



CRT Plasma Facility

1068 Broadway, El Cajon, CA 92021



Brandon Long

Regional Realty & Investments Inc.

9888 Carroll Centre Rd, Suite 207, San Diego, CA 92126

brandonlong@regionalrealty.org

(619) 990-3179



CRT Plasma Facility

\$6,450,000

The proposed sale leaseback terms include a 15-year lease with 2.5% annual rental escalations throughout the primary term and four 5-year renewal options. The lease will be absolute triple net and feature no landlord responsibilities. The submarket boasts an extremely low vacancy rate of 3% according to CoStar. The practice is led by a Johns Hopkins-trained transfusion medicine specialist and has experienced strong success. Please inquire with broker for financial information....

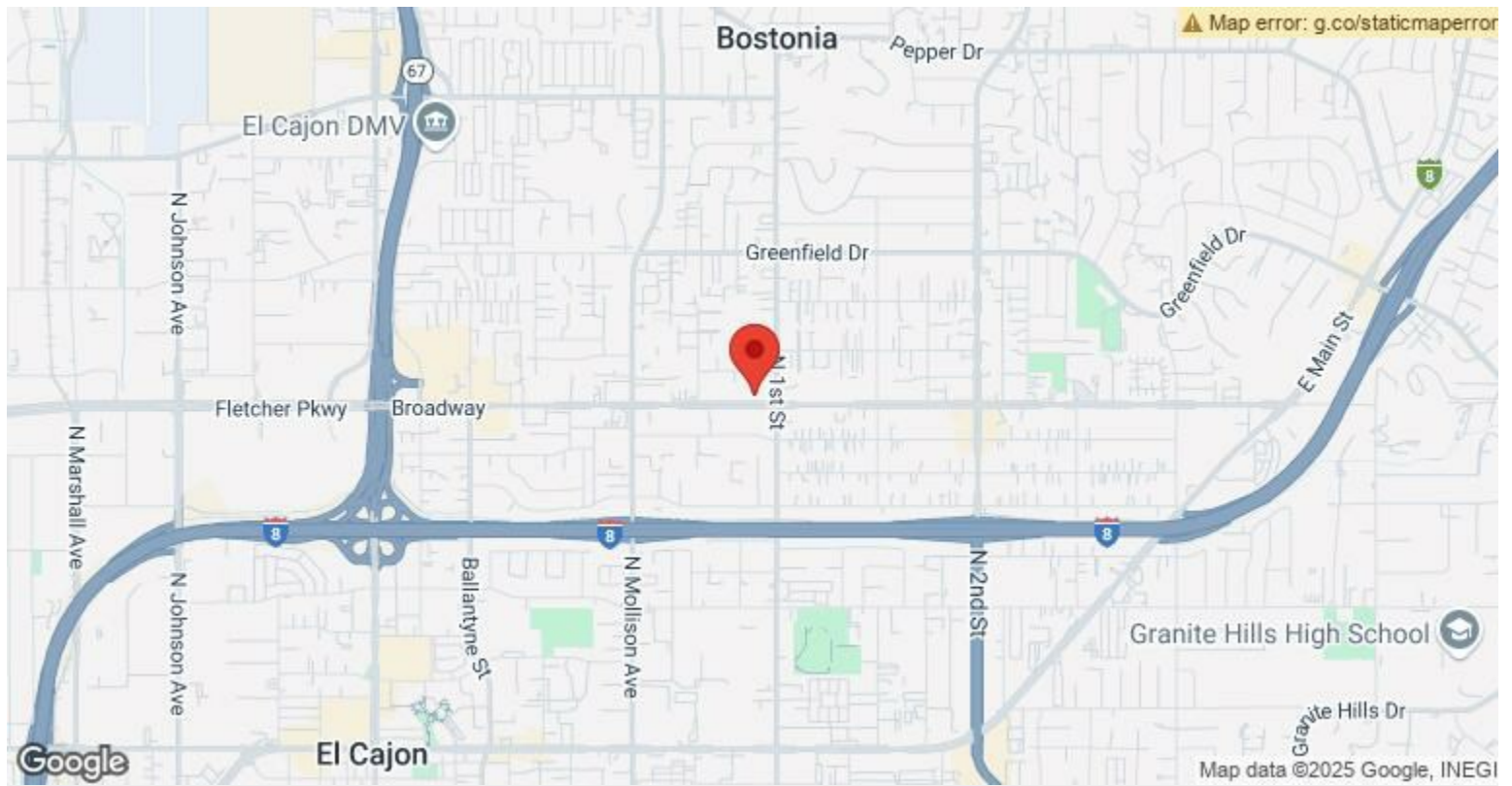
- Fully Occupied - Lease -NNN
- High Traffic & Visibility
- Standalone Building & Secure Private Parking Lot



