

690 N 2ND STREET

EL CAJON, CA

22,805 SF FREEWAY-FRONTAGE SHOWROOM | FOR SALE OR LEASE

THE TASHAKORIAN GROUP | MARCUS & MILLICHAP

NON-ENDORSEMENT OVERVIEW

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INVESTMENT HIGHLIGHTS

Prime showroom space with excellent freeway visibility, formerly home to Veys Powersports. The property delivers outstanding I-8 exposure, ample parking, and direct access to major transportation routes — ideal for retail, showroom, or light-industrial users, and available for sale or lease.



Premier El Cajon Location

Hard-corner showroom along N 2nd Street with high daily traffic counts and dense surrounding rooftops.



Large Open Showroom

Expansive, flexible showroom floor suited to retail merchandising or auto / powersports display.



Functional Warehouse Component

~18 ft clear height with 600A 3-phase power, one dock-high position, and two grade-level roll-up doors.



Direct Interstate 8 Access

Immediate freeway on / off access with continuous frontage exposure to ~120,000 cars per day.



Ample On-Site Parking

75 surface spaces across the deep 1.75-acre site — generous parking, rare in this submarket.



For Sale or For Lease

Offered at \$7,000,000 (\$306.95/SF) for sale or \$2.00/SF/month NNN for lease — vacant and deliverable.

EXECUTIVE SUMMARY

690 N 2ND STREET | EL CAJON, CA

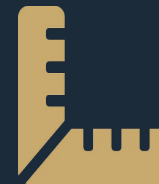
The Tashakorian Group of Marcus & Millichap is pleased to present the opportunity to acquire or lease 690 N 2nd Street, a ±22,805-square-foot freeway-frontage showroom building situated on a 1.75-acre (76,230 SF) parcel in El Cajon, California. Built in 1997, the property pairs a large, open showroom with a functional warehouse and distribution component served by one dock-high door and two grade-level roll-up doors. The building includes a 2,360 SF upstairs office component with five private offices and a conference room, included in the total square footage.

The site offers exceptional visibility and direct access to Interstate 8, which carries roughly 120,000 vehicles per day, and sits amid a dense retail corridor anchored by Walmart, Sprouts, Petco, and numerous national tenants. Delivered vacant, the building presents a turnkey owner-user opportunity at \$7,000,000 (\$306.95/SF) or a stabilized investment leased at the \$2.00/SF NNN asking rate.



\$7,000,000

OFFERING PRICE (\$306.95/SF)



22,805 SF

BUILDING AREA



1.75 AC

LOT SIZE (76,230 SF)



