

1,631 SF FLEX/OFFICE BUILDING WITH GATED YARD ON 15,697 SF GATED LOT FOR SALE / LEASE | 1282 GREENFIELD DRIVE, EL CAJON, CA 92021



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BUILDING SIZE

± 1,631 SF

LOT SIZE

± 15,697 SF

ZONING

C-36

County Zoning

APN

484-052-13-00

SALE PRICE

Negotiable

LEASE RATE

\$8,000/Month
MGross



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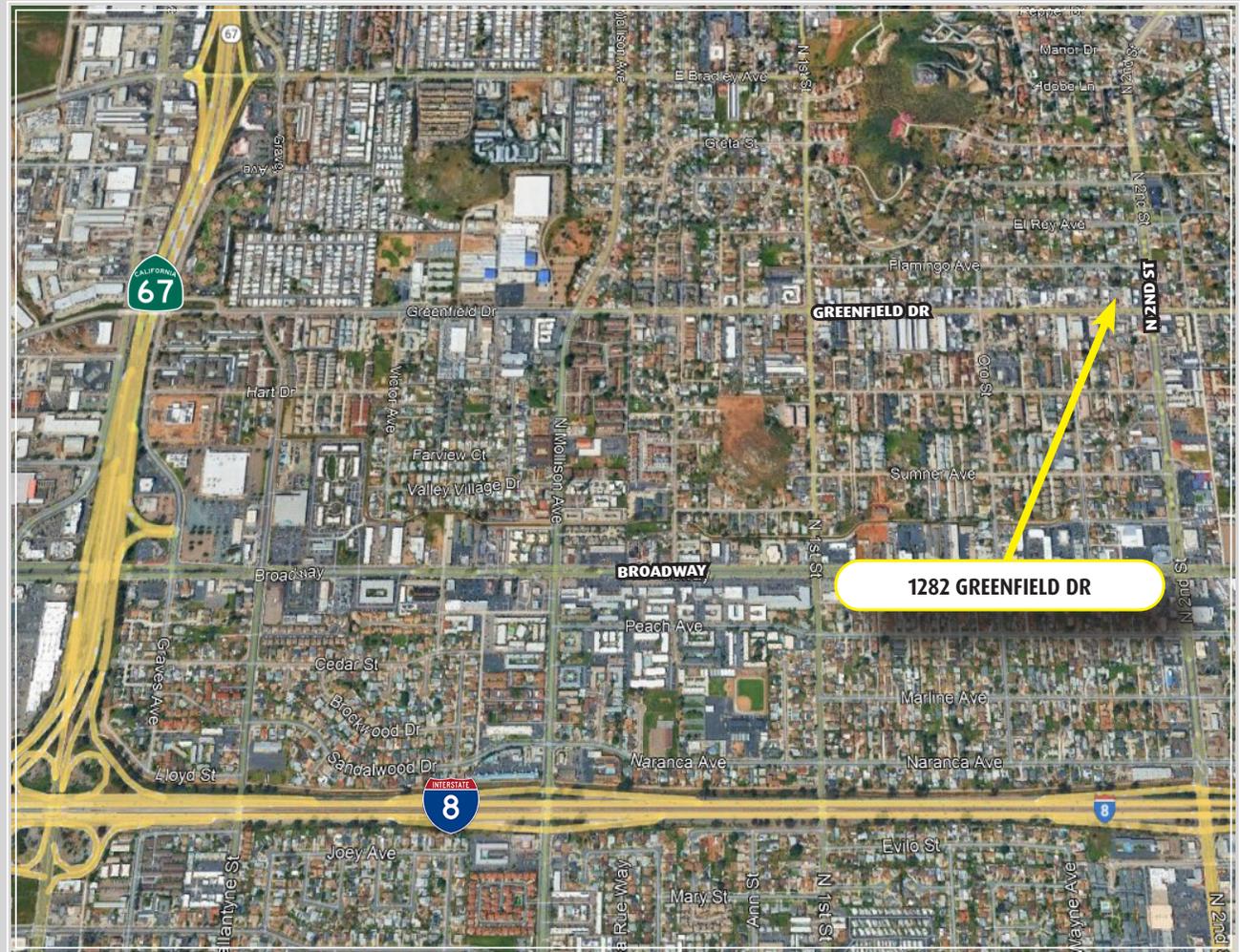
PROPERTY HIGHLIGHTS

LOCATION

1282 Greenfield Drive in El Cajon, CA is a well-positioned commercial property located along a high-traffic corridor with strong street visibility and convenient access to major freeways, providing excellent connectivity throughout East San Diego County. The property consists of two separate buildings, offering a flexible layout that is well-suited for a variety of business uses and ownership strategies.

