

**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**



**TIM GOSSELIN, CCIM**  
(760) 822-3730  
[tgosselin@lee-associates.com](mailto:tgosselin@lee-associates.com)  
CA LIC # 01495432



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## 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

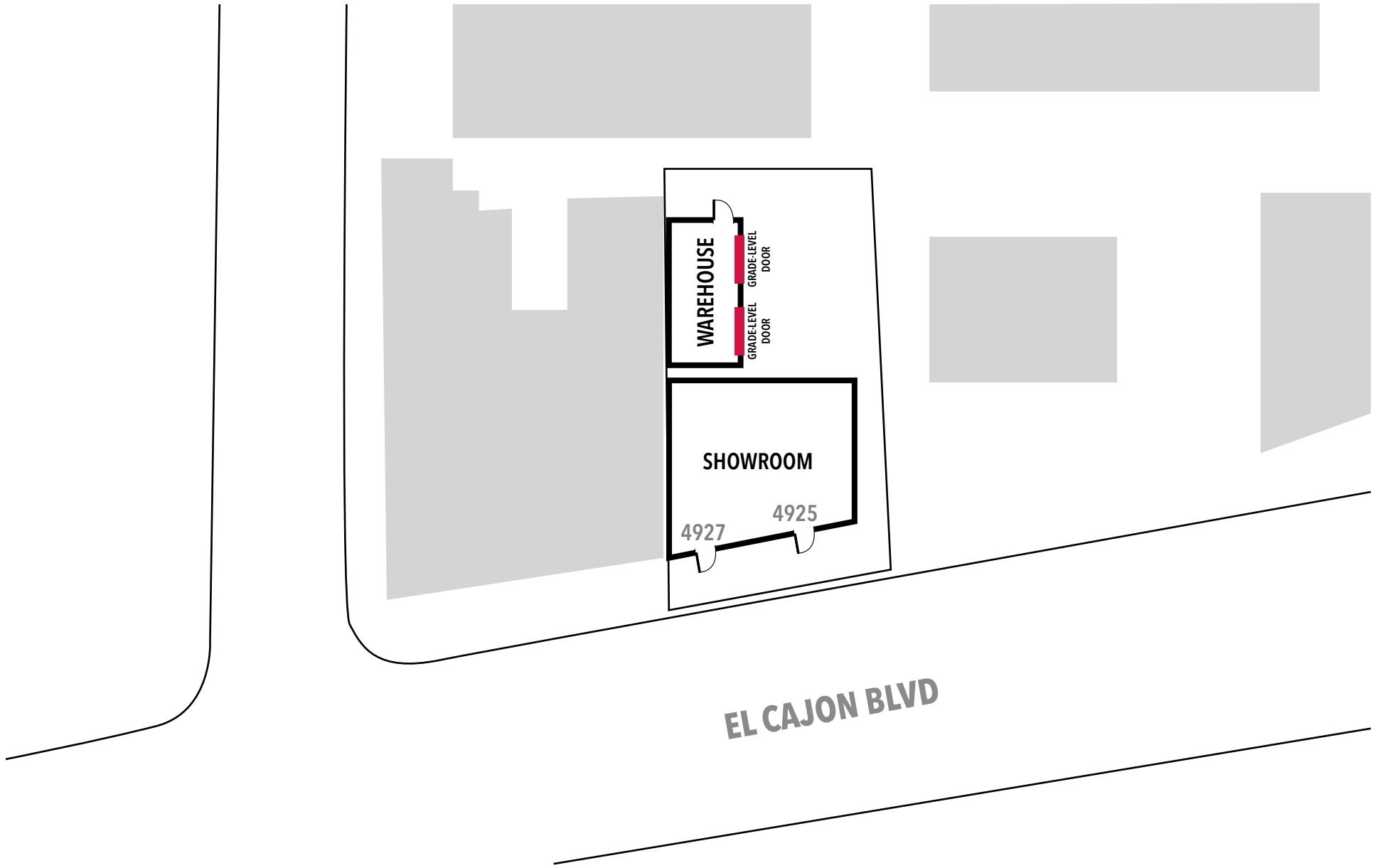
Visibility ± 21,638 Cars Per Day  
\*Source: @2025 Sites USA  
± 51' Street Frontage

