



**185**

**WEST MADISON AVENUE, EL CAJON, CALIFORNIA 92020**

**FOR SALE OR LEASE • ±4,392 SF DENTAL/MEDICAL OFFICE BUILDING**

**OWNER - USER • INVESTOR • SALE LEASE BACK**

***Voit***

REAL ESTATE SERVICES

VOIT REAL ESTATE SERVICES

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## PROPERTY DETAILS

<b>LOCATION:</b>	185 West Madison Avenue El Cajon, California 92020
<b>BUILDING SIZE:</b>	±4,392 RSF
<b>LOT SIZE:</b>	±18,181 SF (0.42 Acres)
<b>ZONING:</b>	O-P (Office Professional) » professional & admin. office uses » allows for medical use
<b>PARKING:</b>	4.78/1,000 SF Ratio » secured fenced parking » (22) surface spaces
<b>ASKING LEASE RATE:</b>	<b>\$2.50 /SF NNN</b>
<b>OWNER-USER SALE PRICE:</b>	<b>\$2,550,000.00</b>
<b>INVESTMENT SALE PRICE:</b>	Call Broker for Details

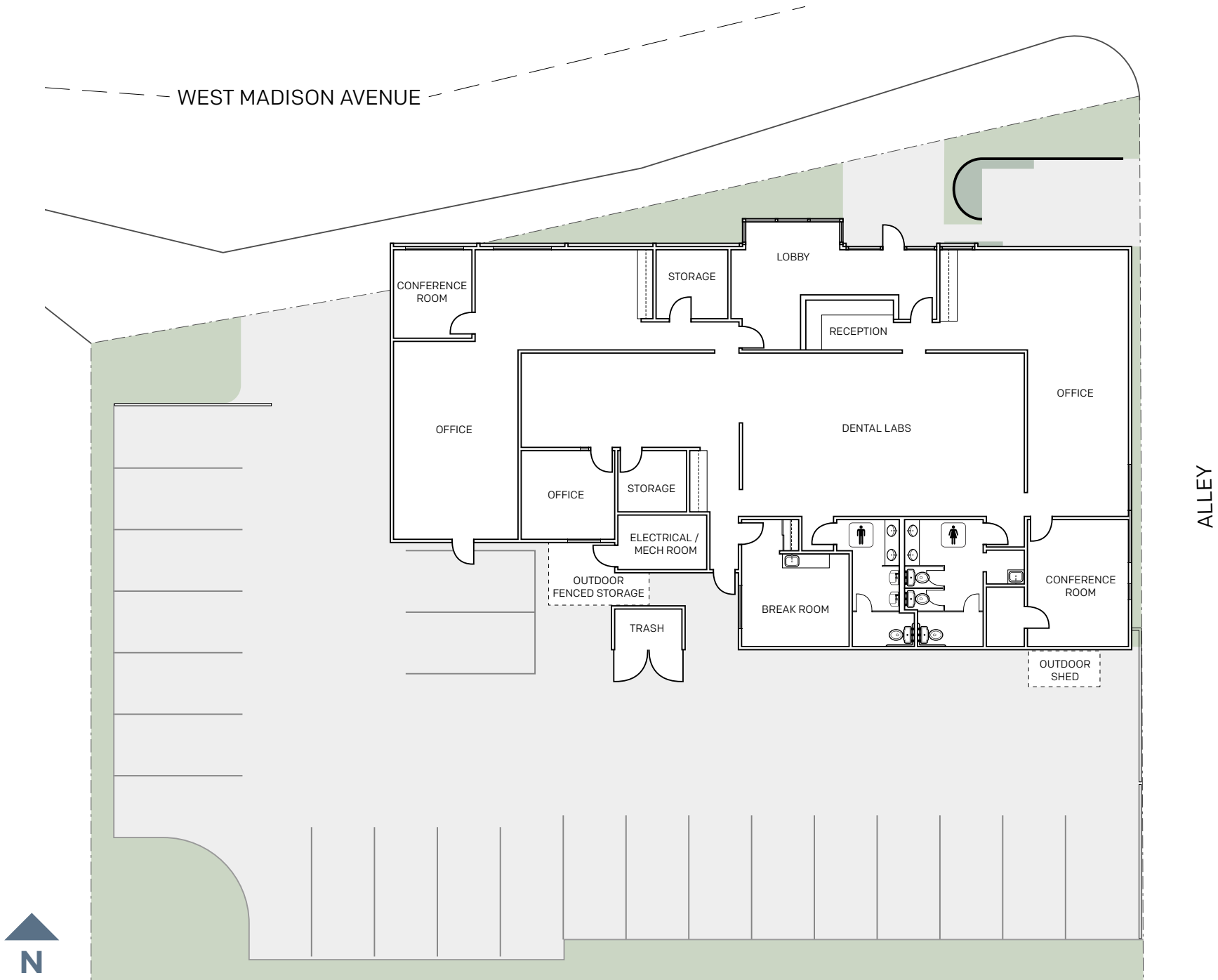
## PROPERTY OVERVIEW

- » Located on the Madison Avenue, one of the major corridors into El Cajon
- » Great frontage visibility on Madison Avenue with alley access
- » This property offers a unique opportunity for dental service organizations or dental practitioners
- » Direct freeway access to I-8
