

FOR SALE/LEASE

624 EL CAJON BOULEVARD, EL CAJON CA 92020



5,586 SF FREESTANDING MEDICAL OFFICE BUILDING OWNER-USER -OR- LEASE OPPORTUNITY



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SUMMARY

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FREESTANDING MEDICAL OFFICE BUILDING OWNER-USER -OR- LEASE OPPORTUNITY

BUILDING SIZE

± 5,586 SF

LOT SIZE

± 20,052 SF

ZONING

C-G*

(City of El Cajon)

* Buyer to confirm

APN

487-500-29-00

SALE PRICE

Call Broker for Details



HIGHLIGHTS

FOR SALE/LEASE

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HIGHLIGHTS

- 31 On-Site Parking Space
- Secured Gated Parking
- Renovated in 2020 as a Medical Dermatologist Clinic
- Freestanding Office Building - Potential for 2 Tenants
- Includes 53 Solar Panels
- 2 Bedroom Apartment Upstairs -
Currently Rented for \$2,200 per Month

LOCATION HIGHLIGHTS

- Ideal location right off I-8 freeway and across from Harley Davidson dealership
- Heavy traffic area with great street sign frontage

LOCATION

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The subject property has a long history as a successful restaurant in the heart of El Cajon's "Village District". It's strategic positioning on El Cajon Boulevard (with \pm 14,000 cars per day) extends the opportunity for strong frontage and high visibility.

Moreover, multiple amenities are within a short distance, enhancing the property's appeal. For instance, the Main Street Shopping Center is nearby, offering a range of conveniences such as a Starbucks, Panda Express, 24 Hour Fitness, and Ross Dress for Less. Furthermore, residents and visitors alike will appreciate the proximity to essential services like the United States Post Office, making errands more convenient. Additionally, public transportation options such as the El Cajon Trolley provide accessibility, while the nearby Health and Wellness Center promotes community well-being.

With such a blend of convenience and accessibility, the Subject Property presents an enticing opportunity for development.



5,586 SF AVAILABLE

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PROPERTY FEATURES

- Medical Office
- General Office
- Income-Producing 2-Bedroom Apartment (2nd Floor)
- Flexible Build-Out with Some Existing Office Improvements
- Flexible C-G General Commercial Zoning
- Kitchenette, Bamboo Flooring, Upgraded Vinyl Windows, Vaulted Ceilings, and Upgraded Bathrooms
- Dedicated On-Site Parking Lot
- Secured Gated Parking
- Renovated in 2020 for Medical Office Conversion
- Multi-Tenant Office Building
- Detached Garage and Storage Shed
- Includes 53 Solar Panels
- Lease Rate: Negotiable
- Sale Price: Call for Pricing

AREA HIGHLIGHTS

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PARKWAY
PLAZA



EL CAJON
CITY PARK

Jerome's
Furniture

EL CAJON
TRANSIT
CENTER



MAIN STREET

1 MAGNOLIA



DOWNTOWN
EL CAJON



EL CAJON BLVD

624 EL CAJON BLVD

TRANSIT SPECIFIC PLAN

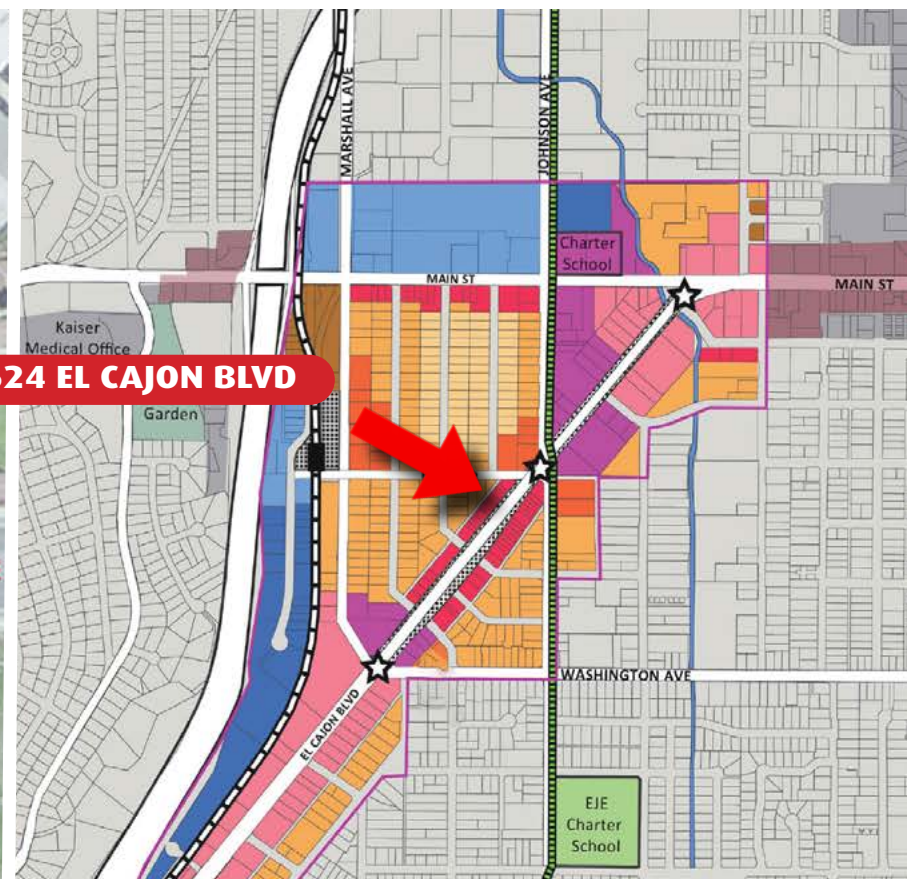
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"EL CAJON VILLAGE" AND NEIGHBORHOOD ANCHOR