This configuration creates an ideal owner-user opportunity, allowing a buyer to occupy a portion of the property while generating rental income from the remaining space, helping offset operating and ownership costs. The property's layout also provides flexibility for future expansion or re-tenanting as business needs evolve.

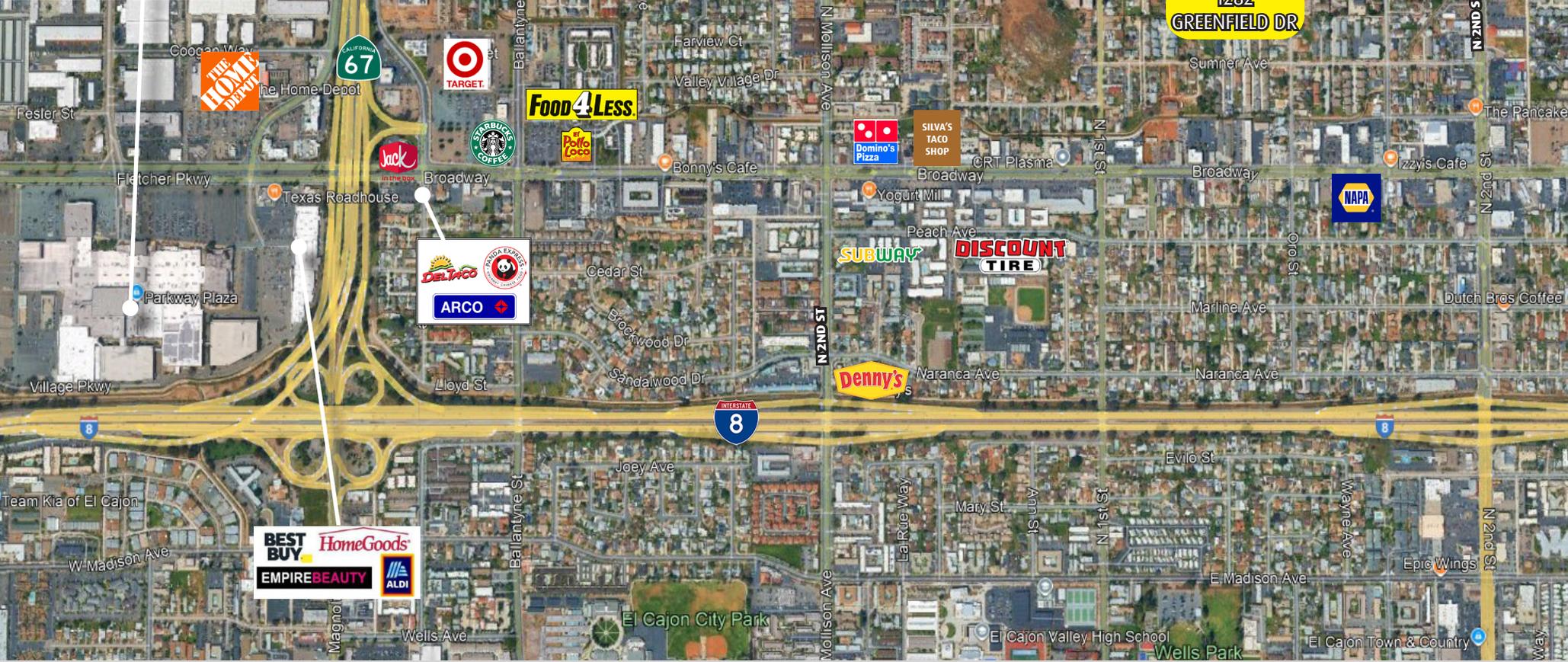
Additionally, the property may qualify for SBA financing, offering attractive terms such as low down payment options and long-term fixed-rate financing, making it especially compelling for owner-users seeking to control their real estate while preserving capital. With its strong location, income potential, and favorable financing options, 1282 Greenfield Drive presents a rare opportunity to combine owner occupancy with long-term investment upside.



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DICK'S Sporting Goods
Walmart Supercenter
JCPenney
REGAL
BOB'S FURNITURE FIVE BELOW
ASHLEY FURNITURE FINISH LINE
GameStop FAMOUS cricket
EXPRESS H&M ULTA





EL CAJON AT A GLANCE

POPULATION (2023)



360,303

POPULATION (2010 CENSUS)



341,035

CONSUMER SPENDING



\$4,809,056,849

MEDIAN HOME VALUE



\$609,380

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.

