

## MULTIFAMILY FOR SALE

# S. MARSHALL AVE.

297 S. Marshall Ave, El Cajon, CA 92020



**KW COMMERCIAL**  
Del Mar, CA  
92130

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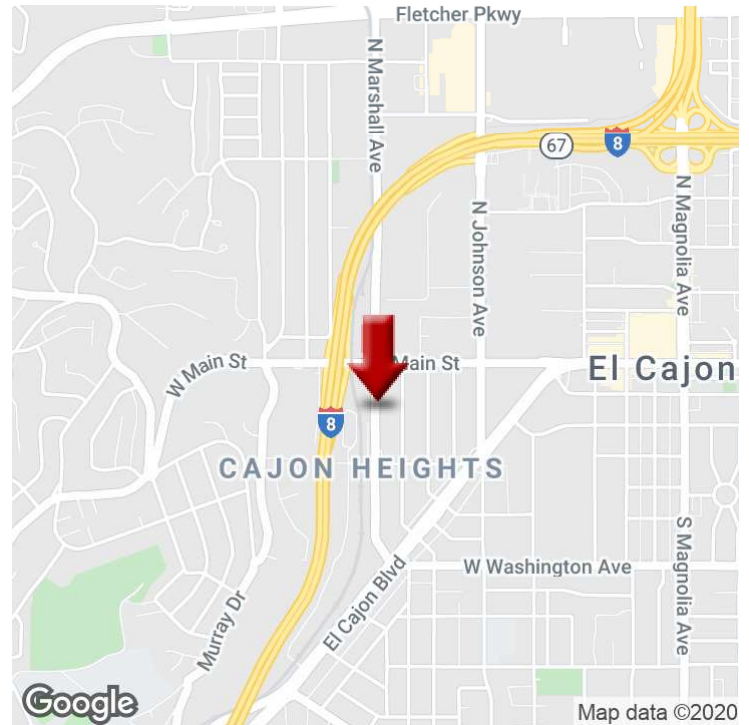
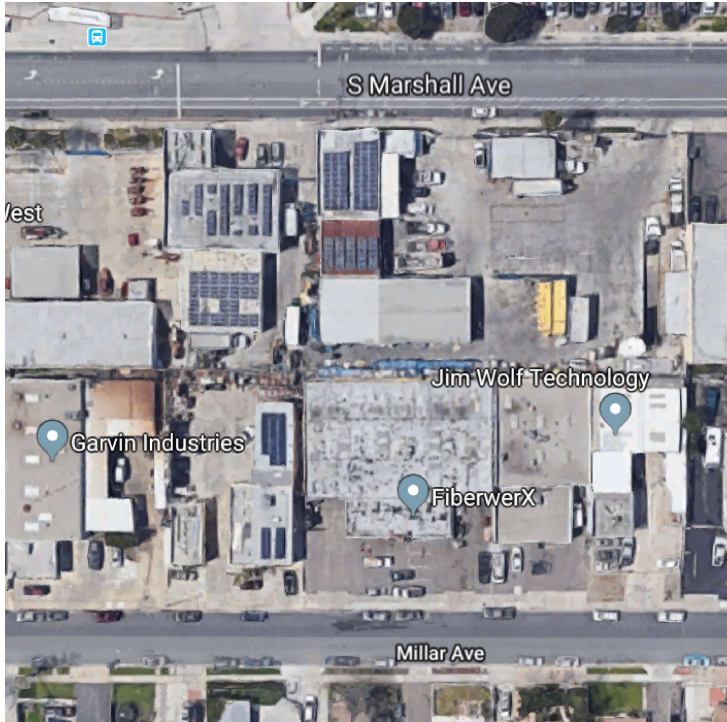
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# MULTIFAMILY FOR SALE

## S. MARSHALL AVE.

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### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$4,950,000
<b>NUMBER OF UNITS:</b>	96
<b>LEASE RATE:</b>	N/A
<b>LOT SIZE:</b>	70,130 SF
<b>BUILDING SIZE:</b>	16,005 SF
<b>ZONING:</b>	RM-HR
<b>MARKET:</b>	El Cajon City
<b>SUBMARKET:</b>	Special Priority Transit District
<b>PRICE / SF:</b>	\$274.91

### PROPERTY OVERVIEW

Development Opportunity

### PROPERTY HIGHLIGHTS

- 60' Foot High limits
- Residential Code: [http://qcode.us/codes/elcajon/view.php?topic=17-17\\_140](http://qcode.us/codes/elcajon/view.php?topic=17-17_140)
- Density Bonus Code: [http://qcode.us/codes/elcajon/view.php?topic=17-17\\_220](http://qcode.us/codes/elcajon/view.php?topic=17-17_220)
- Planning Permit Guidance: <https://www.cityofelcajon.us/Home/ShowDocument?id=19021>
- Planning Permit Submittals: <https://www.cityofelcajon.us/Home/ShowDocument?id=19175>

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## MULTIFAMILY FOR SALE & LEASE

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### PROPERTY DESCRIPTION

Development opportunity Multi Family, Mixed Use, Low Income, Senior living

Cash flow while attaining entitlements

Rents:

\$9,500 for 297 S Marshall Ave, El Cajon, CA 92020:

2,405 sq ft building on .83

\$2,500 for 303 S Marshall Ave, El Cajon, CA 92020

\$10,000 for 333 S Marshall Ave, El Cajon, CA 92020

303-333: 13,600 sq ft buildings on 2 parcels, .78 acres

### LOCATION DESCRIPTION

Located just across from Main St. El Cajon trolley station. Easy access to Interstate Highway 8 (only 2 blocks away), and less than one mile from City Hall and Downtown City Center.

