 SF**  
BUILDING SIZE

**9,932 SF**  
LOT SIZE

**1975**  
YEAR BUILT

**\$318.83**  
PRICE/SF

**\$226.54**  
LAND PRICE/SF

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# SALES COMPARABLES

LISTED



10

**5933-43 El Cajon Blvd**  
San Diego, CA 92115

|                              |                                  |
|------------------------------|----------------------------------|
| <b>\$2,000,000</b><br>PRICE  | <b>3,482 SF</b><br>BUILDING SIZE |
| <b>11,108 SF</b><br>LOT SIZE | <b>1968</b><br>YEAR BUILT        |
| <b>\$574.38</b><br>PRICE/SF  | <b>\$180.05</b><br>LAND PRICE/SF |



9

**4222-4228 El Cajon Blvd**  
San Diego, CA 92105

|                              |                                  |                                  |
|------------------------------|----------------------------------|----------------------------------|
| <b>\$3,125,000</b><br>PRICE  | <b>6,752 SF</b><br>BUILDING SIZE | <b>\$462.83</b><br>PRICE/SF      |
| <b>12,279 SF</b><br>LOT SIZE | <b>1942</b><br>YEAR BUILT        | <b>\$254.50</b><br>LAND PRICE/SF |

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**SOUTH COAST**  
COMMERCIAL

