

For SALE

Multi-Tenant Office & Medical Building

7125 El Cajon Blvd. San Diego, CA 92115

Property Description:

- ◆ Building - 12,376 Sf
- ◆ Lot - 13,406 Sf
- ◆ 34 Parking Spaces + ADA
- ◆ 1 Car Garage
- ◆ Dental Practice Also For Sale Separately

Financial Summary

- ◆ Fully Leased Investment
- ◆ 5.2% Cap Rate
- ◆ 5 Long Standing Tenants
- ◆ Gross Income: \$222,508
- ◆ Expenses: \$48,089
- ◆ NOI: \$174,419

Property Features:

- ◆ 2 Levels– Stair Access
- ◆ Private Restrooms
- ◆ Kitchenettes
- ◆ Monument Sign

Location:

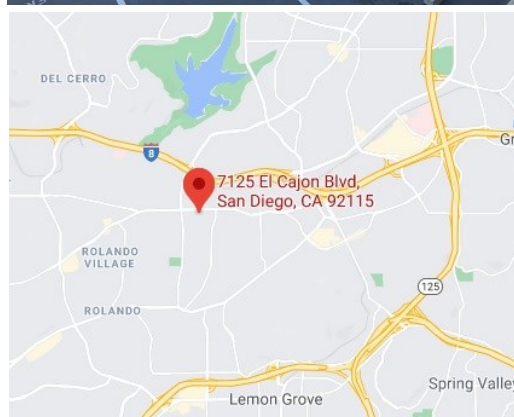
- ◆ Between La Mesa and Rolando
- ◆ Off the 8 Freeway at 70th St.

Zoning:

CUPD-CU-2-3 Zoning: Allows for Office Uses, Medical & Dental Offices, General Retail Sales, etc.

- ◆ APN: 469-072-27-00

Sales Price: \$3,329,000
(\$269/Sf)



