

APPROX. 2,223 SF OFFICE SUITE

FOR LEASE

500 FESLER STREET
EL CAJON, CA 92020



VIDEO TOUR

VALERIA PEREZ RABAN
Sales & Leasing Associate
Valeria@PacificCoastCommercial.com
Lic. 02232370

NICK MANE
Associate Vice President
Nick@PacificCoastCommercial.com
Lic. 01939391

JASMINE GOLIA
Sales & Leasing Associate
Jasmine@PacificCoastCommercial.com
Lic. 02131001

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information, including zoning, financials, leases, square footage, permits and use, should be verified during due diligence and prior to transaction.


**PACIFIC COAST
COMMERCIAL**
SALES - MANAGEMENT - LEASING

TCN
WORLDWIDE
REAL ESTATE SERVICES

Property Features

ADDRESS	500 Fesler Street, El Cajon, CA 92020
AVAILABILITY	Suites 208 - 210: ± 2,223 SF Professional Office Suite
PROPERTY TYPE	Professional Office
BUILDING SIZE	± 26,179 SF
SIGNAGE	Signage Opportunities
PARKING	Excellent Onsite Parking (3.69/1,000 SF)
ATRIUM	Beautiful Indoor Atrium and Walkway

LEASE RATE Suites 208 - 210: \$3,668/Month*

*All Utilities Are Included Except Janitorial



Property Highlights



Professionally Managed Property



Amenity Rich Area Surrounded by Numerous Restaurants, Retail & Business Service Providers



Immediate Freeway Access to Hwy 67 & I-8, with Easy Access to Hwy 125 & 52

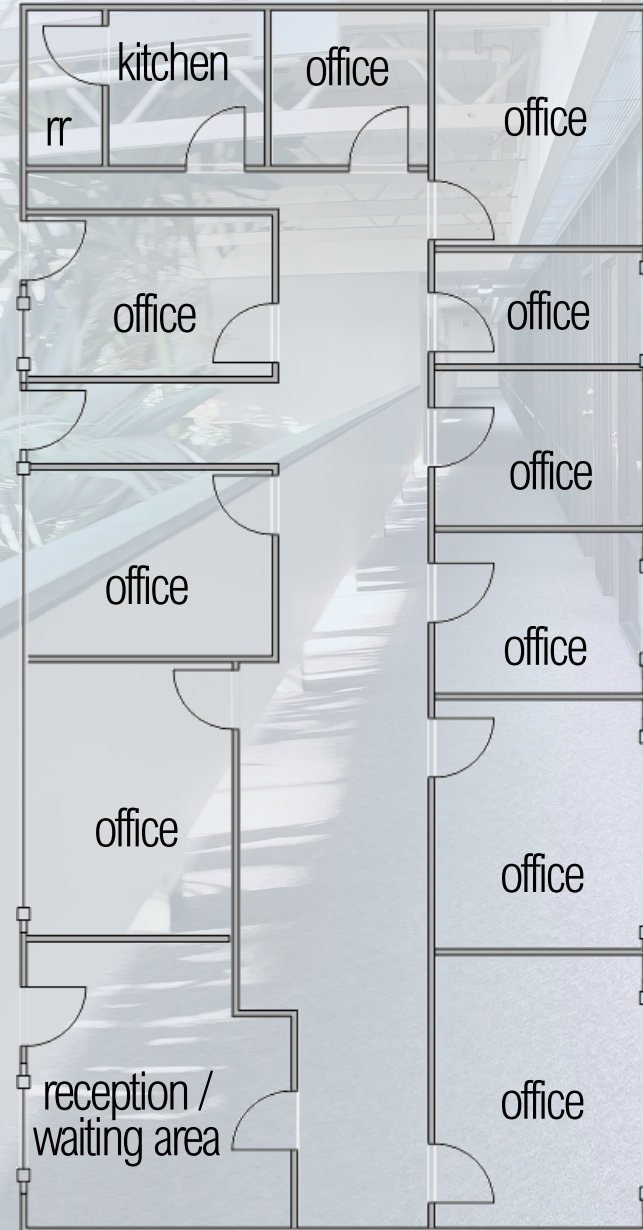
Floor Plan

professional office

- 10 Private Offices
- Reception
- Kitchen
- Reception/Waiting Area
- 3 Entrances
- Private Restroom



