

±2,908 SF INDUSTRIAL / FLEX CONDO FOR SALE

1277 NORTH CUYAMACA STREET, UNIT C-D, EL CAJON, CA 92020



Voit

REAL ESTATE SERVICES

JOSH WEST, SIOR

Senior Vice President, Partner | Lic. No. 01923375

858.458.3358 | jwest@voitco.com



1277 NORTH CUYAMACA STREET, UNIT C-D EL CAJON, CALIFORNIA 92020

Suite C-D

Available Unit

±2,908 SF

Available Size

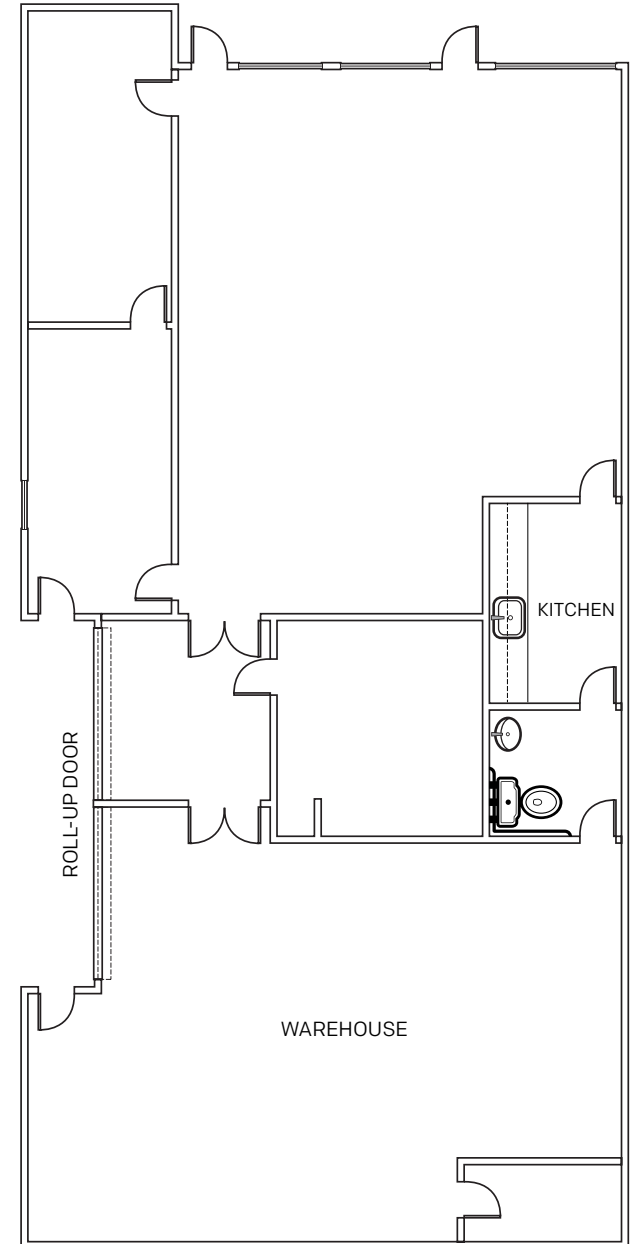
\$1,025,000

Sale Price

Condo Overview

- ±2,908 SF Industrial / Flex Condo For Sale
- Newly remodeled exterior
- Great visibility and frontage on busy Cuyamaca Street
- Great access to I-8, Hwy-125, Hwy-67 and Hwy- 52
- Ideal East County location

