



269-291 E Lexington Ave

269-291 E Lexington Ave, El Cajon, CA 92020

COMPASS
COMMERCIAL



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COMPASS

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269-291 E Lexington Ave

\$4,500,000

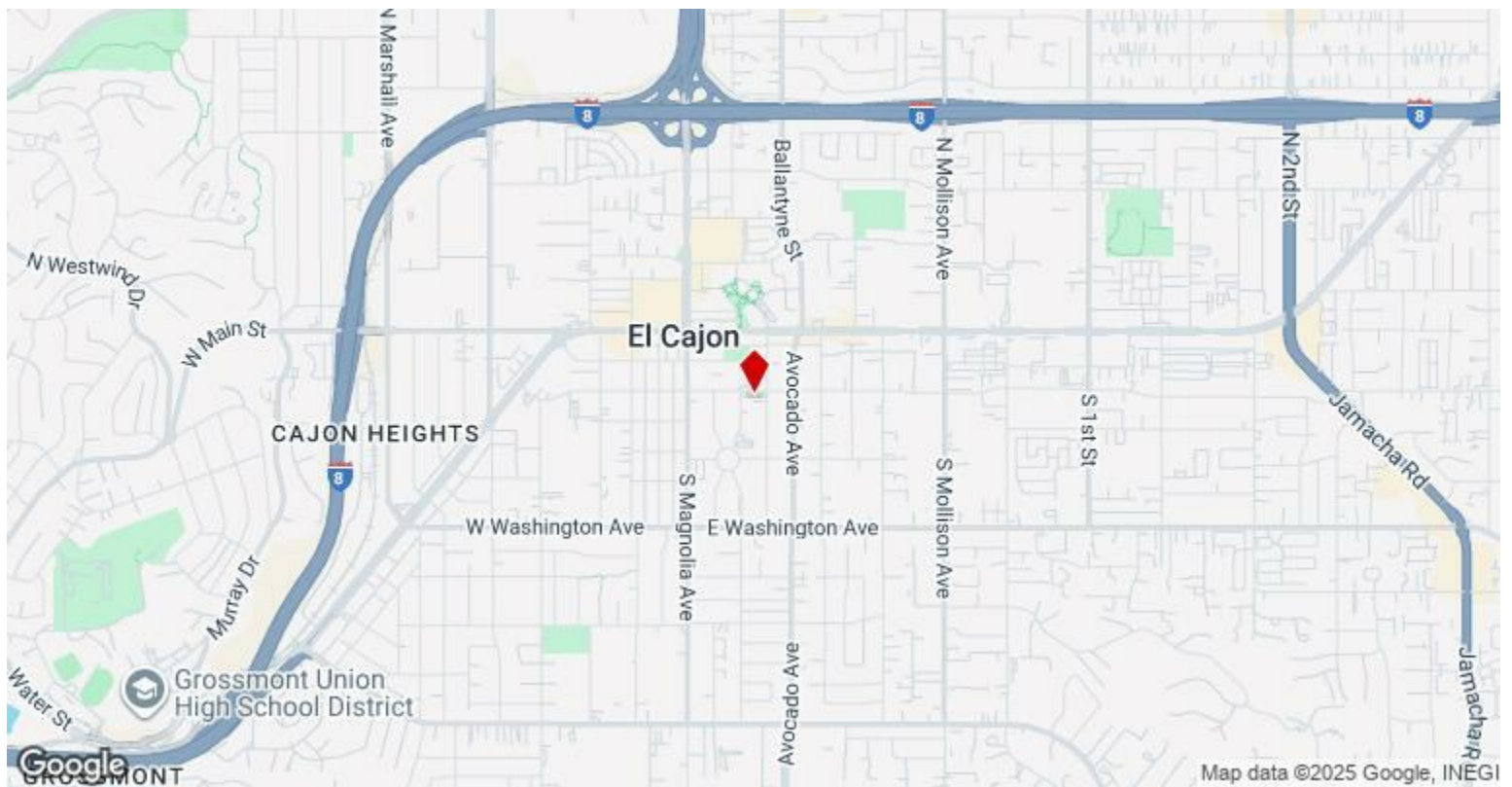
Located in the heart of downtown El Cajon, this multi-tenant office building offers a unique investment opportunity with one of the 2,600 sq. ft. ground-floor professional office/retail units currently available for lease. Each suite features a dedicated reception area, in-suite restrooms, and access to 17 gated parking spaces, along with ample street parking. Situated near the library, shops, restaurants, and public transportation, the property is within the Mixed-Use Overlay Zone and Downtown Master Design Plan, offering significant potential for residential or mixed-use development. This is an ideal opportunity for investors, developers, or business owners seeking a versatile and high-value property....



Price:	\$4,500,000
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Sale Type:	Investment or Owner User
Lot Size:	0.54 AC
Gross Building Area:	9,471 SF
Rentable Building Area:	9,471 SF
Sale Conditions:	Redevelopment Project
No. Stories:	1
Year Built:	1973
Tenancy:	Multi
Parking Ratio:	1.79/1,000 SF
Zoning Description:	O-P
APN / Parcel ID:	488-221-31-00, 488-221-32-00, 488-221-33-00

Major Tenant Information

Tenant	SF Occupied	Lease Expired
May Tax R US	-	



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Property Photos



Property Photos



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Interior Photo



Interior Photo