- » Close proximity Parkway Plaza, and Gillespie Field
- » New roof and exterior refurbishments
- » WalkScore of 71 (“Very Walkable”)

# 185

WEST MADISON AVENUE, EL CAJON, CA 92020

±4,392 SF MEDICAL OFFICE BUILDING FOR LEASE

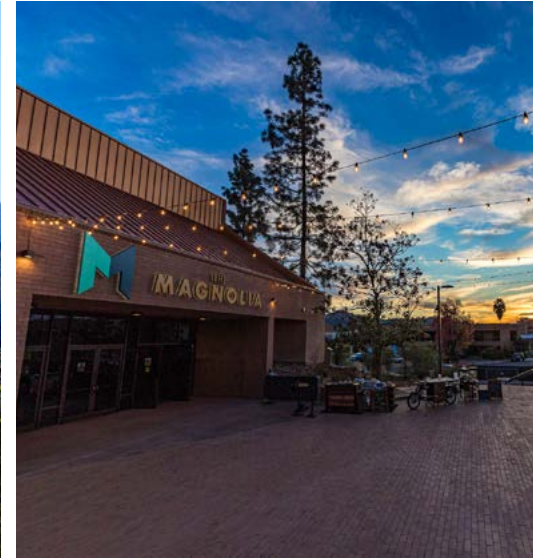


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±4,392 SF MEDICAL OFFICE BUILDING FOR LEASE





## COMMUNITY OF EL CAJON

As the sixth largest city in San Diego County, El Cajon is recognized as a wonderful location to live, work, and play. El Cajon boasts a diverse and vibrant community, safe and attractive neighborhoods, many parks and recreation centers, award-winning schools, libraries, and other amenities. El Cajon is a full service City, with first-class police and fire departments. Ultimately, El Cajon is a shining example of a local government that provides exceptional municipal service with an innovative mindset.



## TRAFFIC COUNT

MAGNOLIA AVENUE & MADISON AVENUE

27,147

MAGNOLIA AVENUE & INTERSTATE 8

155,132



# 185

## WEST MADISON AVENUE, EL CAJON, CA 92020

±4,392 SF MEDICAL OFFICE BUILDING FOR LEASE

\*DEMOGRAPHICS BASED ON:

