

390 FRONT ST, EL CAJON, CA 92020

OFFERING MEMORANDUM



**390 FRONT ST
EL CAJON, CA 92020**

EXCLUSIVELY LISTED BY



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MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



390 FRONT ST EL CAJON, CA 92020

HIGHLIGHTS

- BUSINESS & REAL ESTATE SALE
- TURN-KEY ICE MANUFACTURING & DISTRIBUTION FACILITY (120 TON DAILY PRODUCTION CAPACITY)
- ±18,818 SF
- ±0.73 AC
- PARCEL FULLY FENCED
- FREESTANDING BUILDING
- 2-STORIES (22' GROUND LEVEL & 14' SECOND-FLOOR)
- CONCRETE TRUCK COURT
- 8 DOCK POSITIONS
- 1 GRADE DOOR
- 30-TON FREIGHT ELEVATOR FREEWAY VISIBLE (I-8)





\$5,500,000



±18,818 SF
GLA



SAN CARLOS VILLAGE
SHOPPING CENTER

GROSSMONT COLLEGE

GILLESPIE FIELD
2.9 MILES AWAY

NAVAJO
SHOPPING CENTER

PARKWAY PLAZA
SHOPPING CENTER

+175,000 VPD

SUBJECT PROPERTY

FLETCHER HILLS
SHOPPING CENTER

GROSSMONT CENTER
SHOPPING MALL

GROSSMONT HIGH SCHOOL

TEACHERS: 25
STUDENT: 2,219

I-125 + 101,000 VPD

I-8 + 186,000 VPD

AREA OVERVIEW



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EL CAJON OVERVIEW

El Cajon, located in San Diego County, California, is a vibrant city that seamlessly blends a rich cultural heritage with modern amenities. Nestled in a valley surrounded by picturesque mountains, El Cajon enjoys a Mediterranean climate, characterized by warm, dry summers and mild winters. The city is known for its diverse community, reflecting a tapestry of cultures and backgrounds. El Cajon offers a mix of suburban charm and urban convenience, with a variety of parks, shopping centers, and recreational facilities. Residents and visitors alike can explore the city's historical sites, such as the Olaf Wieghorst Museum, showcasing Western art, and the Knox House Museum, a preserved Victorian-era home. Additionally, El Cajon hosts numerous community events and festivals, fostering a sense of unity among its residents. The city's commitment to education is evident through its schools and libraries, contributing to a well-rounded quality of life for its inhabitants. Overall, El Cajon stands as a welcoming community with a unique character, making it a notable part of the Southern California landscape.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2028 Population Projection	38,010	158,773	348,082
2023 Population	38,405	160,932	352,393
2020 Population	35,903	153,221	333,220
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2028 Household Projection	12,771	56,517	128,050
2023 Household	12,900	57,304	129,723
2020 Household	12,009	54,544	122,871
INCOME	1-MILE	3-MILE	5-MILE
2023 Avg. HH Income	\$64,051	\$93,844	\$101,823





EL CAJON INDUSTRIAL MARKET

El Cajon, located in San Diego County, California, is a strategic hub for industrial investment due to its proximity to major highways and downtown San Diego, fostering easy access to transportation and markets. The city's diverse economy, with key sectors like healthcare, education, and retail, ensures economic stability and a continuous supply of skilled labor from local educational institutions.

El Cajon offers modern industrial facilities, a business-friendly environment with various incentives, and a growing market driven by population growth. These factors collectively make El Cajon an attractive destination for industrial investors seeking cost efficiency, market reach, and robust infrastructure.



