

# For Lease

# Auto Repair Shop

8625 Cuyamaca St.  
Santee, CA 92071

## Property Description:

- ◆ 2,704 Sf Office & Shop
- ◆ 12,052 Sf Lot
- ◆ Adjacent Approx. 13,000 Sf Lot For Lease + \$3,000/Mo Available Summer 2026

## Property Features:

- ◆ Office
- ◆ Customer Waiting Area
- ◆ Open Automotive Bays
- ◆ Covered Work Area
- ◆ High Visibility with 60 Ft of Street Frontage
- ◆ 18 Parking Spaces
- ◆ \$49,000 to be paid by the tenant for existing tools, and equipment

## Location:

- ◆ Just South of the 52 Freeway, North of Prospect Ave.
- ◆ Great Visibility From Cuyamaca St. and the 52 Offramp.

## Zoning:

- ◆ General Commercial (GC)  
Allows for Offices, Medical Offices, Retail Sales, Athletic Clubs, Restaurants, Coffee Shops and More.
- ◆ Grandfathered Auto Repair Use

**For Lease:**  
**\$7,000 Month NNN**



## Equipment:

- ◆ 2 Air Compressors
- ◆ Break Machine
- ◆ Car Lift
- ◆ 2 Tank Floor Jacks
- ◆ Engine Hoist
- ◆ Transmission Jack
- ◆ 6 Jack Stands



## **WIESE & ASSOCIATES** Commercial Real Estate & Business Broker

Phone: 619.593.3600

E-mail: erik@ewiese.com

Website: www.ewiese.com

Address: 1941 Friendship Dr. Suite C, El Cajon, CA 92020



Erik Wiese  
President  
BRE Lic: 01190821



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