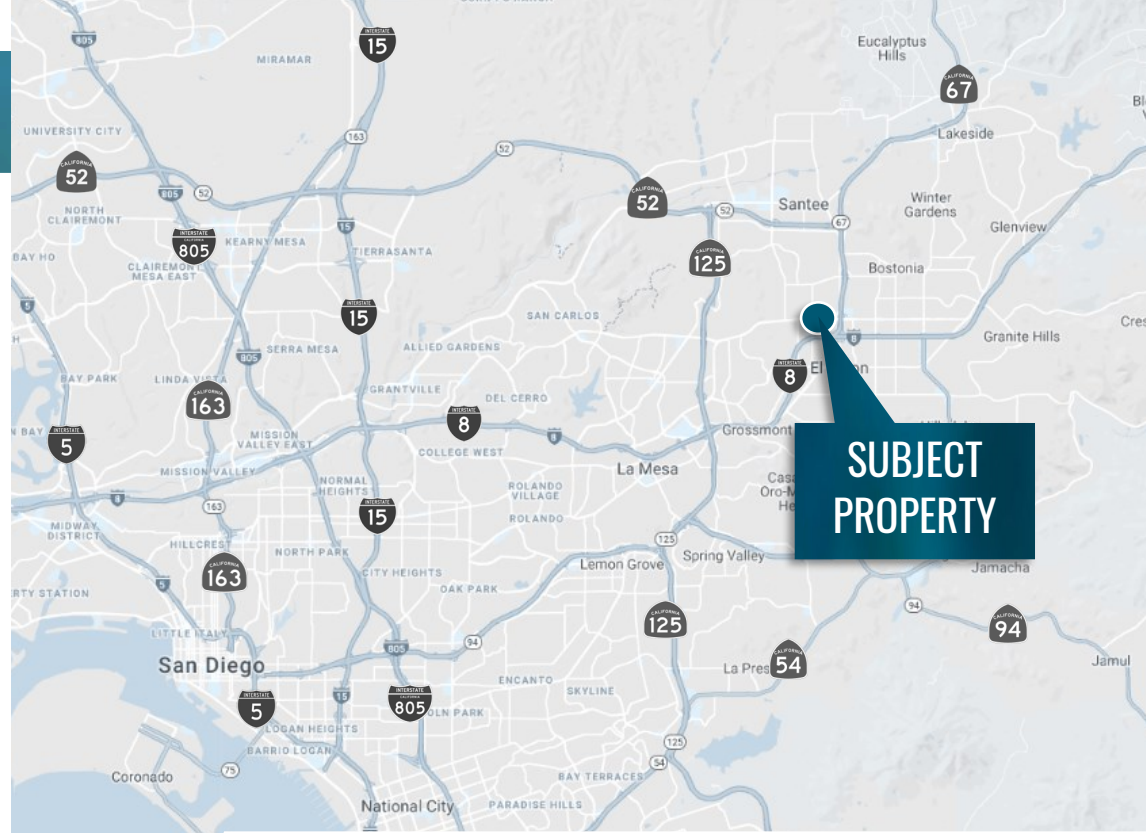
500 FESLER STREET
SUITE 208 - 210 ± 2,223 SF PROFESSIONAL OFFICE SUITE



Floor plan not fit to scale; for reference purposes only.

Demographics

As the sixth largest city in San Diego County, El Cajon is recognized as a wonderful location to live, work and play. El Cajon boasts a diverse and vibrant community, safe and attractive neighborhoods, global and nationally known corporations, many parks and recreation centers, award-winning schools, libraries, and other amenities. The city is located in a valley surrounded by beautiful mountains and is only 17 miles east of Downtown San Diego, makes it attractive and accessible to small investors and entrepreneurs, which enhances the City's many business districts.