1 1 MILE

3 3 MILES

5 5 MILES



### POPULATION

1 33,637

3 165,115

5 350,607



### AVERAGE HH INCOME

1 \$81,795

3 \$108,568

5 \$121,339



### NUMBER OF BUSINESSES

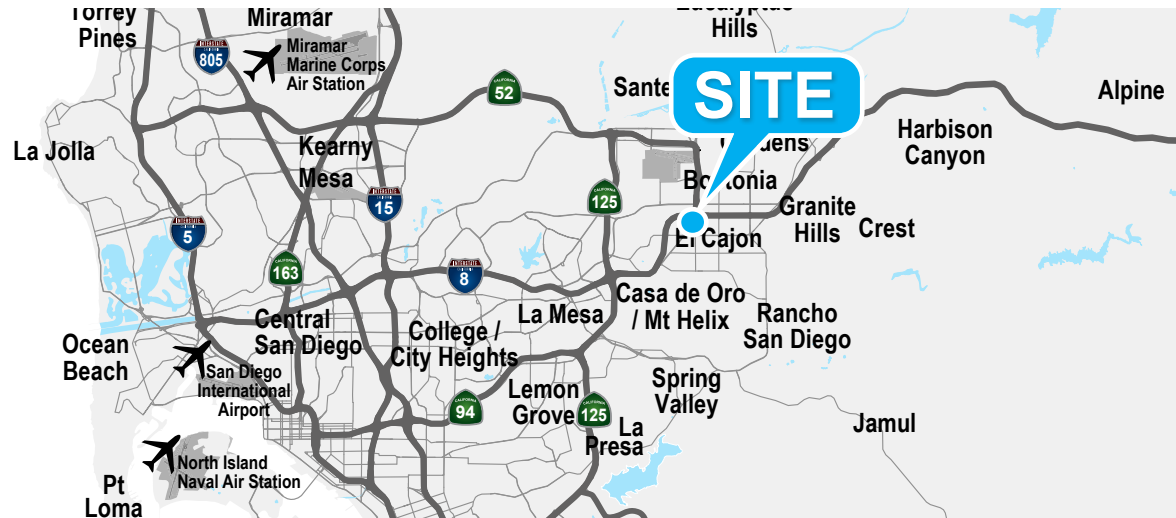
1 2,599

3 9,218

5 16,934

The community's vitality is evident in our dynamic business environment. El Cajon is home to both global and nationally known corporations such as Taylor Guitars, one of the premier guitar manufacturing companies in the world. The City is also home to a long-time retail mall, Parkway Plaza, that boasts over 170 stores and entertainment venues, such as an 18-screen Regal Cinema, Macy's, Best Buy, JCPenney, Dick's Sporting Goods Forever 21, H&M, and more! El Cajon is also known for its many car dealerships, with 14 currently within its borders, including Mercedes-Benz, BMW, and Lexus. Additionally, El Cajon has an energetic downtown, with shops and restaurants that the entire family can enjoy. El Cajon's location and attributes make it attractive and accessible to small investors and entrepreneurs, which enhances the City's many business districts.

El Cajon is seen as a leader among cities. Through the vision of the El Cajon City Council, El Cajon is able to balance new growth and development while preserving a rich and honored heritage. The city staff is professional, knowledgeable, and focused on providing exceptional customer service. Whether you are here to live, work, or play, El Cajon is the place for you!