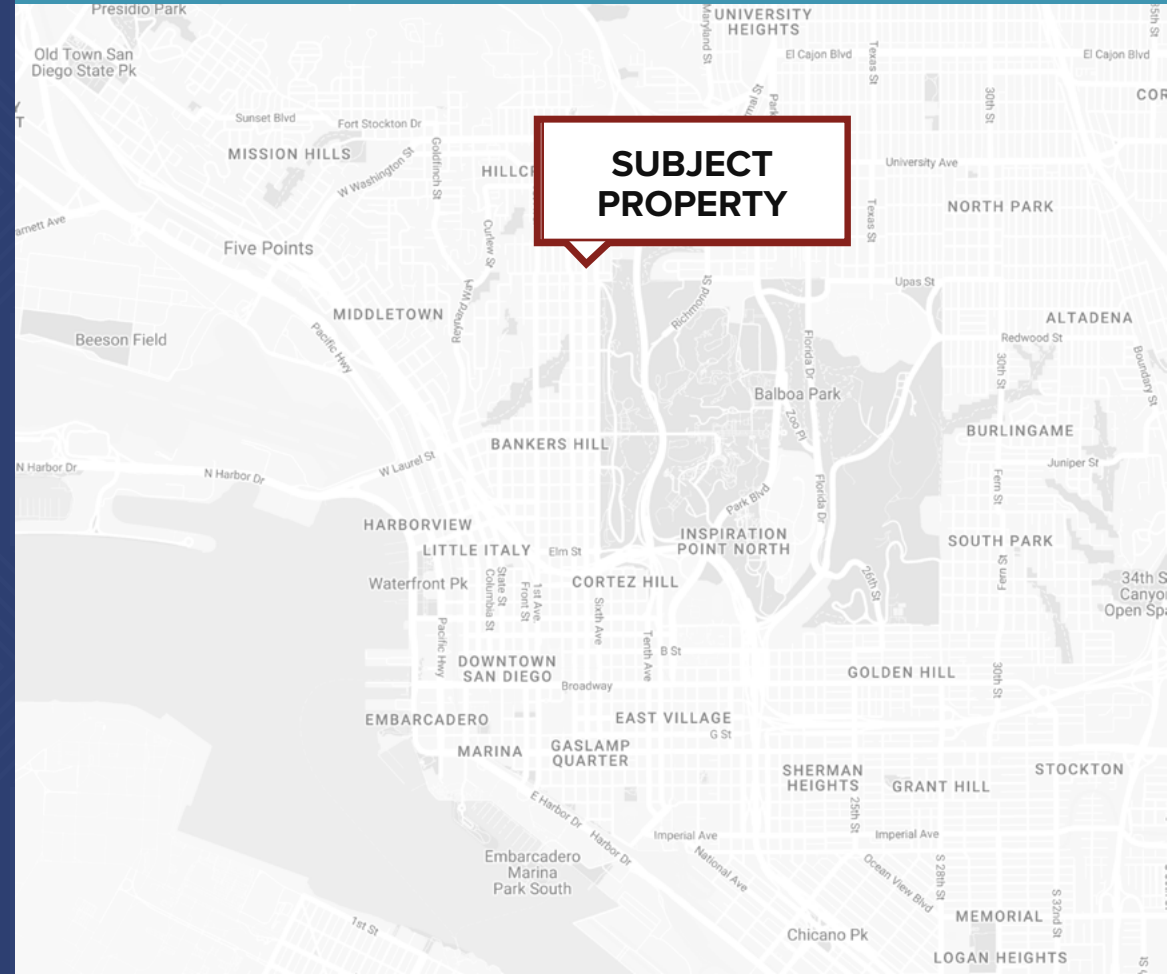
SAN DIEGO, CA AT A GLANCE

San Diego, California, is a vibrant coastal city renowned for its year-round sunshine, pristine beaches, and laid-back atmosphere. Nestled along the southern California coast, it boasts a diverse array of attractions, from the historic Gaslamp Quarter with its trendy restaurants and nightlife to the iconic Balboa Park, home to museums, gardens, and the famous San Diego Zoo. With over 70 miles of coastline, San Diego offers ample opportunities for outdoor enthusiasts, including surfing, sailing, and whale watching. The city's rich cultural heritage is evident in its Spanish colonial architecture, thriving arts scene, and annual events like Comic-Con International. Additionally, San Diego's proximity to Mexico adds a unique flavor, with delicious cuisine and vibrant cultural influences permeating throughout the city. Whether you're exploring its picturesque waterfront, indulging in world-class dining, or simply soaking up the sun, San Diego captures the essence of Southern California living.

#2 BEST LARGE CITIES IN THE U.S.
- *READER'S CHOICE AWARDS, 2023*

\$14.28B IN VISITOR SPENDING
- *SAN DIEGO TOURISM, 2023*

OVER 30.5M VISITORS ANNUALLY
- *SAN DIEGO TOURISM, 2023*



ECONOMY

San Diego, CA boasts a robust and diversified economy, propelled by key sectors such as biotechnology, defense, tourism, and maritime industries. With a strong presence of renowned research institutions like the University of California, San Diego, and numerous biotech companies, the city is often referred to as the “Biotech Beach.” This sector not only drives innovation but also fuels job growth and economic development. Additionally, San Diego serves as a major hub for defense and military-related activities, with significant naval and aerospace presence, including companies like General Atomics and Lockheed Martin. The tourism industry also plays a vital role, attracting millions of visitors each year to its beaches, attractions, and cultural events, contributing substantially to the local economy. Furthermore, San Diego’s strategic location on the US-Mexico border fosters cross-border trade and collaboration, enhancing its economic vitality. Despite occasional challenges, the city’s diverse economic landscape and entrepreneurial spirit continue to position it as a dynamic and thriving metropolitan area.



MAJOR EMPLOYERS	EMPLOYEES
U.S. Navy	10,000+
University of San Diego	1,000-5,000+
Cubic Corporation	5,000-10,000+
Pulse Electronics	5,000-10,000+
Scripps Health	10,000+
Qualcomm	10,000+
Sharp Healthcare	10,000+
Kaiser Permanente	10,000+
Sanyo	10,000+

CONFIDENTIALITY AGREEMENT AND DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **2202 Raintree Way, Dalton, GA 30720** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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