

727 El Cajon Blvd

El Cajon, CA 92020

Offering Memorandum

**Commercial Building
For Sale / Lease**



MATTHEWS™

727 El Cajon Blvd

El Cajon, CA

Exclusively Listed By



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Property Overview

727 El Cajon Blvd
El Cajon, CA 92020



Property Highlights

- ±0.33 AC Parcel
- Ample parking
- Prime Location Across From Major Car Retailers
- New (2023) Plumbing and Electrical
- New (2023) Interior Roll Up Doors
- Great opportunity for Retail, Service, Commercial Uses



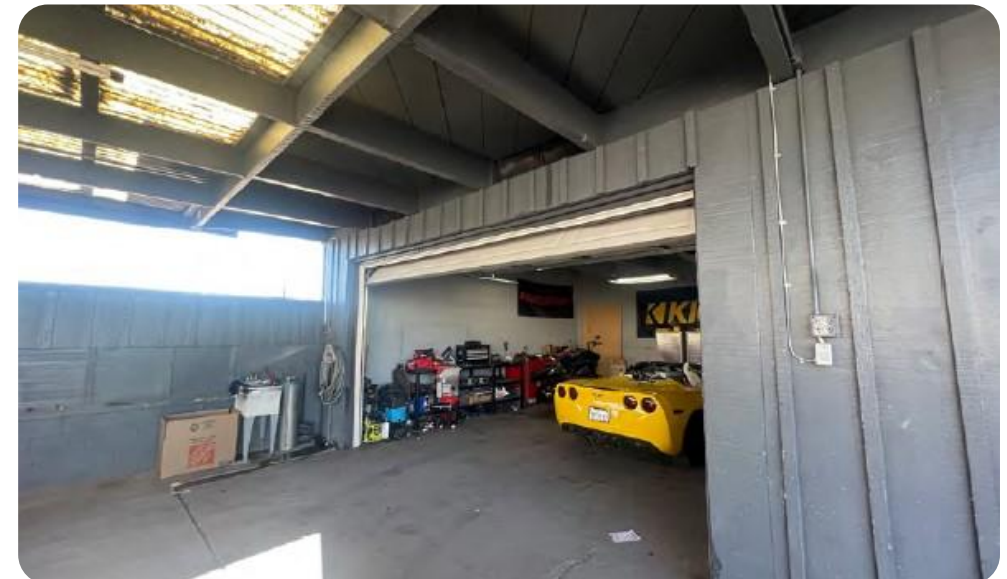
Property Highlights

\$2,200,000

List Price

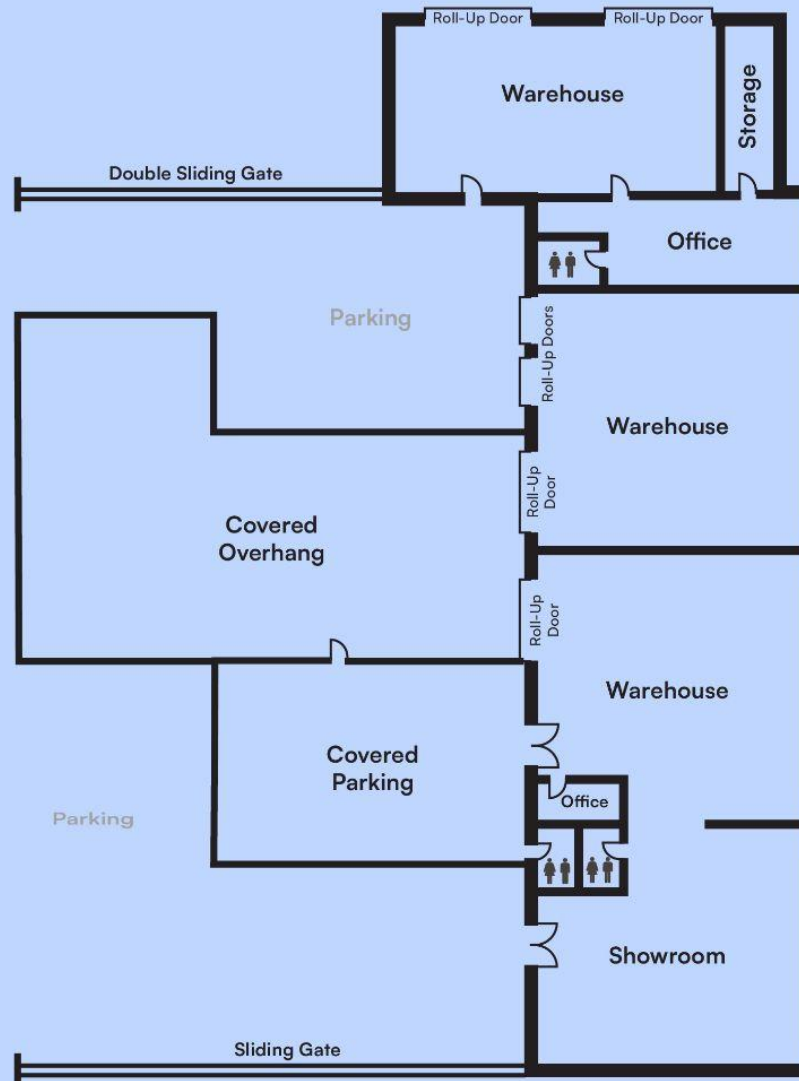
\$9,000/mo NNN

Asking Lease Rate



GLA	±5,592 SF
Doors	6 Grade Level Doors
Two Points of Access	(El Cajon Blvd & Alley)
Ceiling Height	12'
Zoning	C-G (General Commercial)
Power	200a/1p
Year Built	1955