The middle section of El Cajon Blvd. (as it crosses through the city) has the potential to become a commercial "village" with a fine-grain, "Main Street" feeling and a highly walk-able environment. The key focus of land uses in this area is to encourage small-scale, fine-grain commercial with active sidewalks and engaging storefronts in the middle section of the boulevard, flanked on the ends by higher intensity commercial, mixed-used developments with an active ground floor. By reclaiming a portion of the right-of-way, the street can be reconfigured with wide sidewalks, plazas and sidewalk cafes to complement active commercial uses. In addition, new developments are encouraged to provide public spaces at the street to help enliven the street experience.



EL CAJON AT A GLANCE



CITY OF EL CAJON

As one of San Diego County's notable locales, El Cajon offers a thriving environment for residential, professional, and leisure pursuits. Renowned for its diverse population and inviting neighborhoods, the city provides an array of recreational facilities, top-tier educational institutions, and essential services including exceptional law enforcement and fire protection.

Highlighting the city's economic vibrancy is its bustling commercial landscape. Anchored by the long-standing Parkway Plaza, El Cajon hosts a wealth of retail options with over 170 stores and entertainment destinations, such as the popular 18-screen Regal Cinema. Noteworthy retailers include Macy's, Best Buy, JC Penney, Dick's Sporting Goods, Forever 21, H&M, among others. Furthermore, El Cajon boasts a significant presence of automotive dealerships, totaling 14 establishments featuring brands like Mercedes-Benz, BMW, Ford, and Lexus. Complementing this commercial hub is the lively downtown area, dotted with diverse shops and eateries. El Cajon's strategic location and amenities position it as an enticing destination for aspiring entrepreneurs and investors, enriching the city's diverse business sectors.

SOURCES
CA Census, Costar

POPULATION (2023)



360,303

POPULATION (2010 CENSUS)



341,035

CONSUMER
SPENDING



\$4,809,056,849

MEDIAN
HOME VALUE



\$609,380

AVG HOUSEHOLD

\$101,684

TOTAL HOUSEHOLD

133,102

AVERAGE AGE

38

TOTAL BUSINESSES



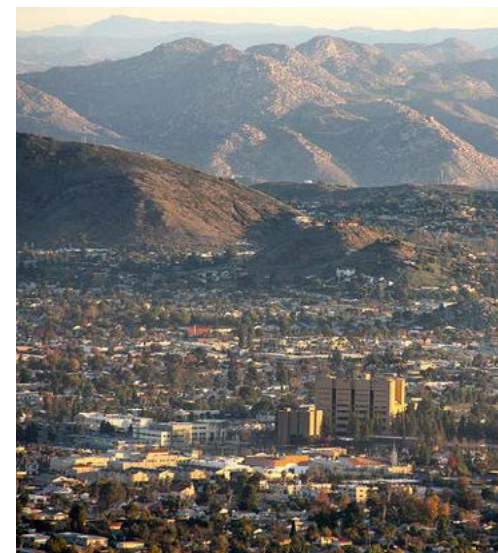
16,032

DAYTIME EMPLOYEES



124,320

Within a 5 Mile Radius



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