



Virtual Tour...

Mixed Use
MLS # **PTP2508404**
APN **4720930300**
Addr **5527 El Cajon Boulevard**
City, ... **San Diego** **CA** **PC** **92115**
Listing Agreee... **Exclusive Right To Sell**
Listing Service **FS**
Signage **Yes**
BA Comp
BA Comp Type Dual Variable Comp? **Yes**

Status **Active**
List Price **\$1,690,000**
Orig Price **\$1,690,000** DAM **0**
Close Pri... CDAM **0**
List Date **11/7/2025** P/SqFt
Mod Date **11/7/202...**

Current **Conventional**
Financing
Special **Standard**
Listing
Condition

County **San Diego**
of Units Total **1**
of Buildings **1**
Blg Area Total **4,232**
Largest Contiguous Sqft

REMARKS AND SHOWING INFO

RARE San Diego Mixed-Use Property | Prime Investment Near SDSU – Live/Work Opportunity. Discover a truly rare real estate gem in the heart of San Diego's College Business District—a fully customized commercial mixed-use property offering high-income potential and unmatched flexibility. Ideally located just minutes from San Diego State University (SDSU), this unique live/work property is perfect for entrepreneurs, investors, or owner-users seeking a strategic location and modern amenities. Commercial Spaces: Three (3) front office/retail units totaling approximately 1,668 sq. ft., with 15 ft to the curb, ideal for outdoor seating or displays. Residential Lofts: Two (2) large, open-floor plan lofts, each featuring: fully equipped kitchen; bedroom plus a wall-mounted, built-in Murphy bed discreetly hidden behind a sliding door; bathroom; laundry closet with a full-size washer and dryer; Private rear patio/deck access. Parking: Accommodates up to 13 vehicles, including 8 open spaces and 2 interior garages. Energy Efficiency: Dual-pane windows and double-insulated ceilings, with heights of approximately 12 ft. Security and

PRIVATE REMARKS

Listing Agent is available for showings and will meet at the property (see docs for schematics). Property Sold As-Is. The information contained herein has been obtained from sources believed reliable and does not doubt the accuracy, but we make no guarantee, warranty or representations. Please present highest / best and send to RPA, POF and DU Approval to ashobbs@hotmail.com. Buyers / Buyer's Agent to verify all before the close of escrow.

DIRECTIONS

Between 54th St / 70th St.

SHOWING INSTRUCTIONS

Call LA

Occupancy Lock Box Type **Call Listing Office, Seller Providing Access**

List Agent **Andre Hobbs - 619-892-1008** List Agent Em... **ashobbs@hotmail.com** LA State License **01485241**
Co-List Agent List Office **Jason Mitchell Real Estate CA - Office: 833-471-3337**
Office Broker List Office Corporate LI... **01527423**

Off Market Date	Close Date	Close Price	Concessions Closing Costs
Buyer Agent - Agent Name and Phone	Buyer Agent - License ID	Buyer Agent - License ID	Concessions Property Improvement Costs
Co-Buyer Agent - Agent Name and Phone	Co-Buyer Agent - License ID	Co-Buyer Agent - License ID	Concessions Financing Costs
Buyer Office - Office Name and Phone	Buyer Office - Office Corporate License	Buyer Office - Office Corporate License	Concessions Buyer Broker Fee
Buyer Financing Conventional, Private	Expiration Date 5/5/2026	Expiration Date 5/5/2026	Concessions Other Costs
	Concessions Cmts	Concessions Cmts	Concessions Amount (Total)

Unit Info	0	Total Rent	Unit Type	Beds	Bath	Garage Spaces	Furnished

Zoning **COMMER** Amperage
CIAL / Voltage
MULTI Clearance Height Min
-USE Clearance Height Max
Lot Size Area **9,637.00** Phase
Lot Size Acres Year Built **1943**
Lot Size Sqft

Building Features **Living Quarters**
Construction Materials **Drywall Walls, Stucco**
Electric **Standard**
Heating **Central**
Land Use **Industrial, Multi-Family, Office, Other, Retail**
Laundry **In Closet, Inside**
Lot Features **0-1 Unit/Acre**
Roof **Flat, Shingle**
Security Features **24 Hour Security, Carbon Mon Detector(s), Gated Community, Security System, Smoke Detector(s), Window Bars**
Survey Type **Buyer Pays**
Utilities **Cable Available, Natural Gas Available, Phone Available, Sewer Connected, Water Available, Electricity Available**

Seller Consider Concessions YN **Y**



©CRMLS. Information is believed to be accurate, but shall not be relied upon without verification. Accuracy of square footage, lot size and other information is not guaranteed.

Provided By: Andre Hobbs CA DRE # 01485241 Page 1 of 1 Office Corporate LIC# 01527423 11/07/2025