Alley Access Road



El Cajon Blvd



INTERSTATE 8 ± 116,000 VPD



W Main St ± 13,800 VPD



El Cajon Blvd ± 21,000 VPD



Subject Property



± 175,000 VPD



Google Earth

Market Overview

727 El Cajon Blvd
El Cajon, CA 92020



El Cajon, CA

Market Demographics



105,000
Total Population

\$66,478
Median HH Income

33,986
of Households

\$2.38B
Consumer Spending

22.2%
Bachelor's Degree or Higher

35.5
Median Age

Local Market Overview

El Cajon, located in San Diego County's East County region, continues to experience steady population growth supported by strong residential demand and regional accessibility. The city's housing market remains active, with pricing trends that indicate long-term stability and continued interest from both homeowners and renters. Homeownership rates trail those of coastal communities, but affordability and market momentum contribute to a resilient residential foundation.

Strategically positioned along the Interstate 8 corridor, El Cajon offers efficient access to central San Diego, East County suburbs, and key employment nodes. The city functions as a commercial hub for the surrounding area, drawing consistent traffic to its retail, service, and light industrial sectors. Its proximity to Gillespie Field Airport enhances its appeal for logistics, aviation-adjacent, and distribution users. Industrial leasing conditions across East County remain favorable, with limited supply supporting strong occupancy and healthy rent performance. El Cajon's location advantages, market activity, and connectivity create an appealing environment for sustained investment performance and long-term tenant demand.

Population	3-Mile	5-Mile	10-Mile
2020 Population	167,984	381,106	985,813
2025 Population	162,878	369,464	964,245
2030 Population Projection	160,980	365,148	954,688
Households	3-Mile	5-Mile	10-Mile
2020 Households	59,071	136,154	344,732
2025 Households	56,833	131,157	335,763
2030 Household Projection	56,063	129,408	332,029
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$97,931	\$105,444	\$105,357

Economic Drivers

El Cajon's East County location supports steady demand as a core commercial hub for the surrounding area.

Strategically positioned along the I-8 corridor with direct access to regional highways, supporting efficient movement throughout East County and into central San Diego.

Regional Economic Overview

El Cajon's economy is supported by its strategic East County location, with strong connectivity to central San Diego and key inland markets via Interstate 8 and adjacent regional highways. While not a center for large-scale corporate headquarters, the city plays a critical role as a service, retail, and light industrial hub for East County. Local employment is driven by sectors such as education, automotive services, construction, healthcare, and light manufacturing, with additional contributions from logistics and small business operations.

Primary Industries

- Automotive Sales and Services
- Light Industrial and Manufacturing
- Healthcare and Social Assistance
- Education and Public Services

Top Employers

- Cajon Valley Union School District – One of the city's largest public education employers.
- Grossmont-Cuyamaca Community College District – Providing academic and vocational programs across East County.
- Sharp Grossmont Hospital – A major regional healthcare provider located nearby.
- City of El Cajon – Offering municipal and public service employment.
- Parkway Plaza & Automotive Dealership Corridor – Anchoring regional retail and auto sector jobs.

Recent Developments

- Public infrastructure improvements enhancing mobility and commercial access across the I-8 corridor.
- Continued revitalization of Downtown El Cajon with mixed-use, civic, and cultural investments.
- Expansion of regional educational and training facilities supporting workforce development.
- Ongoing commercial tenant growth in auto, medical, and service-oriented retail sectors.

±14 Miles

Distance to
Downtown San Diego

314B+

Regional Gross
Domestic Product (San Diego)



San Diego, CA MSA

San Diego is a dynamic metropolitan area and one of California's most desirable destinations, offering a unique blend of coastal lifestyle, innovation, and economic strength. As a hub for defense, biotech, higher education, and cross-border trade with Mexico, it benefits from an extraordinary combination of research institutions, entrepreneurial activity, and international connectivity. The region's mild climate, vibrant cultural scene, and high quality of life create compelling conditions for both retail and investment opportunities.

Retailers and businesses operating in San Diego enjoy access to a diverse consumer base, a steady flow of domestic and international tourists, and strong demand across its neighborhoods. With its thriving tourism industry, well-developed transit connections, and strategic location near the U.S.–Mexico border, San Diego supports long-term growth and resilience. The city consistently outperforms national tourism trends, driven by its unmatched coastal amenities, global reputation, and strong demographic fundamentals.

Total Population
3.3 Million

Annual Visitors
32 Million

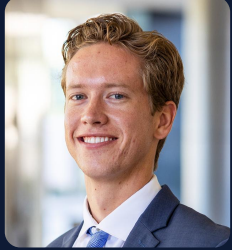
Tourism Economic Impact
\$22 Billion

GDP
\$295.6 Billion



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In no event shall a prospective lessee have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

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