

641 - 643 El Cajon Boulevard

El Cajon, CA | 92020



RETAIL BUILDING FOR SALE



Jordan Williams
d: 619 324 4492
jordan@dmjpartners.com
DRE # 01717714

Will Compton
d: 619 324 4568
will@dmjpartners.com
DRE # 02226289

Dom Martinez
d: 619 320 7183
dom@dmjpartners.com
DRE # 02191570

- » **Sale Price: \$595,000 (\$751.26/SF)**
- » **Cap Rate: 7.00%**
- » **Building Size: ±792 SF**
- » **Building FAR: 3,485 SF**
- » **Year Built: 1955**
- » **APN: 487-512-02**
- » **One Grade Level Door**
- » **One Private Restroom**
- » **Surface parking spaces available**
- » **Fenced: Fully Fenced & Secured Yard**
- » **Zoning: Specific Plan - Zone C**
- » **Current lease expires 12/31/2026**
- » **Excellent Freeway Access to Interstate 8 & Highway 125**



*** Rear building structures have recently been demolished and the area is now an open dirt**