WIESE & ASSOCIATES

Commercial Real Estate & Business Broker

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Erik Wiese

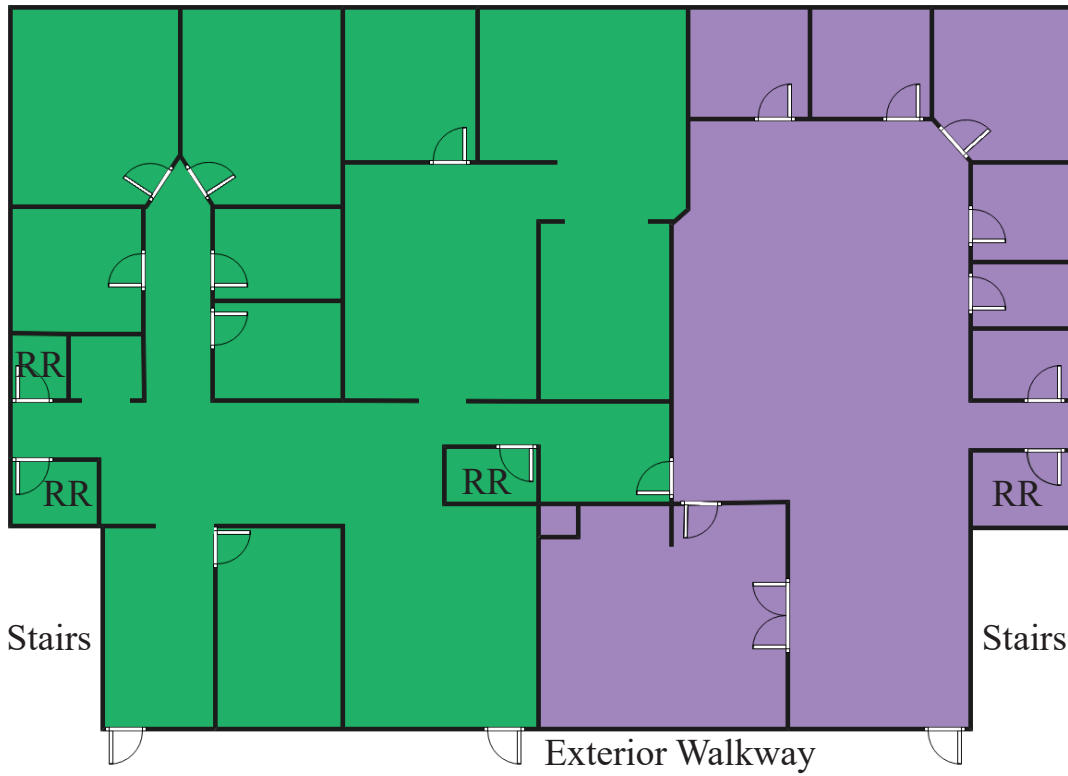
President

BRE Lic: 01190821



Floor Plan

Second Floor

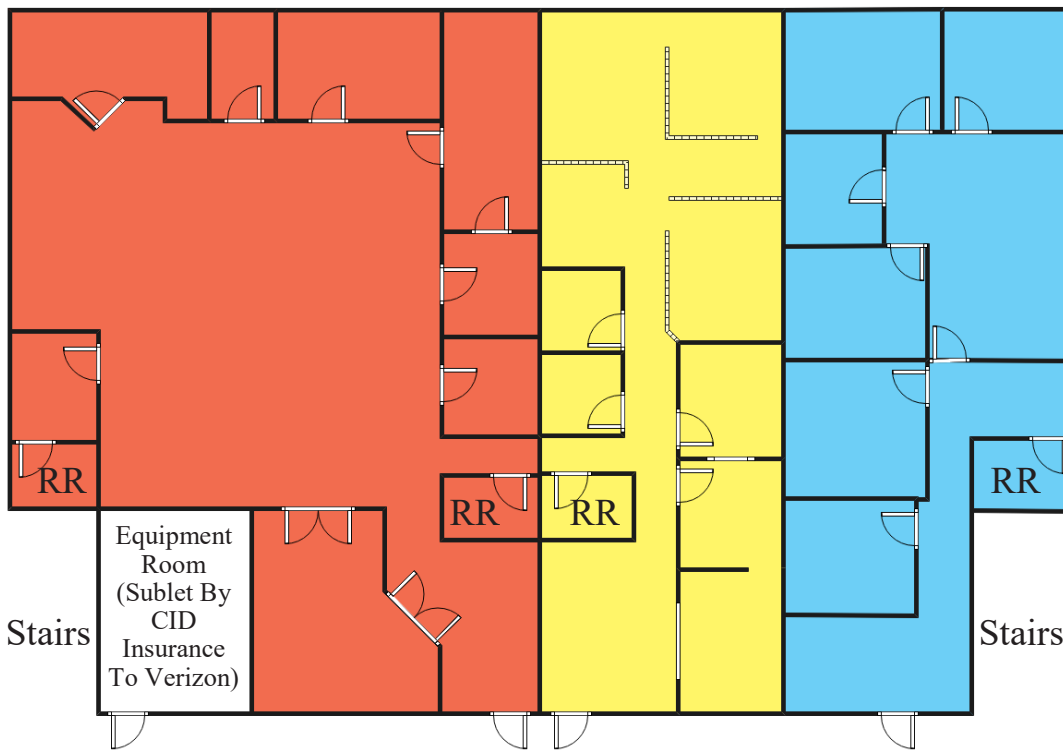


Rock 10 Insurance
Suite 8 - 3,724 Sf

JJH Construction
Suite 6 - 2,176 Sf

← El Cajon Blvd. →

First Floor



Feral Cat Coalition
Suite 1 - 1,300 Sf

Dental Practice
Suite 2 - 1,450 Sf

CID Insurance
Suite 3 - 3,206 Sf

← El Cajon Blvd. →

Equipment Room
(Sublet By
CID
Insurance
To Verizon)