| | |
|-------------------------|-----------------------|
| Price: | \$6,450,000 |
| Property Type: | Office |
| Property Subtype: | Medical |
| Building Class: | B |
| Sale Type: | Investment |
| Cap Rate: | 7.00% |
| Lot Size: | 0.89 AC |
| Gross Building Area: | 15,632 SF |
| Rentable Building Area: | 15,632 SF |
| Sale Conditions: | Investment Triple Net |
| No. Stories: | 2 |
| Year Built: | 1984 |
| Tenancy: | Single |
| Parking Ratio: | 2.05/1,000 SF |
| Zoning Description: | O-P |

Major Tenant Information

| Tenant | SF Occupied | Lease Expired |
|----------------|-------------|---------------|
| Crt Plasma Inc | - | |

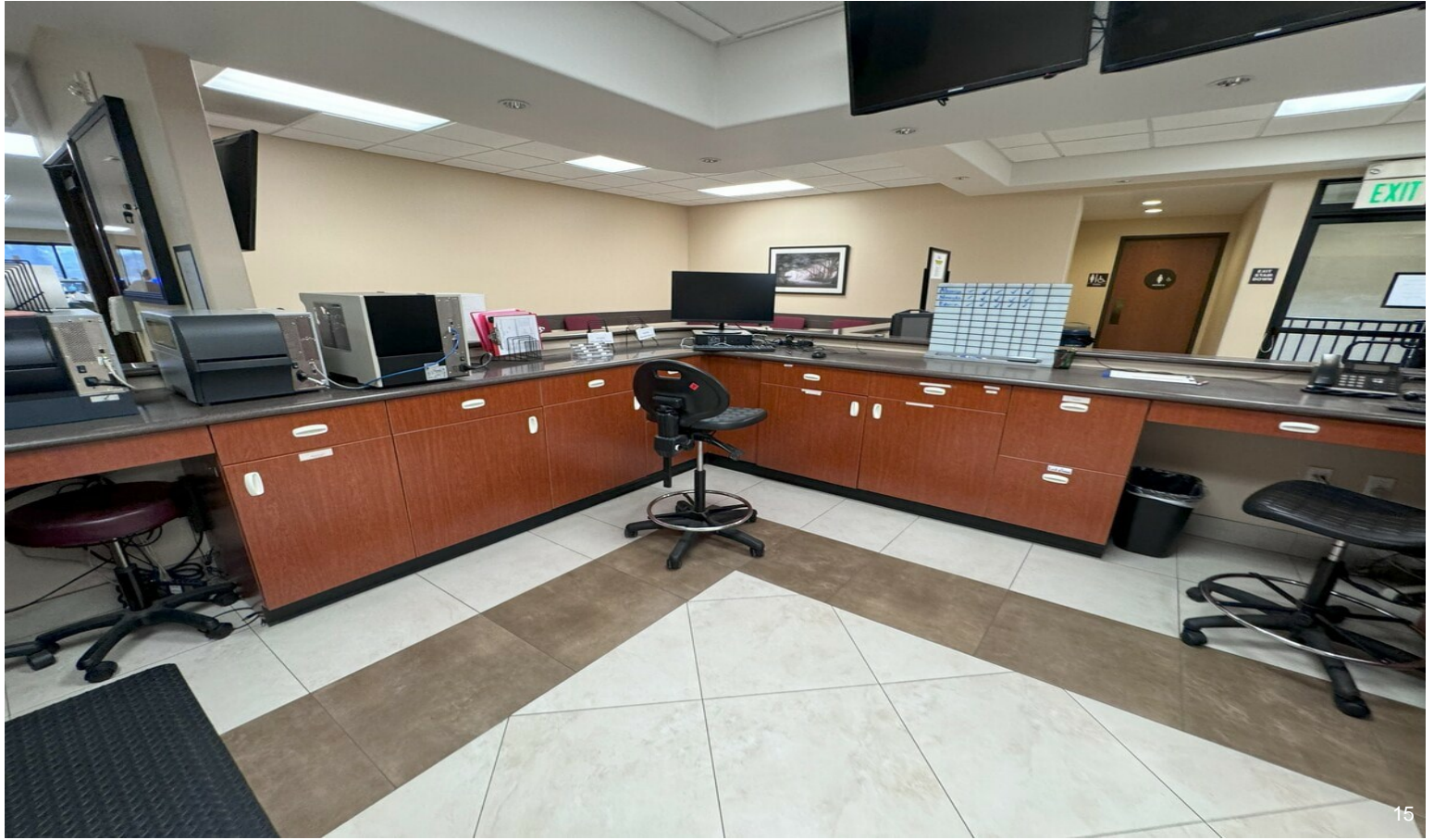


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Property Photos



Property Photos



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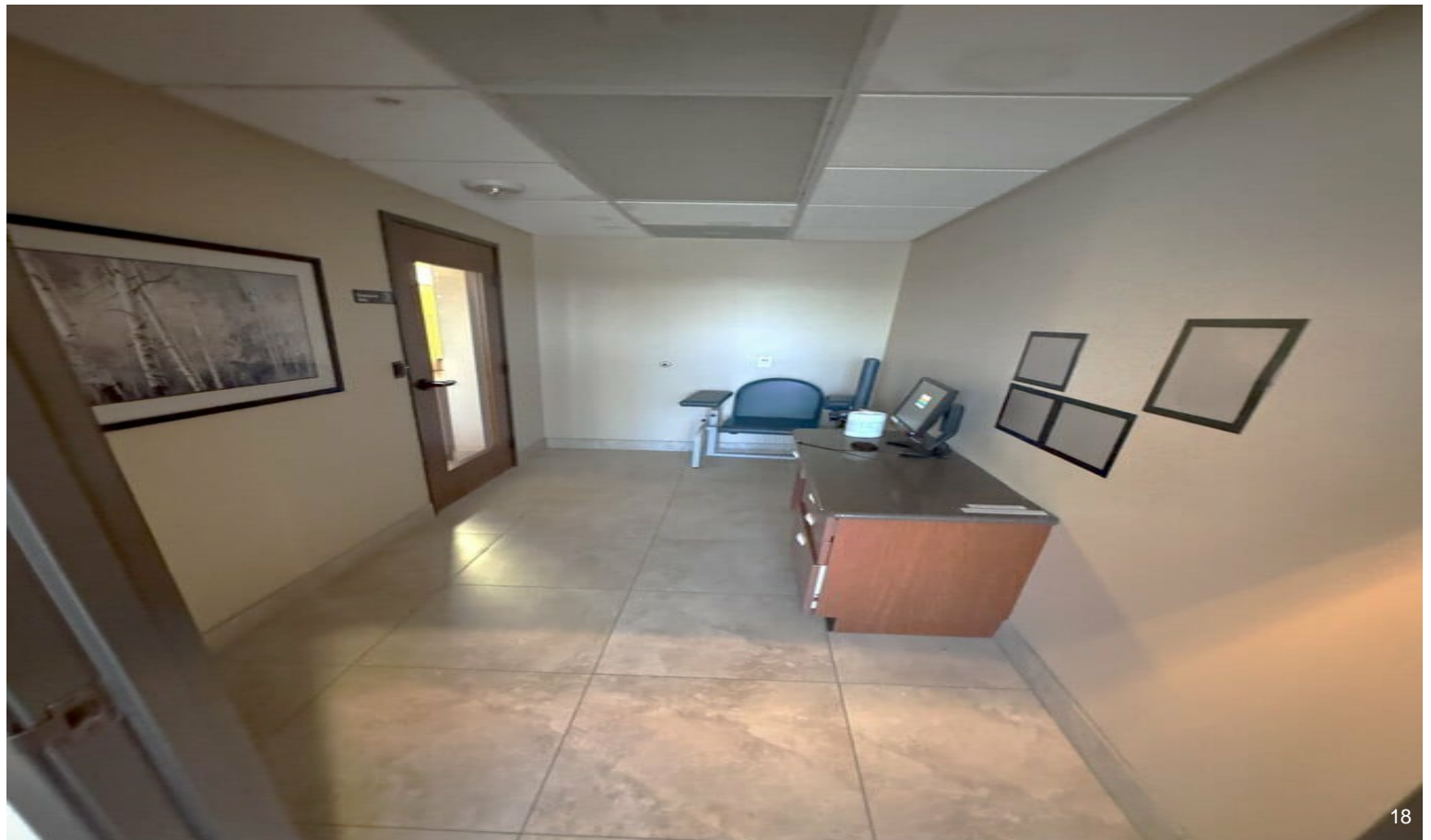