**CORFAC**  
INTERNATIONAL

4226

4222-4228 EL CAJON BLVD

# | Demographics



# DEMOGRAPHICS

**643,494**

2024 POPULATION

**\$74,833**

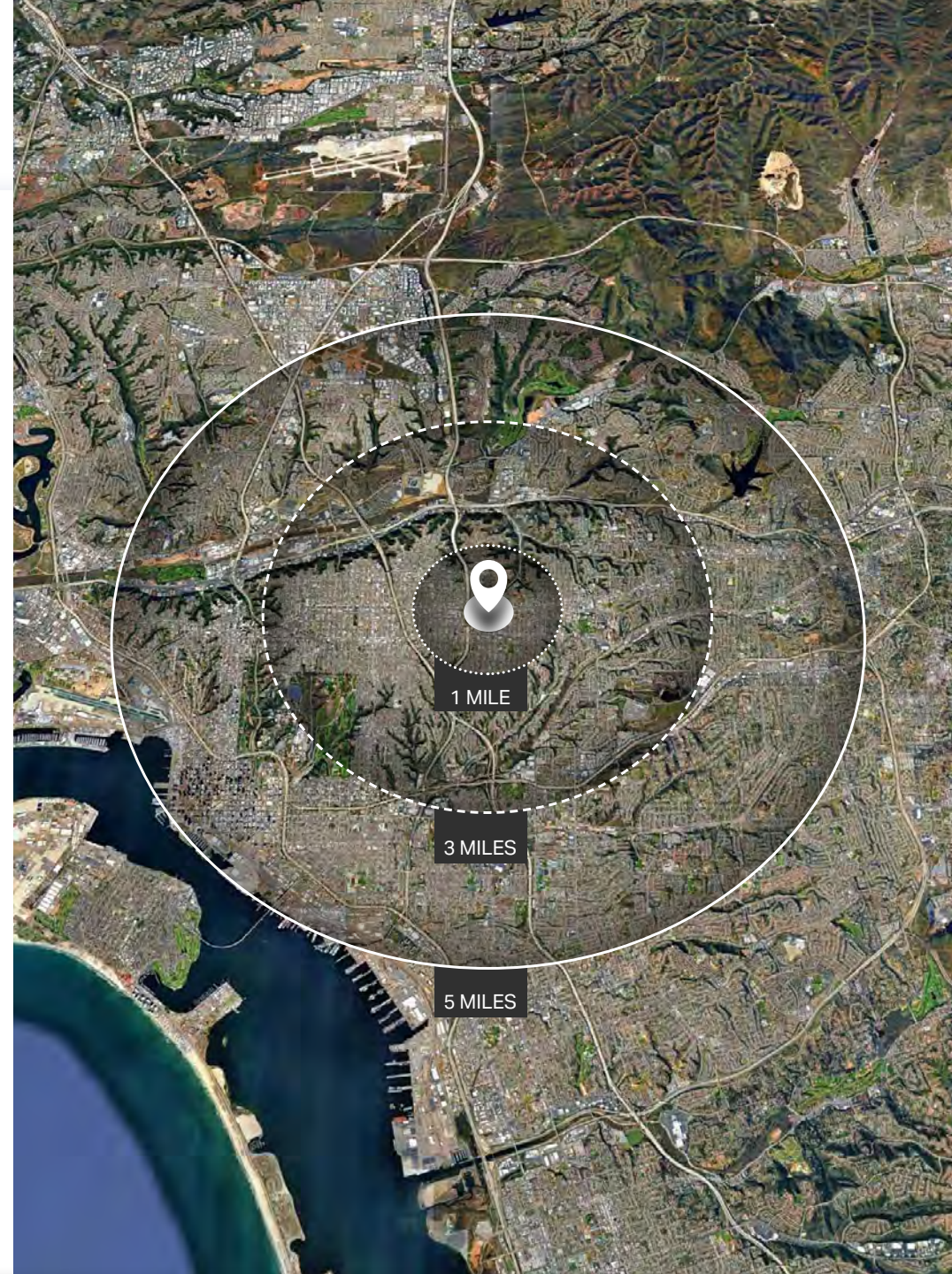
MEDIAN HH INCOME

**\$705,960**

MEDIAN HOME VALUE

|                            | 1-Mile    | 3-Mile    | 5-Mile    |
|----------------------------|-----------|-----------|-----------|
| <b>POPULATION</b>          |           |           |           |
| 2024 Population            | 54,148    | 257,128   | 643,494   |
| 2029 Population Projection | 53,710    | 255,914   | 641,368   |
| Median Age                 | 35.3      | 35.5      | 36.4      |
| <b>HOUSEHOLDS</b>          |           |           |           |
| 2024 Households            | 20,376    | 104,769   | 253,144   |
| 2029 Household Projection  | 20,171    | 104,198   | 252,472   |
| Owner Occupied Households  | 4,489     | 32,641    | 88,870    |
| Renter Occupied Households | 15,681    | 71,556    | 163,601   |
| Avg Household Size         | 2.6       | 2.3       | 2.4       |
| Avg Household Vehicles     | 2         | 2         | 2         |
| <b>INCOME</b>              |           |           |           |
| Avg Household Income       | \$81,025  | \$95,998  | \$99,571  |
| Median Household Income    | \$59,794  | \$72,807  | \$74,833  |
| <b>HOUSING</b>             |           |           |           |
| Median Home Value          | \$758,019 | \$714,245 | \$705,960 |
| Median Year Built          | 1967      | 1971      | 1974      |

Source: CoStar



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**SOUTH COAST**  
COMMERCIAL

**CORFAC**  
INTERNATIONAL

4222-4228 EL CAJON BLVD

**I Advisor Bio**



# ADVISOR BIO



## ARBY EIVAZIAN

**VICE PRESIDENT**

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eivazian@scc1031.com

Arby Eivazian (DRE# 01948830) has successfully closed over \$150 million in commercial and multi-family transactions across San Diego County. With more than 11 years of experience, he specializes in helping owners maximize value through strategic sales, acquisitions, cash-outs, and 1031 exchanges.

Arby's approach is hands-on and data-driven. He leverages deep market knowledge, strong investor relationships, and comprehensive due diligence to ensure his clients make well-informed decisions. Beyond brokerage, Arby has personally invested in, remodeled, and managed San Diego income properties, giving him first-hand insight into the operational and financial realities of ownership.

This blend of professional expertise and personal experience allows Arby to provide clear, trustworthy guidance that aligns with his clients' goals, whether repositioning, exchanging, or planning for long-term growth.



[www.scc1031.com](http://www.scc1031.com)

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# 4222-4228 El Cajon Blvd

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