This property is ideal in so many ways. Location, Location, Location! As San Diego County and El Cajon City develop for the next generation this site offers an ideal appeal into the future. Situated directly across the street from the central trolley line stop, this location offers mobility to all who reside here. Direct access to San Diego State University, UCSD, Fashion Valley, Downtown San Diego, Old Town, USD and with the future stop slated for airport access. This location offers complete mobility for millennial's and all social economic groups. As the area grows so will the desirability of this South Marshall property. Additionally El Cajon main Street civic center are located only a few block walk to enjoy street side dining or the new Milenium Concert Hall owned and operated by Live Nation (House of Blues). Freeway access to Interstate 8 exit and on ramp for Main St El Cajon is located one block from the property. Whether you are road tripping to Arizona or hoping on the Trolley for the US Mexico Border or heading to class at SDSU, this development offers benefits to many. This is a new generation and this property can be a great service to the community offering a variety of ammenities like gym and pool to attract a higher caliber rental tenant or better yet First Time home owner. Incentives offered by the city for First Time Buyers are available (TBV).

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### SALE PRICE

**\$4,400,000**

#### LOCATION INFORMATION

Building Name	S. Marshall Ave.
Street Address	297-333 S. Marshall Ave
City, State, Zip	El Cajon, CA 92020
County/Township	San Diego
Market	El Cajon City
Submarket	Special Priority Transit District
Cross Streets	Main Street

#### BUILDING INFORMATION

Building Size	16,005 SF
Price / SF	\$274.91
Occupancy %	100%
Tenancy	Multiple
Number Of Floors	1
Load Factor	Yes

#### PROPERTY DETAILS

Property Type	Multifamily
Property Subtype	High-Rise
Zoning	RM-HR
Lot Size	70,130 SF
APN#	487-281-08, 487-291-01, 487-291-02
Submarket	Special Priority Transit District

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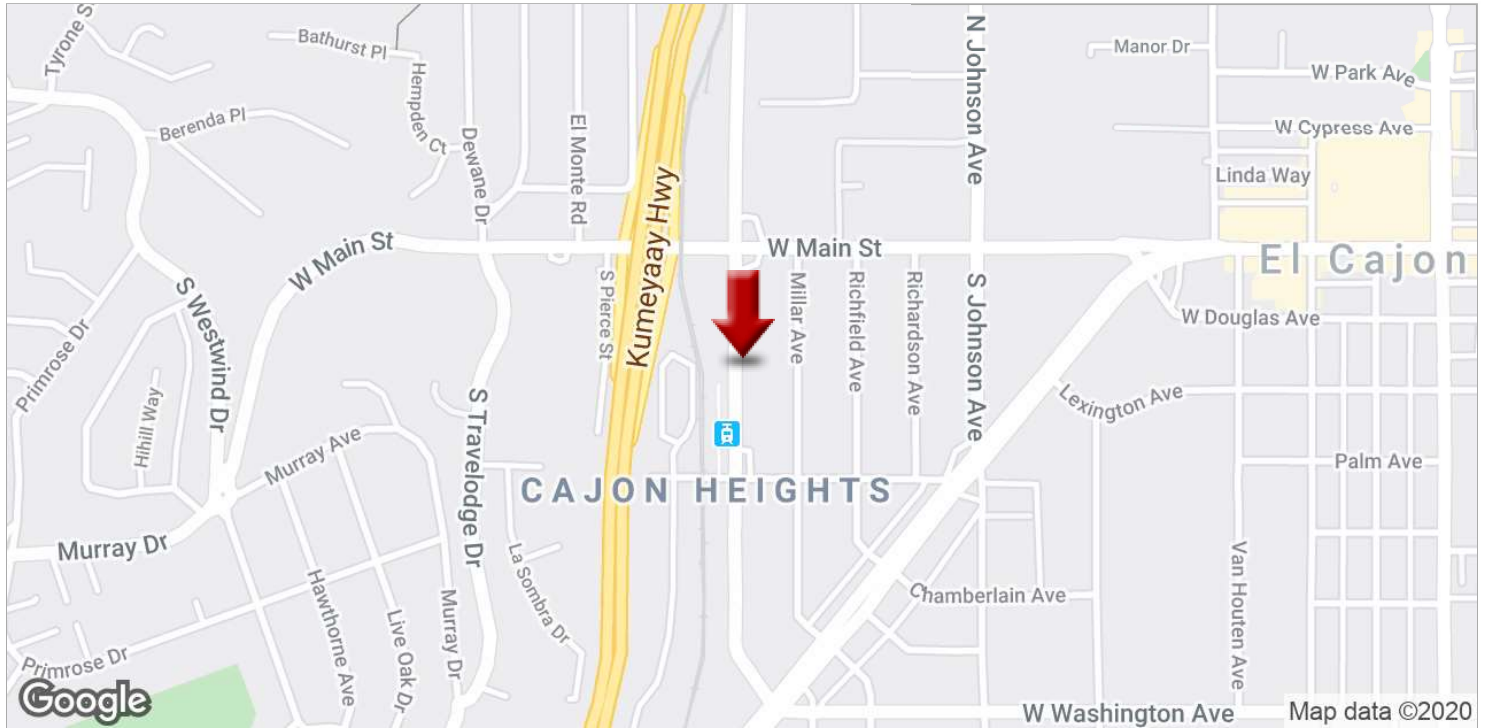
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EL CAJON, CA

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*PRESENTED BY:*

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