

FOR SALE

790 N JOHNSON AVENUE EL CAJON CA 92020



- 100% occupied two tenant retail investment for sale
- Strong national credit tenants
- 9,051 Square Feet building / Lot size approx 34,400 square feet
- Parking Ratio: 3.65/1000 SF (33 Spaces)
- Excellent retail location across the street from regional mall in East County San Diego
- Sale Price: \$3,995,000

INVESTMENT SUMMARY

790 N JOHNSON AVENUE



TIRE CHOICE
AUTO SERVICE CENTERS

5.11 

- Parent company: Monro
- (MNRO - NasdaqGS) Market Cap: \$944 Million
- Suite A: Occupies 4,424 SF
- 10-Year Lease Expires 11/30/2026
- Lease rate is \$19.17 psf with current NNN annual income of \$86,784
- Lease stays flat until through end of term
- Option 1 for 5 years: \$22.09 psf

Sales Price: \$3,995,000

Annual NNN Income: \$202,459

Cap Rate: 5.07%

- Parent company: Compass Diversified Holdings
- (CODI - NYSE) Market Cap: \$1.72 Billion
- Suite B: Occupies 4,627 SF
- 10-Year Lease Expires 01/31/2033
- Lease rate is \$25 /psf with current NNN annual income of \$115,675
- Lease stays flat until 02/02/2028 where rent bumps to \$27.50 /psf
- Option 1 for years 10-15: \$30.25 psf
- Option 2 for years 15-20: \$33.28 psf

SITE IMAGERY

790 N JOHNSON AVENUE



AERIAL VIEW

790 N JOHNSON AVENUE



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