# FOR SALE

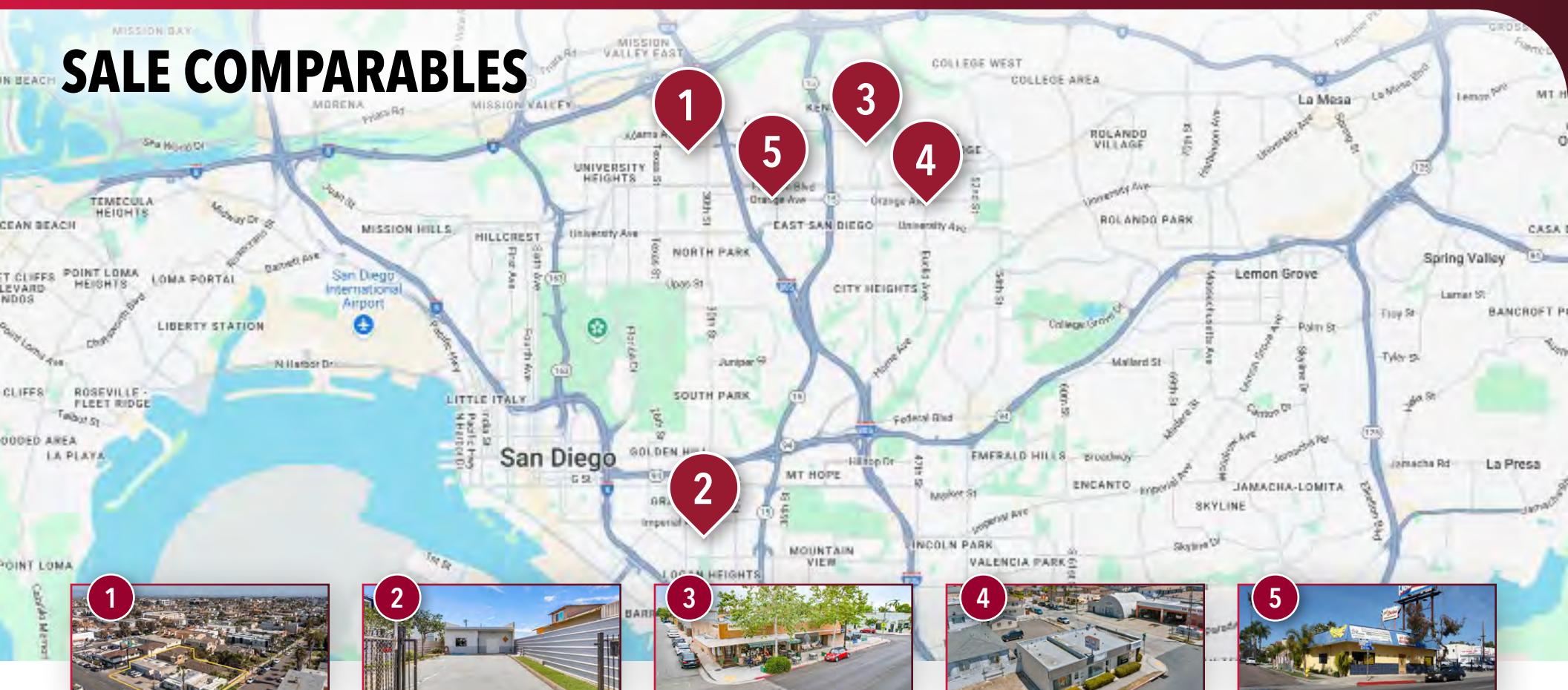
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## SITE & FLOOR PLAN

\* Not to scale subject to errors.



# SALE COMPARABLES



Address	2821 Adams Ave	Address	2953 Imperial Ave	Address	4200-4204 Adams Ave	Address	4305-4309 Euclid Ave	Address	3450 El Cajon Blvd
Building SF	2,478	Building SF	2,000	Building SF	4,700	Building SF	1,488	Building SF	2,093
Land Area SF	8,398	Land Area SF	5,663	Land Area SF	8,002	Land Area SF	6,098	Land Area SF	4,356
Sale Date	3/11/25	Sale Date	12/26/24	Sale Date	10/21/24	Sale Date	8/5/24	Sale Date	6/13/24
Sale Price	\$1,800,000	Sale Price	\$950,000	Sale Price	\$2,975,000	Sale Price	\$895,000	Sale Price	\$1,820,000
Bldg \$ /PSF	\$726.39	Bldg \$ /PSF	\$475.00	Bldg \$ /PSF	\$632.98	Bldg \$ /PSF	\$601.48	Bldg \$ /PSF	\$869.57
Land \$ /PSF	\$214.34	Land \$ /PSF	\$167.76	Land \$ /PSF	\$371.78	Land \$ /PSF	\$146.77	Land \$ /PSF	\$417.81
Miles Away	3.1	Miles Away	5.6	Miles Away	1.4	Miles Away	0.3	Miles Away	1.8
Days On Market	540	Days On Market	516	Days On Market	126	Days On Market	67	Days On Market	125