1997

YEAR BUILT

690

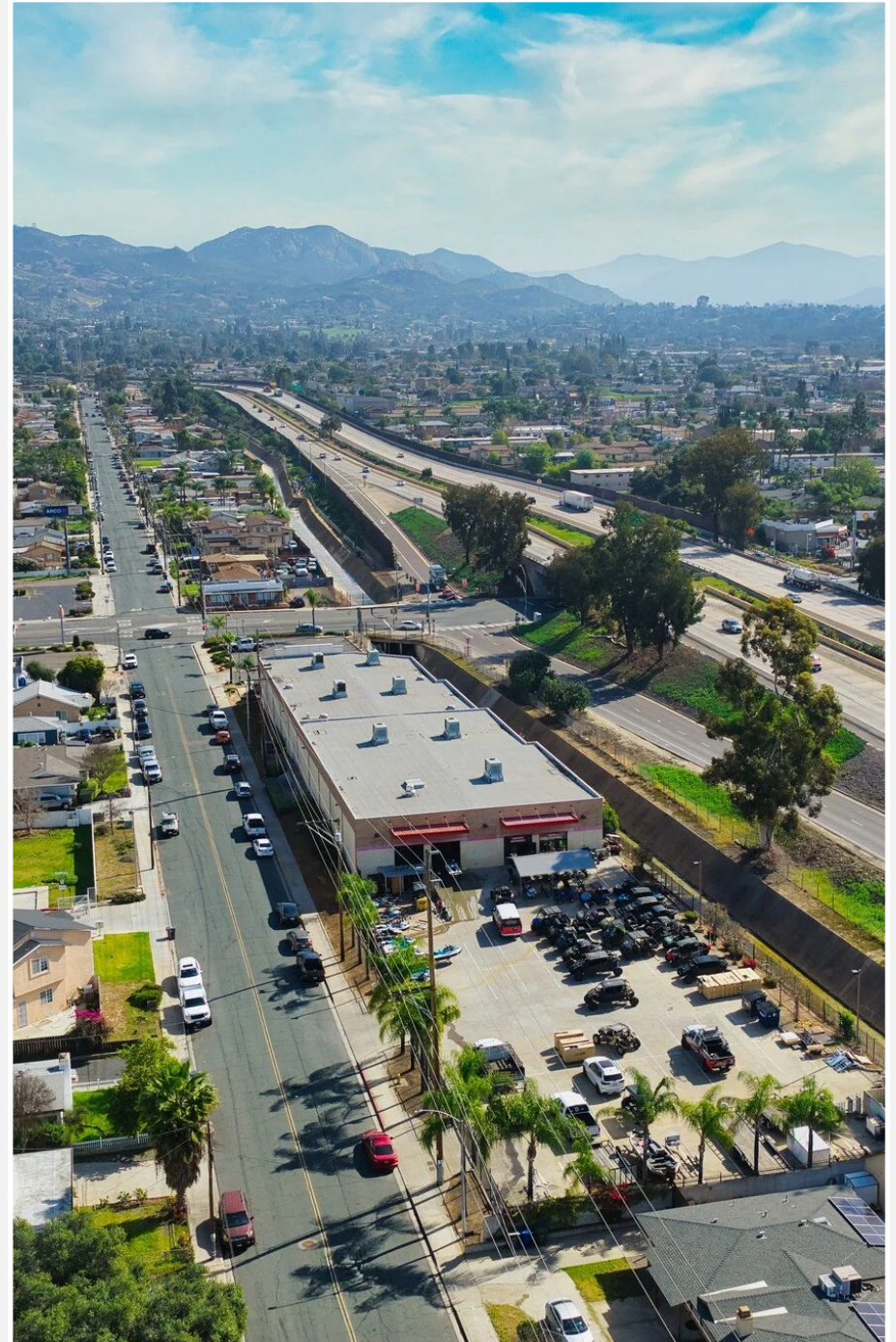
N 2ND ST | EL CAJON, CA

PROPERTY DETAILS

Building SF	±22,805 SF
Lot Size	1.75 AC (76,230 SF)
Year Built	1997
Zoning	C-G (General Commercial)
Clear Height	~18 ft clear
Power	600A, 3-Phase
Fire Protection	Fully Sprinklered (Type V-B)
Roof	4-Ply BUR
Loading	1 Dock-High & 2 Roll-Up
Parking	75 Spaces

SALE & LEASE TERMS

Sale Price	\$7,000,000 (\$306.95/SF)
Asking Rate	\$2.00 / SF / Mo (NNN)
Base Monthly Rent	\$45,610
Base Annual Rent	\$547,320
NNN (Monthly)	\$0.30 / SF



OWNER-USER ANALYSIS

\$7,000,000

PURCHASE PRICE

\$6,300,000

SBA LOAN (90%)

\$700,000

DOWN PAYMENT (10%)

\$42,538

MONTHLY PAYMENT

PURCHASE INFORMATION

Price	\$7,000,000
Building SF	22,805 SF
Owner-User SF	22,805 SF (100%)
Price / SF	\$306.95
Down Payment (10%)	\$700,000
SBA Loan (90%)	\$6,300,000
Interest Rate	6.500%
Amortization	25 Years

ANNUAL EXPENSES

Expense	Monthly	Annual
Loan Payments (SBA 90%)	\$42,538	\$510,457
Property Taxes	\$6,563	\$78,750
Insurance	\$1,842	\$22,105
Utilities / Common Area	\$1,285	\$15,420
Total Expenses	\$(52,228)	\$(626,732)

BUILD EQUITY AS YOU OPERATE

Annual Principal Reduction: **\$104,019**

Effective Annual Cost After Prin. Reduction: **\$(522,712)**

TOTAL COST OF OWNERSHIP — PAYMENT / SF

	Monthly	Annual
Payment / SF (Gross)	\$2.29	\$27.48
Payment / SF (Net)	\$1.87	\$22.38
Net — After Principal Reduction	\$1.49	\$17.82

