

1083 N CUYAMACA ST

EL CAJON, CA 92020



FOR LEASE | 9,635 SF | SINGLE-TENANT INDUSTRIAL

# 1083 N CUYAMACA ST

EL CAJON, CA 92020

## EXCLUSIVELY LEASED BY:

### CHRIS NELSON

VP AND SENIOR DIRECTOR | MATTHEWS REIS

(949) 939-1219

[chris.nelson@matthews.com](mailto:chris.nelson@matthews.com)

License No. 02055962 (CA)

### BEN TURNER

ASSOCIATE | MATTHEWS REIS

(858) 324-1912

[ben.turner@matthews.com](mailto:ben.turner@matthews.com)

License No. 02150960 (CA)

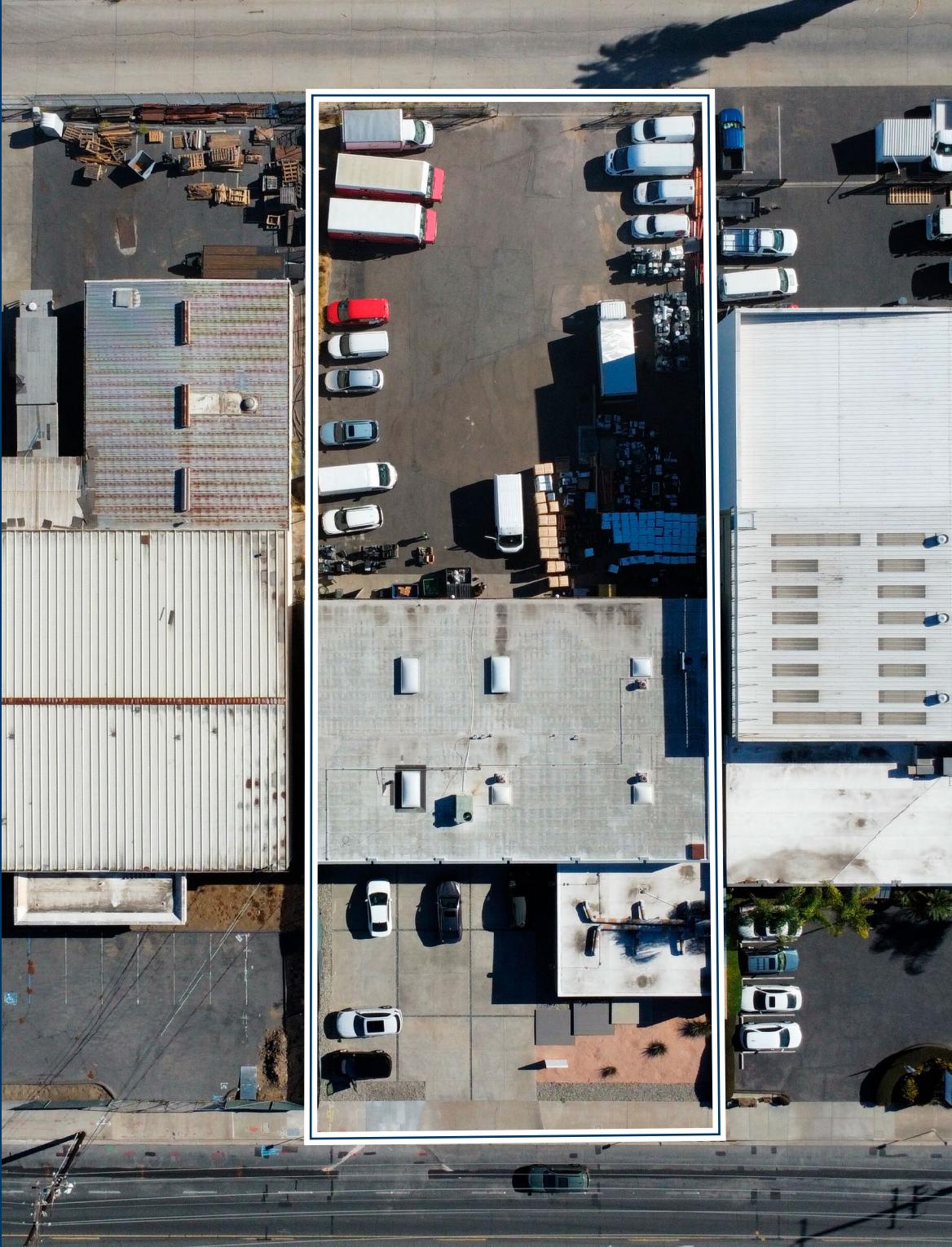
### NATE ORTEGA

VP | DAUM COMMERCIAL REAL ESTATE SERVICES

(562) 207-3307

[nate.ortega@daumcommercial.com](mailto:nate.ortega@daumcommercial.com)

License No. 01989242 (CA)



# PROPERTY HIGHLIGHTS



1083 N CUYAMACA  
EL CAJON, CA 92020



LEASE RATE  
\$1.53 + \$0.26 NNN



TOTAL SQUARE FOOTAGE  
+/- 9,635 SF



TOTAL LAND SIZE  
+/- 0.54 AC (23,440 SF)



APN  
482-310-25-00



ZONING  
C-M



CONSTRUCTION  
REINFORCED CONCRETE



YEAR BUILT/RENOVATED  
1981/2016



DOCK HIGH DOORS  
2 EXT.