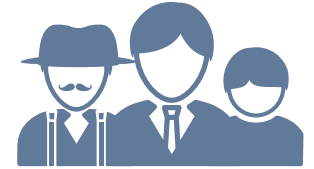


### HOUSEHOLDS

1 11,324

3 56,582

5 124,785



### MEDIAN AGE

1 35.2

3 38.5

5 39.7



### MEDIAN HOME VALUE

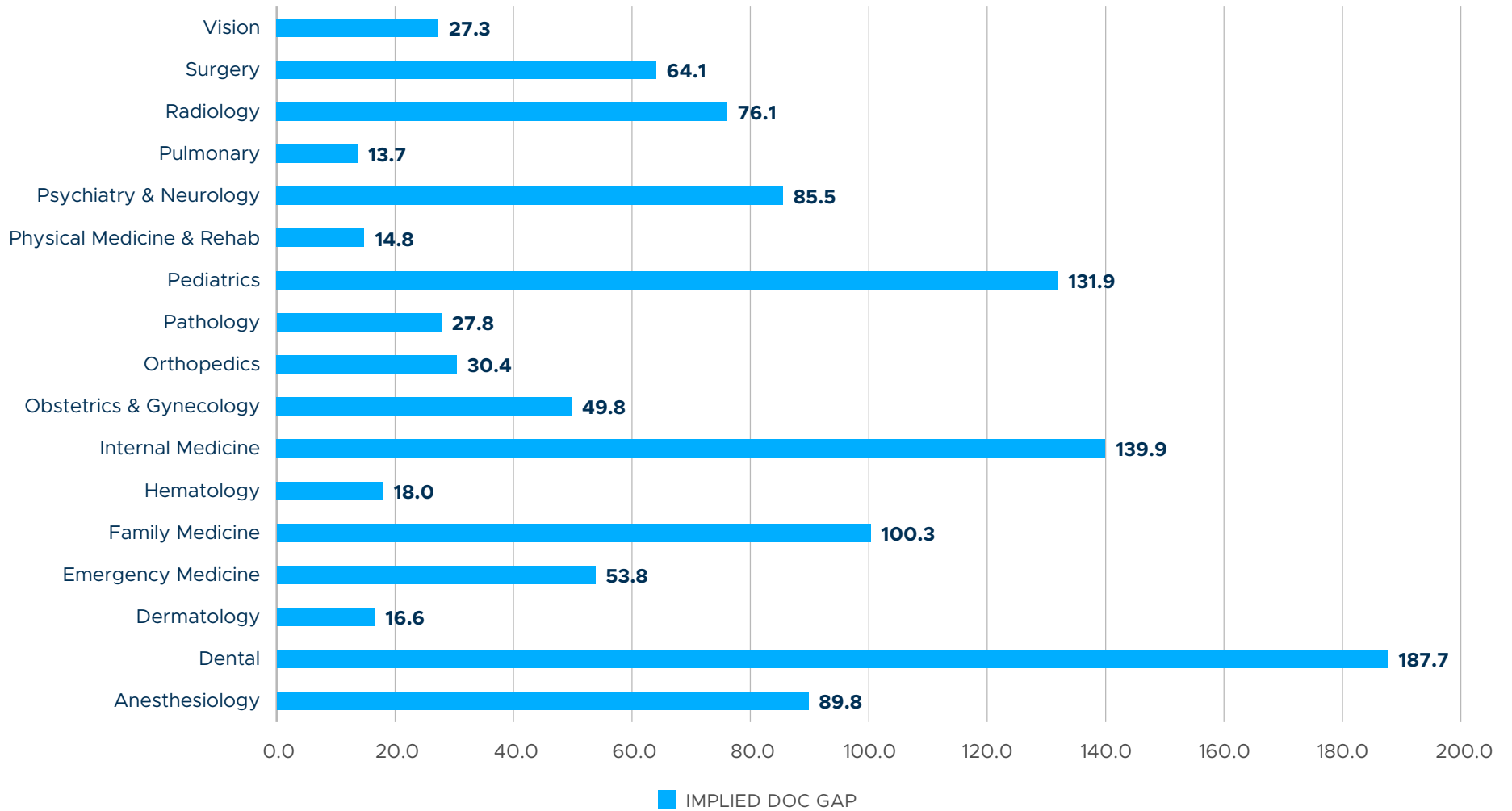
1 \$625,752

3 \$724,583

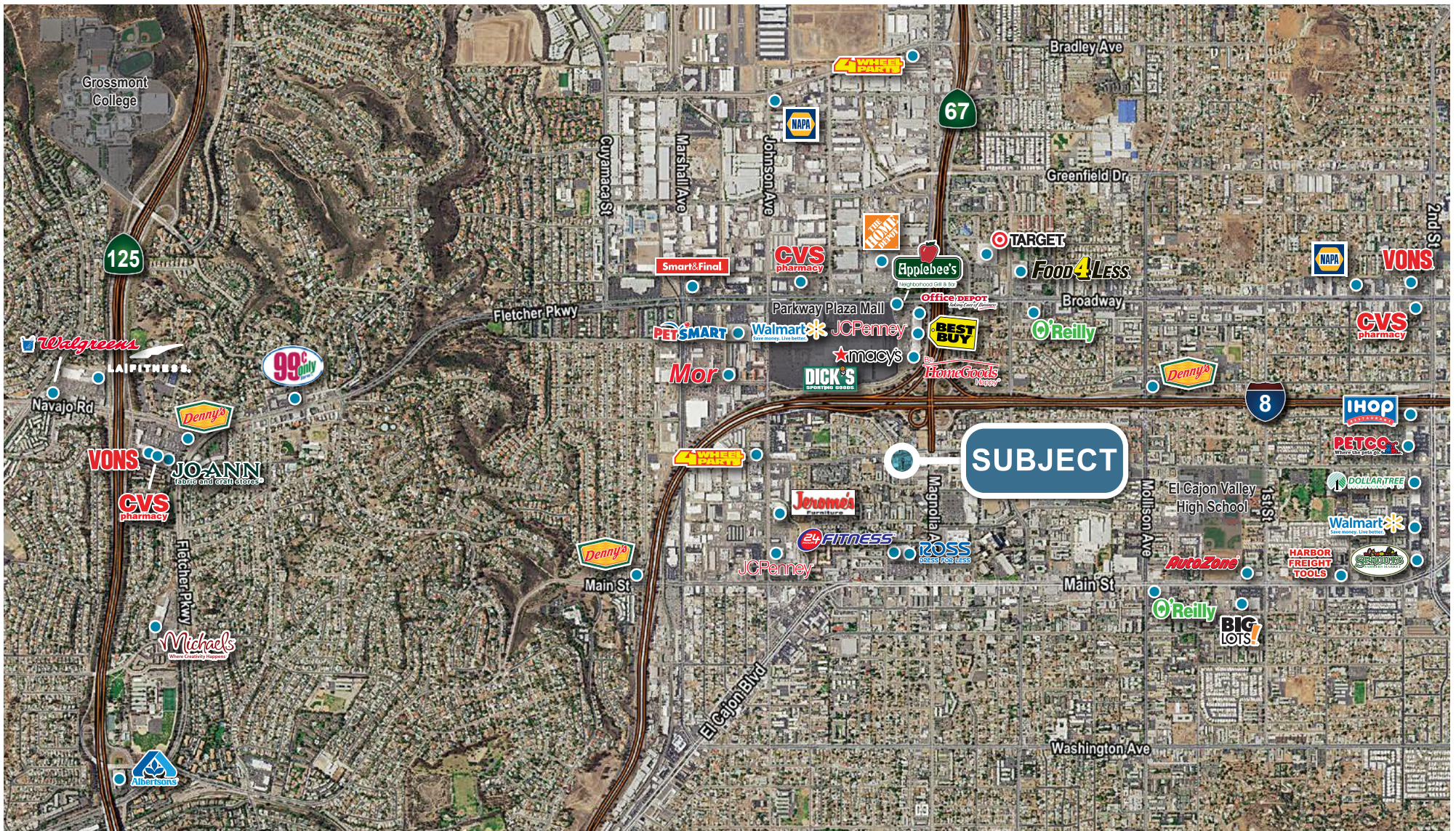
5 \$745,938

# MARKET RENT ANALYSIS

PHYSICIAN DEMAND CHART (5 MILE RADIUS)



» Numbers are supported by RevistaMed's Physician Demand Tool, utilizing market statistics



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