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## TAX MAP

08

471-281-282



471-28  
SHT 1 OF 2  
1"=100'

CHANGES			
BLK	OLD	NEW	YRCUT
281	13&14	25	75 36%
282	15	CONDN 81	734
282 USE FOR 27 Next			



SAN DIEGO COUNTY  
ASSESSOR'S MAP  
BOOK 471 PAGE 28 SHT 1 OF 2

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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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



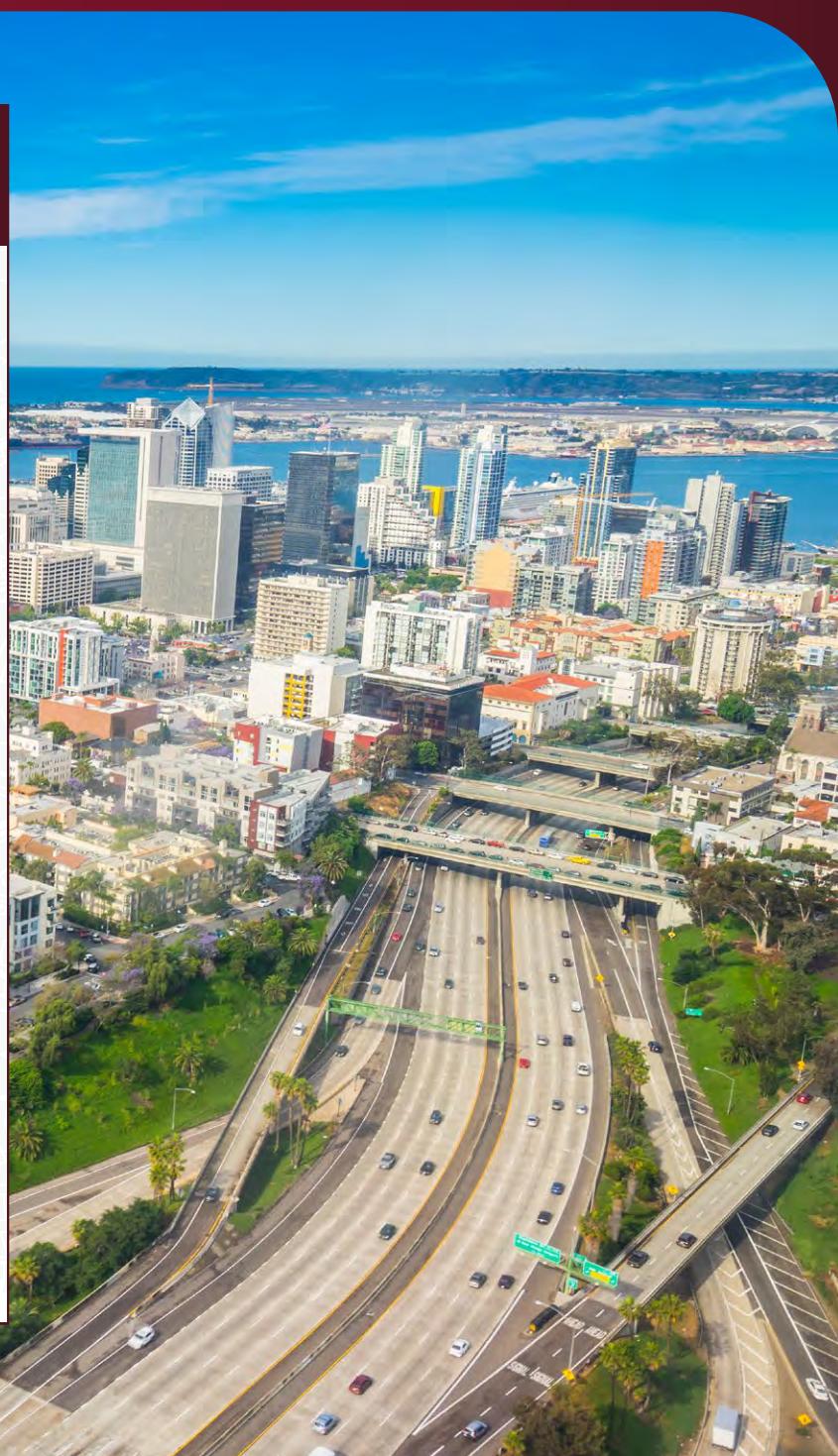
**\$121,946**  
Avg. Household  
Income



**248,432**  
Households



**25,779**  
Total Businesses





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**DRE Lic # 01495432**



Lee & Associates Commercial Real Estate Services, Inc. - NSDC | 1902 Wright Place, Suite 180, Carlsbad, CA 92008 | P: (760) 929-9700 | Corporate Lic. 01096996

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