NORTH CUYAMACA STREET

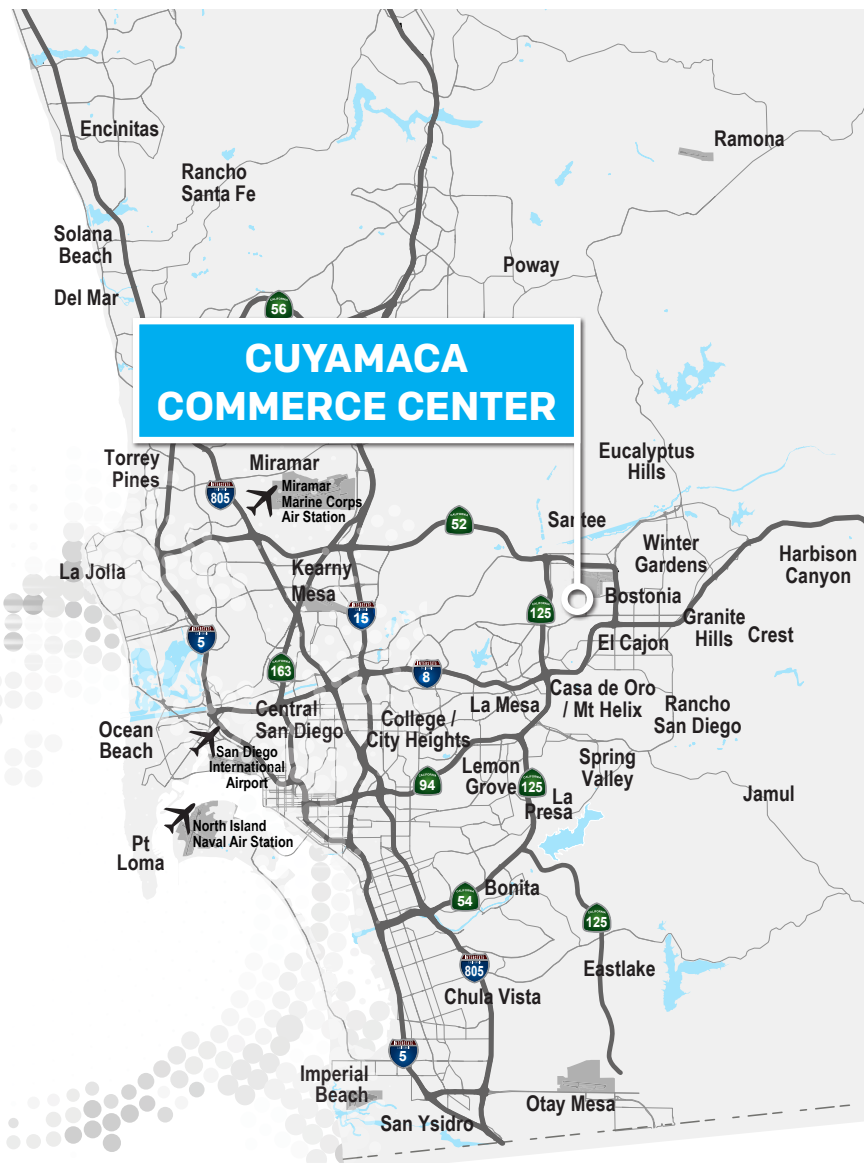




PROPERTY HIGHLIGHTS

BUILDING SIZE	±14,000 SF
LOT SIZE	±7.26 Acres
PREMISE SIZE	±2,908 SF
PREMISE DRIVE-INS	Two (2) ±10' x ±12' Roll-Up Doors
PREMISE CLEAR HEIGHT	±14 Feet
PREMISE POWER	200 Amp / 440 Volt 3 Phase
ZONING	C-M, Commercial
PARKING	±3.13/1,000 SF (5 reserved parking spaces)

**Property highlights are subject to Buyer verification*





DEMOGRAPHICS (5 MILE RADIUS)



