

FOR SALE | \pm 2,168 SF IMPROVEMENT ON A \pm 5,301 SF LOT



4925-4927 EL CAJON BLVD

SAN DIEGO, CALIFORNIA 92115

CITY HEIGHTS | SHOWROOM & WAREHOUSE | OWNER/USER OR DEVELOPMENT



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



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FOR SALE

± 2,168 SF IMPROVEMENT ON A ± 5,301 SF LOT
4925-4927 EL CAJON BLVD, SAN DIEGO, CA 92115

~~Price: \$850,000~~

JUST REDUCED

\$829,000

RARE BUYING OPPORTUNITY!

PROPERTY DETAILS

APN	471-282-21-00
Property Type	Retail w/ Warehouse
Improvement Size	±1,637 SF - Showroom ±531 SF - Warehouse (2 Grade-Level Doors) ±2,168 - Total SF
Lot Size	±5,301 SF
Zoning	CUPD-CU-2-3 (Residential, Commercial, and Retail Uses)
FAR	1.0 base 6.5 w/Complete Communities
Density	1,000 SF / Dwelling Unit
Special Features	Transit Priority Area
Visibility	± 21,638 Cars Per Day *Source: @2025 Sites USA ± 51' Street Frontage

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SITE & FLOOR PLAN

* Not to scale subject to errors.



SALE COMPARABLES



Address 2821 Adams Ave

Building SF 2,478

Land Area SF 8,398

Sale Date 3/11/25

Sale Price \$1,800,000

Bldg \$ /PSF \$726.39

Land \$ /PSF \$214.34

Miles Away 3.1

Days On Market 540



Address 2953 Imperial Ave

Building SF 2,000

Land Area SF 5,663

Sale Date 12/26/24

Sale Price \$950,000

Bldg \$ /PSF \$475.00

Land \$ /PSF \$167.76

Miles Away 5.6

Days On Market 516



Address 4200-4204 Adams Ave

Building SF 4,700

Land Area SF 8,002

Sale Date 10/21/24

Sale Price \$2,975,000

Bldg \$ /PSF \$632.98

Land \$ /PSF \$371.78

Miles Away 1.4

Days On Market 126



Address 4305-4309 Euclid Ave

Building SF 1,488

Land Area SF 6,098

Sale Date 8/5/24

Sale Price \$895,000

Bldg \$ /PSF \$601.48

Land \$ /PSF \$146.77

Miles Away 0.3

Days On Market 67



Address 3450 El Cajon Blvd

Building SF 2,093

Land Area SF 4,356

Sale Date 6/13/24

Sale Price \$1,820,000

Bldg \$ /PSF \$869.57

Land \$ /PSF \$417.81

Miles Away 1.8

Days On Market 125

TAX MAP

08

1"=100'

[illegible]

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

MAP 1368 - FAIRMOUNT ADD RESUB BLKS 41 - 48
ROS 2901

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El Cajon Blvd | 21,638 Cars Per Day

Located along the vibrant El Cajon Boulevard corridor, 4925 El Cajon Blvd offers excellent visibility, high traffic counts, and proximity to major freeways—ideal for owner-user or developer seeking City Heights central location.

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ABOUT THE AREA

SAN DIEGO DEMOGRAPHICS

(within 5 miles of the subject property)



624,906
Population



35.4
Median Age



0.2%
Population
Growth



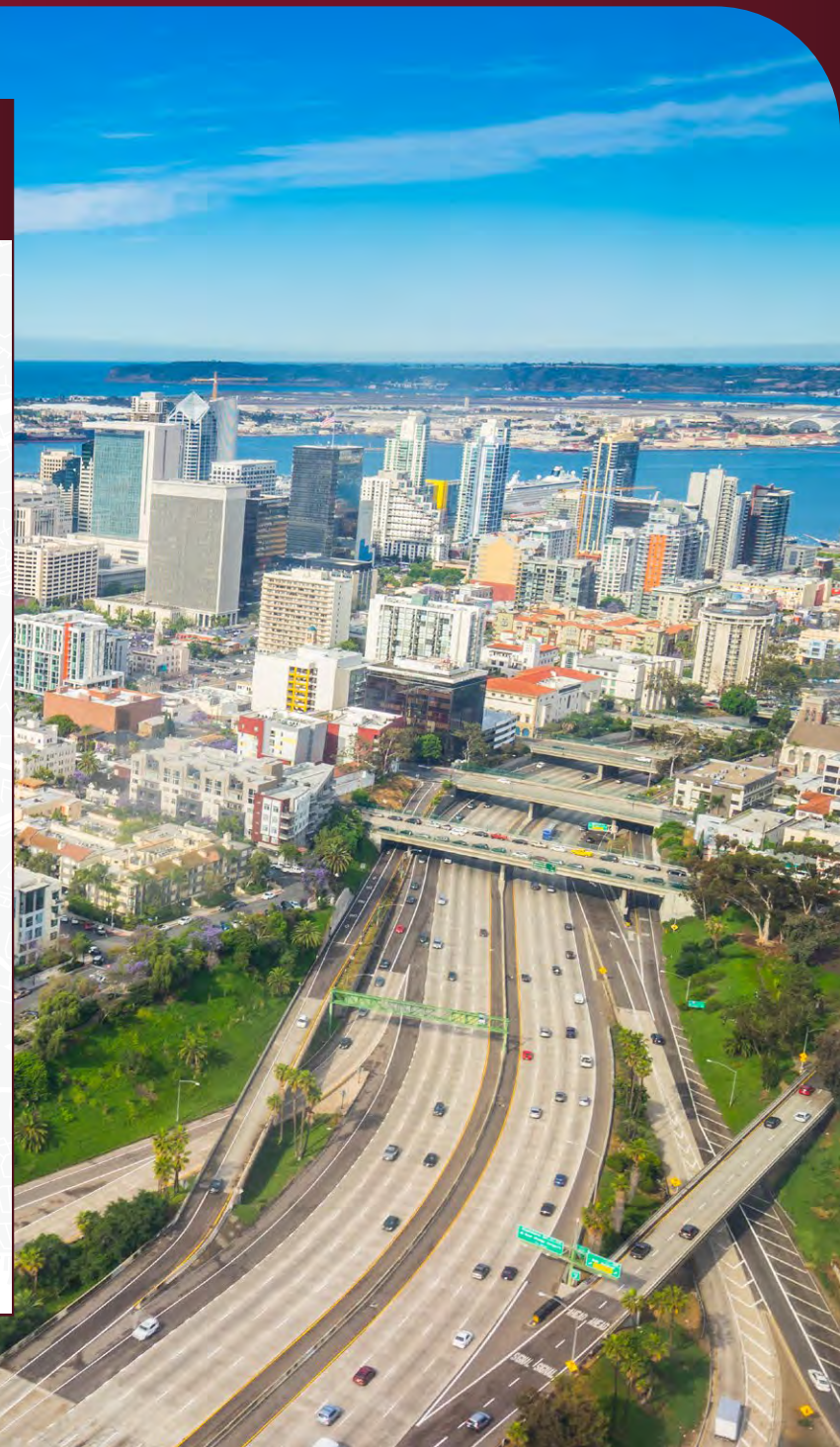
\$121,946
Avg. Household
Income



248,432
Households



25,779
Total Businesses





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COMMERCIAL REAL ESTATE SERVICES

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