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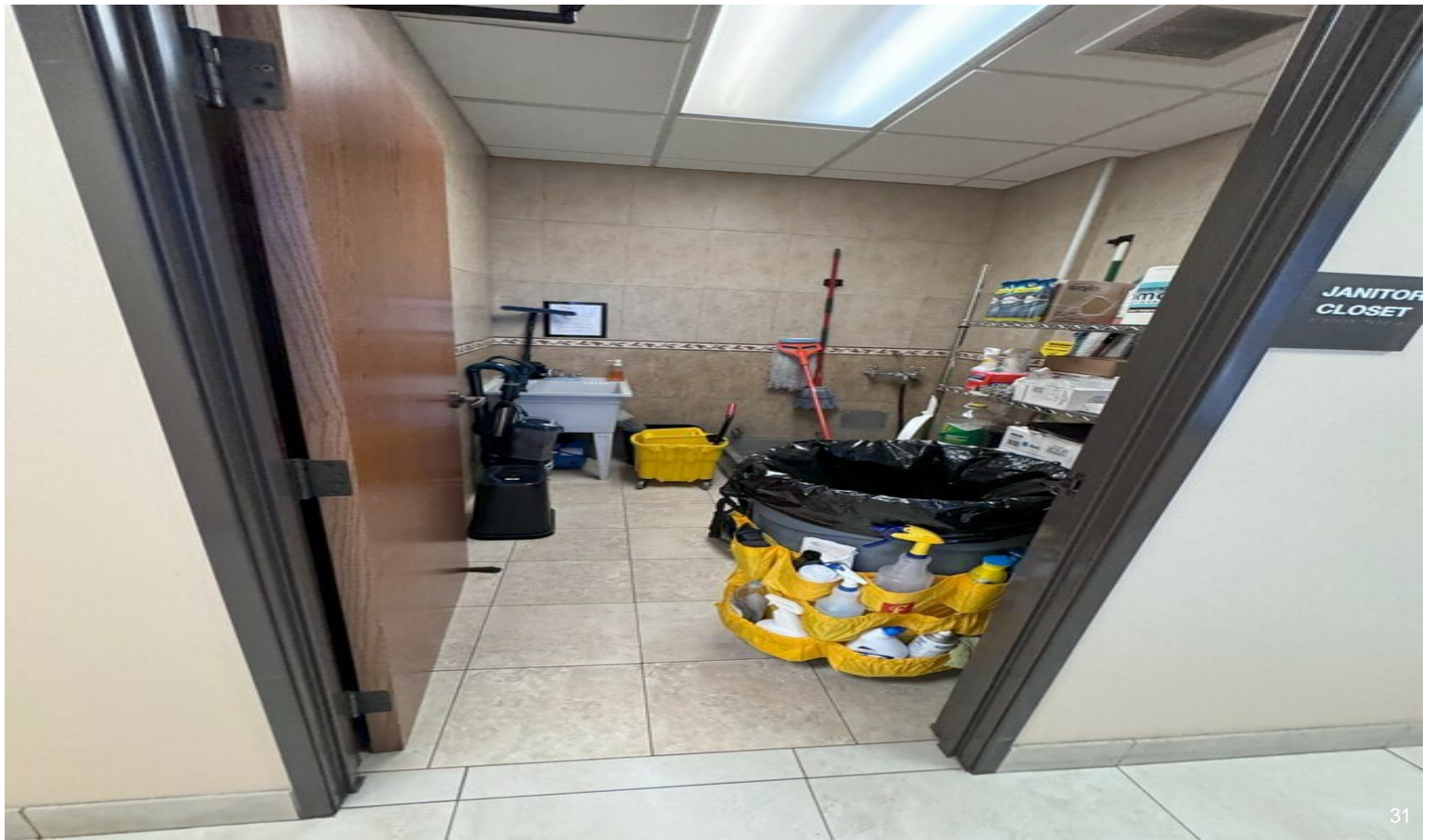