POPULATION

333,066



30%
BACHELOR'S
DEGREE
OR HIGHER



AVERAGE HH INCOME

\$106,668



2029 PROJECTED
POPULATION

329,167

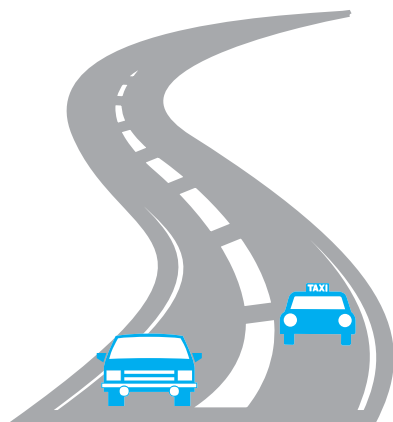
NO. OF HOUSEHOLDS

119,119



MEDIAN HOME VALUE

\$693,966



TRAFFIC COUNTS

North Cuyamaca Street
& Swallow Drive 13,767

North Cuyamaca Street
& Heron Avenue 13,939

North Cuyamaca Street
& Partridge Ave 15,990



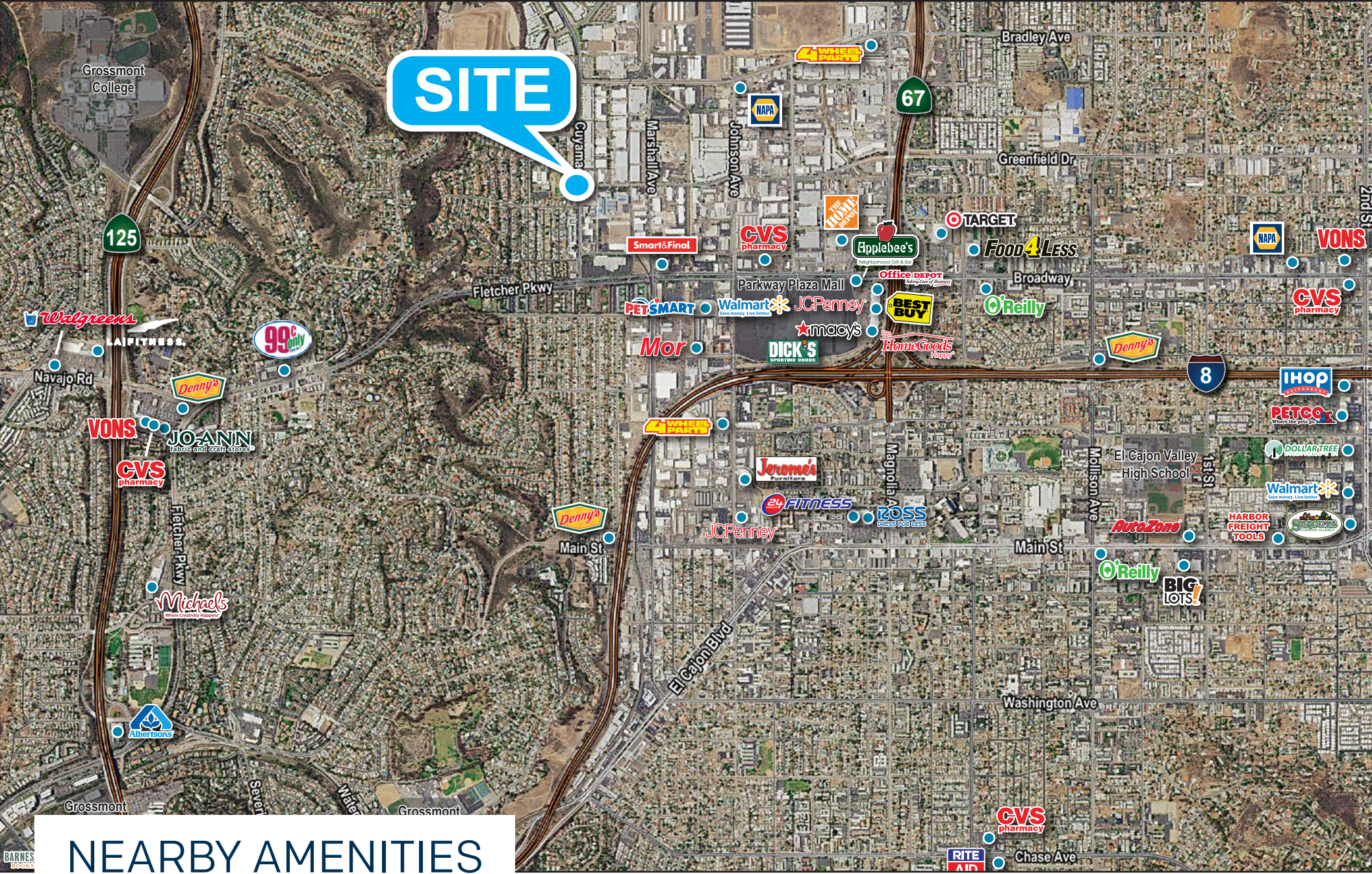
DAYTIME EMPLOYEES

122,534



TOTAL BUSINESSES

16,455



NEARBY AMENITIES

JOSH WEST, SIOR, SENIOR VICE PRESIDENT, PARTNER

Lic. No. 01923375 | 858.458.3358 | jwest@voitco.com

4180 La Jolla Village Drive, Suite 100, La Jolla, CA 92037 | 858.453.0505 | 858.408.3976 Fax | Lic. #01991785 | www.voidco.com

Licensed as a Real Estate Broker and Salesperson by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2024 Voit Real Estate Services, Inc.

Voit

REAL ESTATE SERVICES