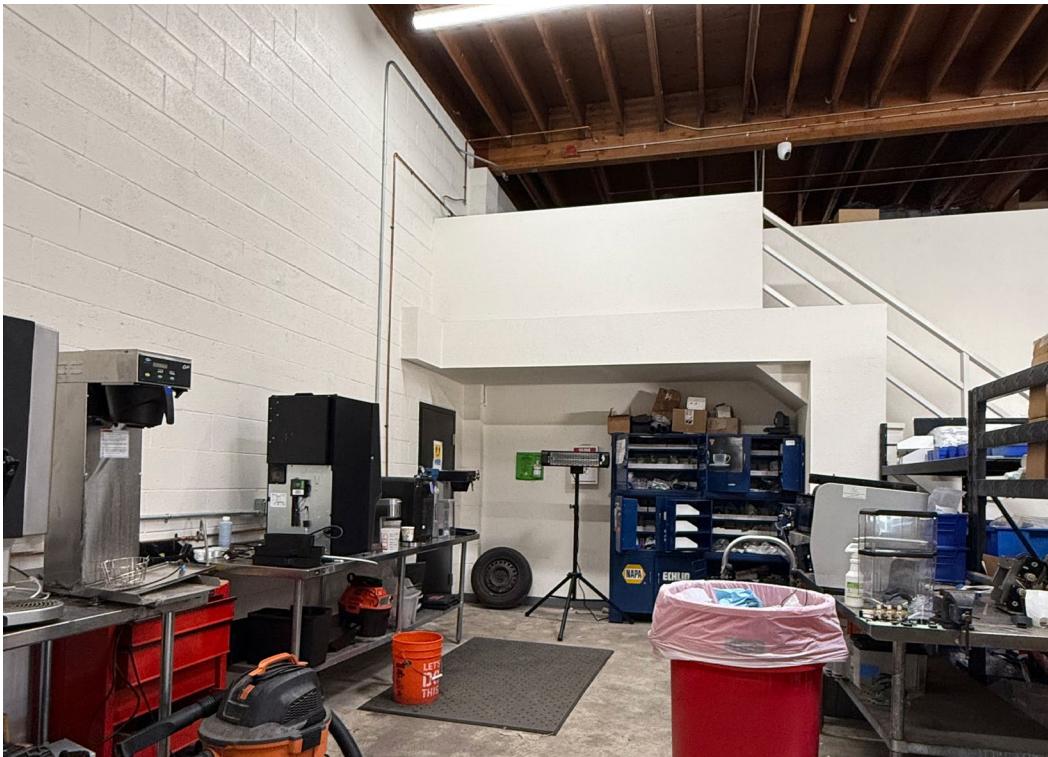
GRADE LEVEL DOORS  
1



CLEAR HEIGHT  
16'