343,927
2023 population



339,710
2028 population



126,811
total households



15,156
businesses



2,443
retail, hospitality &
food services



118,133
total employees



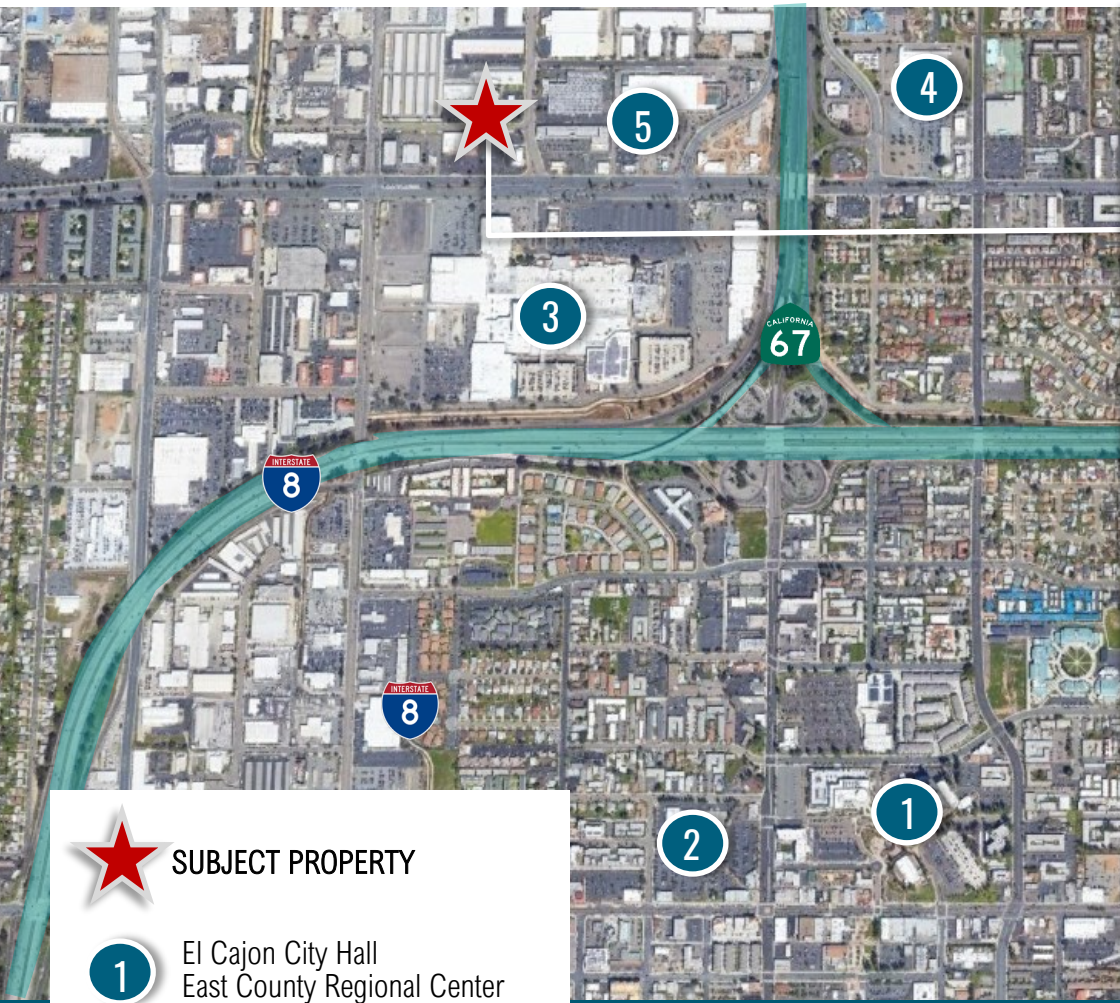
\$4.6 B+
consumer spending



34,965
traffic counts
(Pioneer Way & Fletcher Parkway)

* demographics source: costar, based upon a 5 mile radius

Surrounding Retail



SUBJECT PROPERTY

1 El Cajon City Hall
East County Regional Center
El Cajon Police Department

2 **Downtown El Cajon**
Starbucks
Ross Dress For Less
Panda Express
Por Favor Mexican Restaurant
24 Hour Fitness
San Diego Credit Union
Golden Corral Buffet & Grill
Subway

3 **Parkway Plaza**
Regal Parkway Plaza 18
Rubio's
JC Penny
Jamba Juice & Texas Roadhouse

4 Target
Food 4 Less
L&L Hawaiian Barbecue
Panda Express
Black Angus Steak House

Applebee's
Office Depot & Home Goods
Dick's Sporting Goods
Ashley Store & Five Guys

5 **Parkway Center**
The Home Depot
California Fish Grill
In-N-Out Burger
Mattress Firm
CVS
Bank of America
Dunkin Donuts
Citi Bank

CVS Pharmacy
GameStop
Starbucks
El Pollo Loco
AutoZone Auto Parts

Contact Information

500 FESLER STREET
EL CAJON, CA 92020
± 2,223 SF Professional Office Suite

VALERIA PEREZ RABAN

Sales & Leasing Associate
Tel (619) 647-3571
Valeria@PacificCoastCommercial.com
Lic. 02232370

NICK MANE

Associate Vice President
(760) 840-7140
Nick@PacificCoastCommercial.com
Lic. 01939391

JASMINE GOLIA

Sales & Leasing Associate
(858) 337-7311
Jasmine@PacificCoastCommercial.com
Lic. 02131001

PACIFIC COAST COMMERCIAL

10721 Treena Street, Suite 200
San Diego, CA 92131
Office (619) 469-3600
www.PacificCoastCommercial.com
Lic. 01209930



The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information, including zoning and use, should be verified prior to transaction.