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Property Photos



Property Photos



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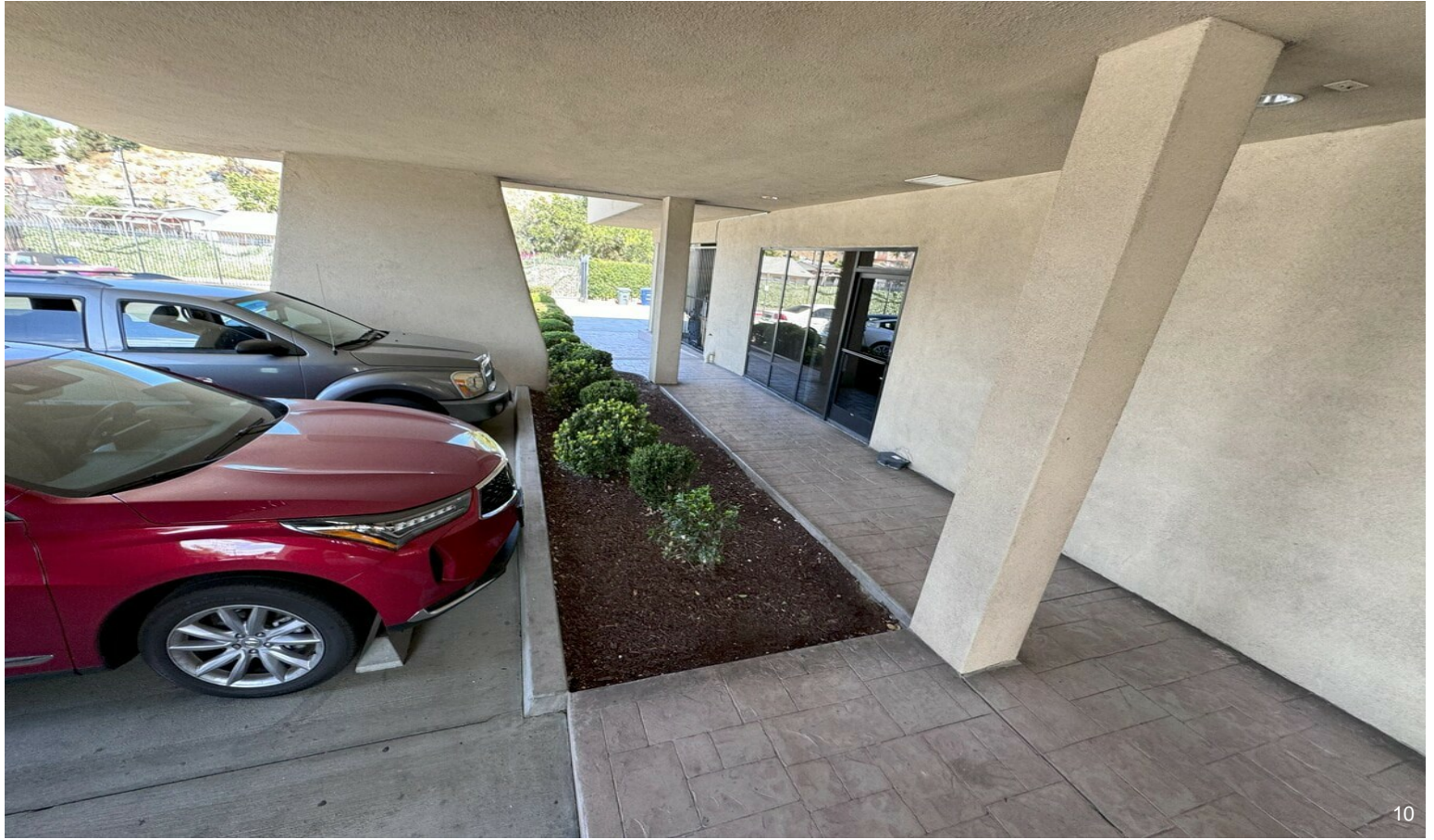


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