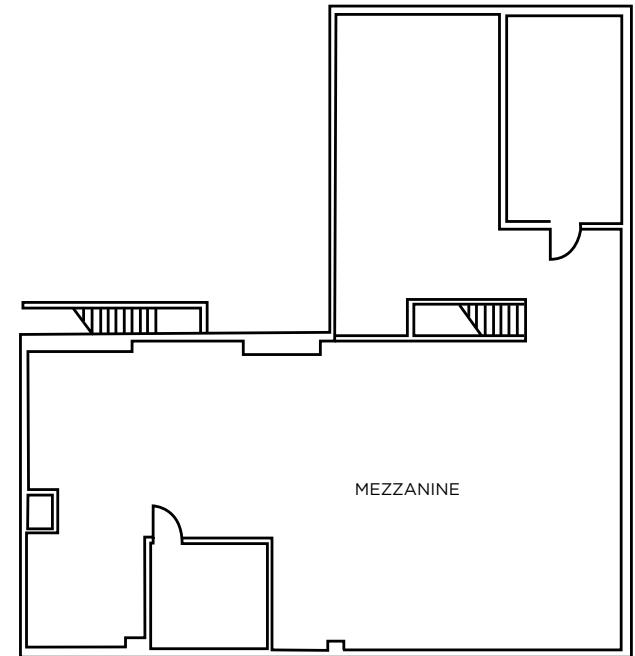
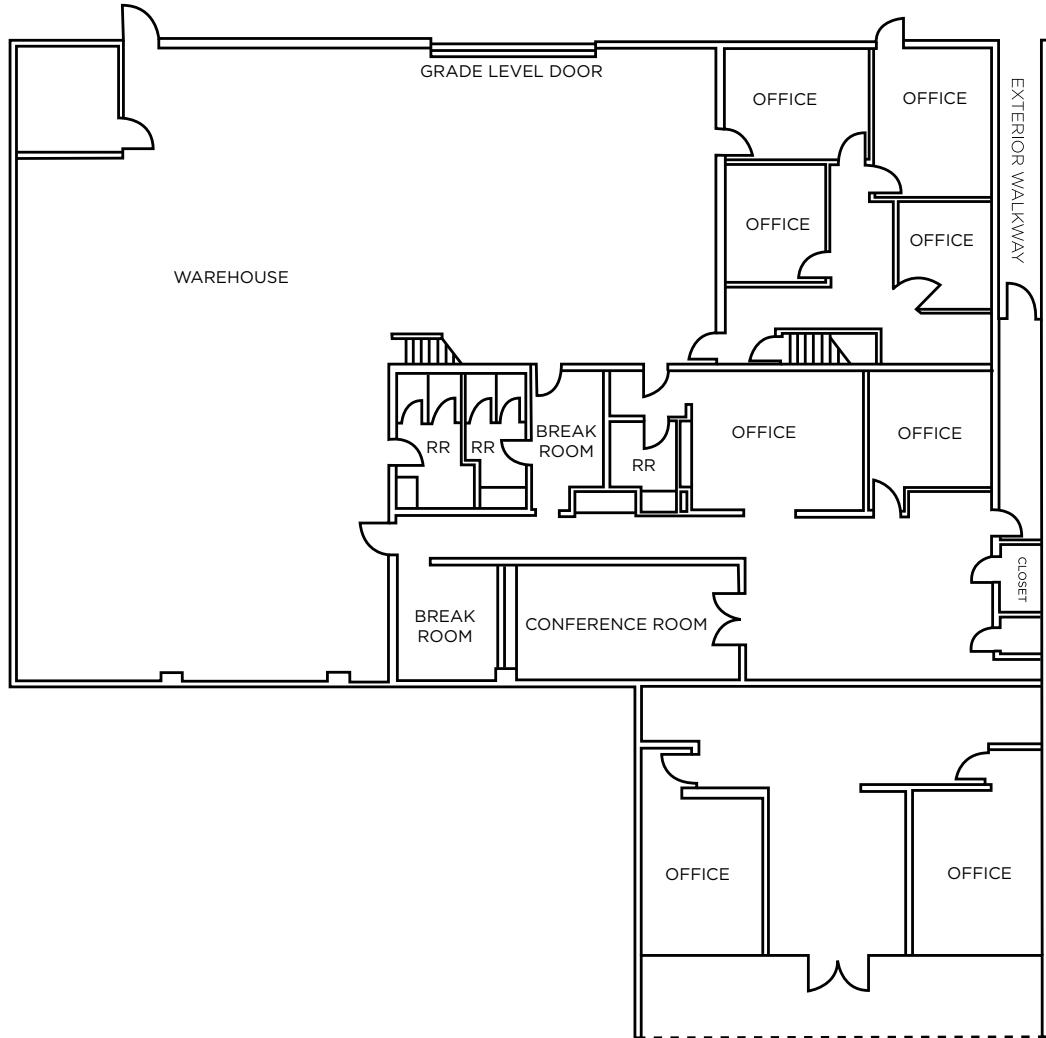


PARKING RATIO  
1.69/1,000 SF





# FLOOR PLAN





**1083 N CUYAMACA ST**  
EL CAJON, CA 92020



N CUYAMACA ST

# EL CAJON AREA OVERVIEW



**EL CAJON**, located in San Diego County, California, is a vibrant city that seamlessly blends a rich cultural heritage with modern amenities. Nestled in a valley surrounded by picturesque mountains, El Cajon enjoys a Mediterranean climate, characterized by warm, dry summers and mild winters. The city is known for its diverse community, reflecting a tapestry of cultures and backgrounds. El Cajon offers a mix of suburban charm and urban convenience, with a variety of parks, shopping centers, and recreational facilities. Residents and visitors alike can explore the city's historical sites, such as the Olaf Wieghorst Museum, showcasing Western art, and the Knox House Museum, a preserved Victorian-era home. Additionally, El Cajon hosts numerous community events and festivals, fostering a sense of unity among its residents. The city's commitment to education is evident through its schools and libraries, contributing to a well-rounded quality of life for its inhabitants. Overall, El Cajon stands as a welcoming community with a unique character, making it a notable part of the Southern California landscape.

## DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2024 Population	8,859	162,540	339,505
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2024 Households	3,272	56,382	121,365
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$114,986	\$95,477	\$106,994



# 1083 N CUYAMACA ST

---

EL CAJON, CA 92020

**EXCLUSIVELY LEASED BY:**

## CHRIS NELSON

VP AND SENIOR DIRECTOR | MATTHEWS REIS  
(949) 939-1219  
[chris.nelson@matthews.com](mailto:chris.nelson@matthews.com)  
License No. 02055962 (CA)

## BEN TURNER

ASSOCIATE | MATTHEWS REIS  
(858) 324-1912  
[ben.turner@matthews.com](mailto:ben.turner@matthews.com)  
License No. 02150960 (CA)

## NATE ORTEGA

VP | DAUM COMMERCIAL REAL ESTATE SERVICES  
(562) 207-3307  
[nate.ortega@daumcommercial.com](mailto:nate.ortega@daumcommercial.com)  
License No. 01989242 (CA)