AVG HOUSEHOLD

\$101,684

TOTAL HOUSEHOLD

133,102

AVERAGE AGE

38

TOTAL BUSINESSES



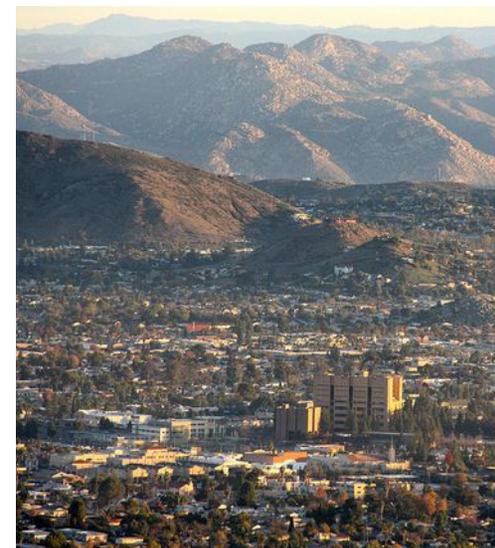
16,032

DAYTIME EMPLOYEES



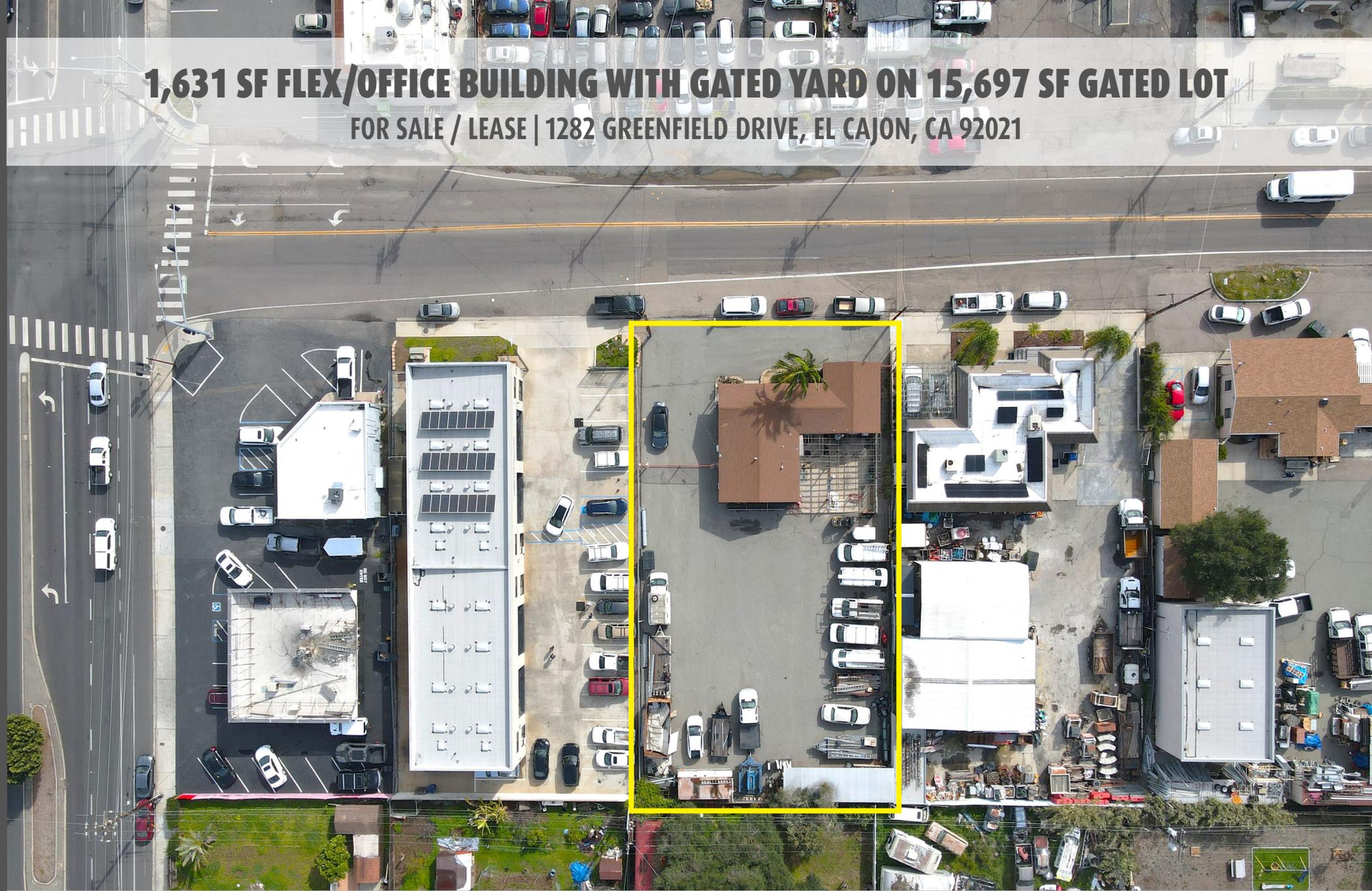
124,320

Within a 5 Mile Radius



SOURCES
CA Census, Costar

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