

# 690 N 2ND STREET

EL CAJON, CA

VIEW PROPERTY VIDEO 

**22,805 SF SHOWROOM WITH FREEWAY FRONTAGE FOR LEASE**

Marcus & Millichap  
THE TASHAKORIAN GROUP

# NON-ENDORSEMENT OVERVIEW

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**690 N 2<sup>ND</sup> ST**  
**EL CAJON, CA**

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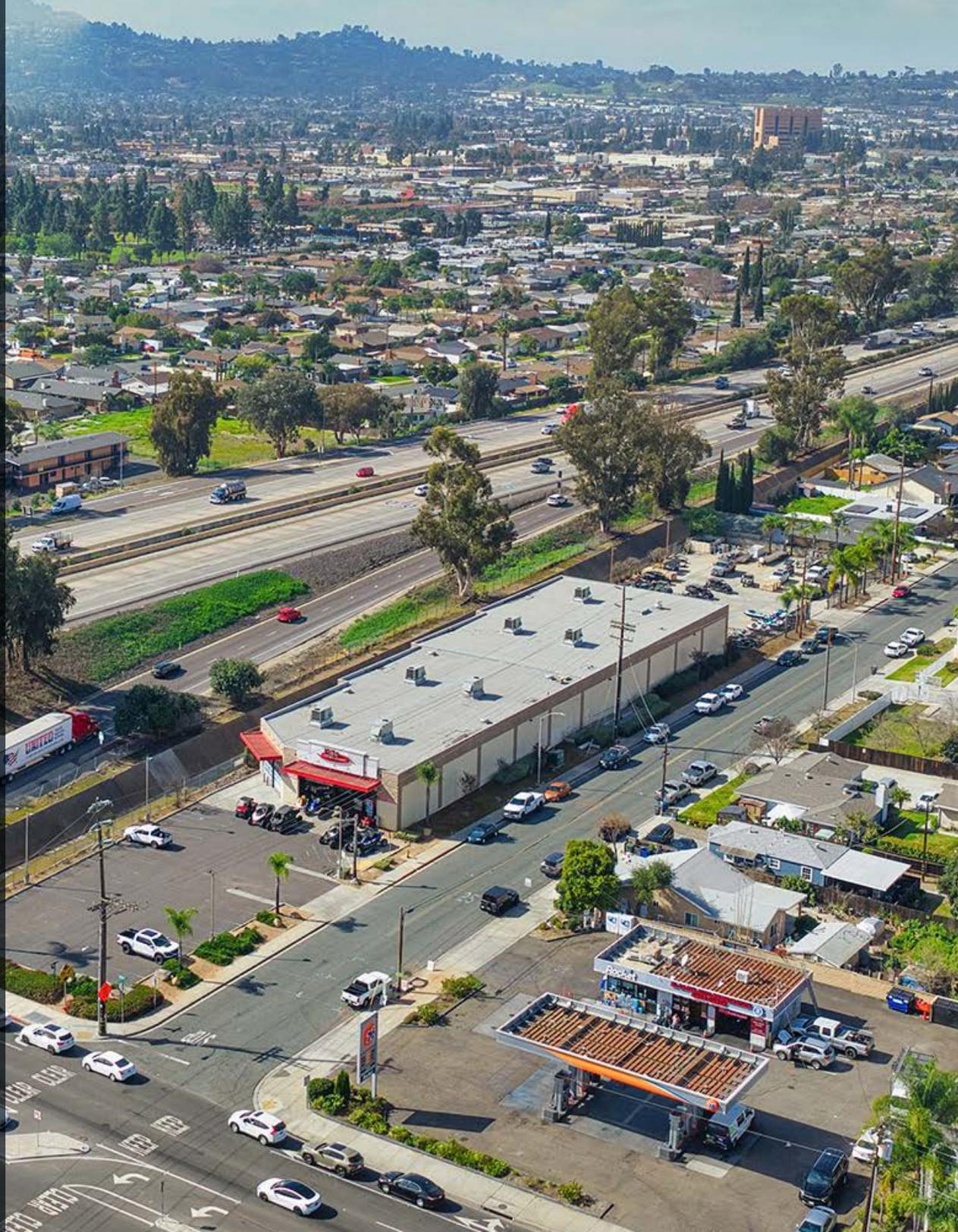
# PROPERTY OVERVIEW

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Prime showroom space with excellent freeway visibility, currently home to Veys Powersports. The property offers outstanding exposure, ample parking, and direct access to major transportation routes — ideal for retail, showroom, or light industrial uses.

## HIGHLIGHTS

- » Premier El Cajon location with high traffic counts
  - » Large open showroom area suitable for retail or auto display
  - » Functional warehouse/ distribution component with dock-high and drive-in access
  - » Easy access to Interstate 8
  - » Ample parking and excellent signage opportunity
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# RETAIL MAP



CALIBER COLLISION

Jack  
in the box

TACO BELL

SPROUTS  
FARMERS MARKET

Walmart

KFC

Carl's Jr.

GROCERY OUTLET  
Bargain Market

Shell

petco

Dixie Line  
LUMBER & HOME CENTERS

INTERSTATE  
8

Valvoline

ihop

DOLLAR TREE

INTERSTATE  
8

# 690 N 2<sup>ND</sup> ST EL CAJON, CA

## PROPERTY DETAILS

SPACE AVAILABLE	22,805 SF (11,000 – 22,805 SF)
LOT SIZE	1.75 AC (76,230 SF)
APN	484-254-57-00
ROLL-UP DOORS	3 Total
LOADING	1 Dock & 1 Drive-in
FRONTAGE	Excellent visibility along N 2 <sup>nd</sup> Street & freeway exposure

## LEASE TERMS

ASKING RATE	\$2.00/SF
BASE MONTHLY RENT	\$45,610
BASE ANNUAL RENT	\$547,320
NNN (MONTHLY)	\$0.30/SF





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