PROPERTY PHOTOS



RETAIL MAP



MARKET OVERVIEW

EL CAJON | SAN DIEGO COUNTY, CA

El Cajon is a centrally located East San Diego County submarket of roughly 100,000 residents, anchored by the Parkway Plaza regional mall, Gillespie Field, and a deep, established residential base. The N 2nd Street corridor benefits from continuous Interstate 8 frontage — a primary east / west freeway carrying approximately 120,000 vehicles per day — and a dense national-retail trade area. Constrained industrial and showroom supply, paired with steady tenant demand, continues to support firm rents and values across the submarket.

METRO HIGHLIGHTS



Interstate 8 Frontage — Continuous freeway exposure to ~120,000 cars per day.



National Retail Corridor — Walmart, Sprouts, Petco, Grocery Outlet, Dixieline nearby.



Dense, Established Base — ~161,000 residents within a 3-mile radius surround the site.

~\$19/SF

AVG INDUSTRIAL ASKING
(NNN/YR)

~\$23-27/SF

AVG RETAIL ASKING
(NNN/YR)

120,000

I-8 CARS PER DAY

\$62,640

AVG HH INCOME (3-MI)

LEASE COMPARABLES

Address	City	Bldg SF	Avail SF	Rate (NNN/Mo)	Type	Date
690 N 2nd St (Subject)	El Cajon	22,805	22,805	\$2.00	Showroom	On Mkt
1360 N Magnolia Ave	El Cajon	17,000	17,000	\$1.55	Industrial	Q4 2025
1080 W Bradley Ave	El Cajon	20,389	8,500	\$1.45	Industrial	Q3 2025
480 N Magnolia Ave	El Cajon	12,400	6,200	\$2.10	Retail	Q2 2025
575 Fletcher Pkwy	El Cajon	16,800	5,400	\$2.35	Retail	Q1 2025
8575 Los Coches Rd	El Cajon	14,200	9,000	\$1.65	Flex	Q1 2025

Summary graphic for lease comparables. It features a large gold dollar sign icon at the top, followed by the average comparable rate of \$1.78/SF. Below this is the text 'AVG COMP RATE (NNN/MO)'. A gold tag icon is positioned above the subject's asking price of \$2.00/SF, with the text 'SUBJECT ASKING' below it. At the bottom, there is a gold icon of three stacked diamonds and the text 'NNN LEASE STRUCTURE'.

Comparable lease listings, El Cajon submarket. Rates shown NNN \$/SF/month. Source: CoStar / LoopNet, pulled June 2026.

SALE COMPARABLES

Address	City	Type	Bldg SF	Sale Price	\$/SF	Yr Built	Date
690 N 2nd St (Subject)	El Cajon	Showroom	22,805	\$7,000,000	\$306.95	1997	On Mkt
8781 Cuyamaca St	Santee	Retail	16,390	\$3,700,000	\$225.75	1969	Jun 2026
9335 Stevens Rd	Santee	Industrial	15,000	\$4,900,000	\$326.67	1984	Apr 2026
1677 N Marshall Ave	El Cajon	Industrial	20,500	\$4,914,991	\$239.76	1978	Dec 2025
1080 W Bradley Ave	El Cajon	Industrial	20,389	\$4,685,009	\$229.78	1973	Dec 2025
1360 N Magnolia Ave	El Cajon	Industrial	16,634	\$7,400,000	\$444.87	1982	Nov 2025
613-621 El Cajon Blvd	El Cajon	Retail	20,488	\$5,700,000	\$278.21	2012	Oct 2025
10848 Wheatlands Ave	Santee	Industrial	18,200	\$5,805,000	\$318.96	1985	Oct 2024
1439-1445 N Magnolia Ave	El Cajon	Industrial	24,000	\$5,500,000	\$229.17	1980	Jul 2024
Average (Comps)			18,950	\$5,325,625	\$286.65		

Comparable sales within ~5 miles. Source: underwriting analysis / Reonomy & CoStar, pulled June 2026. Subject shown for reference and excluded from average.

690 N 2ND ST

EL CAJON, CA

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