

1202 W MAIN STREET  
EL CAJON, CA 92020

OFFERING MEMORANDUM

FOR SALE



Former Denny's

Exclusively Offered By:

 CUSHMAN &  
WAKEFIELD



# EXECUTIVE SUMMARY

**1202 W MAIN STREET**  
El Cajon, California 92020

ASKING PRICE  
**\$1,929,000**

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**ADDRESS:** 1202 W Main Street  
El Cajon, CA 92020

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**APN:** 487-110-18

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**BUILDING SIZE:** ± 5,111 SF

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**LAND AREA:** ± 22,412 SF

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**# OF STORIES:** 1

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**YEAR BUILT:** 1967

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**PARKING:** ± 26 Spaces

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# 1202 W MAIN STREET

El Cajon, California 92020

- Free Standing 2nd Generation Restaurant Pad
- Freeway Visible Building with Large Pylon Sign
- Busy Freeway Location with Over 174,000 Cars Per Day on Interstate 8
- Excellent Ingress & Egress with Full Circulation Intersection

## INVESTMENT HIGHLIGHTS



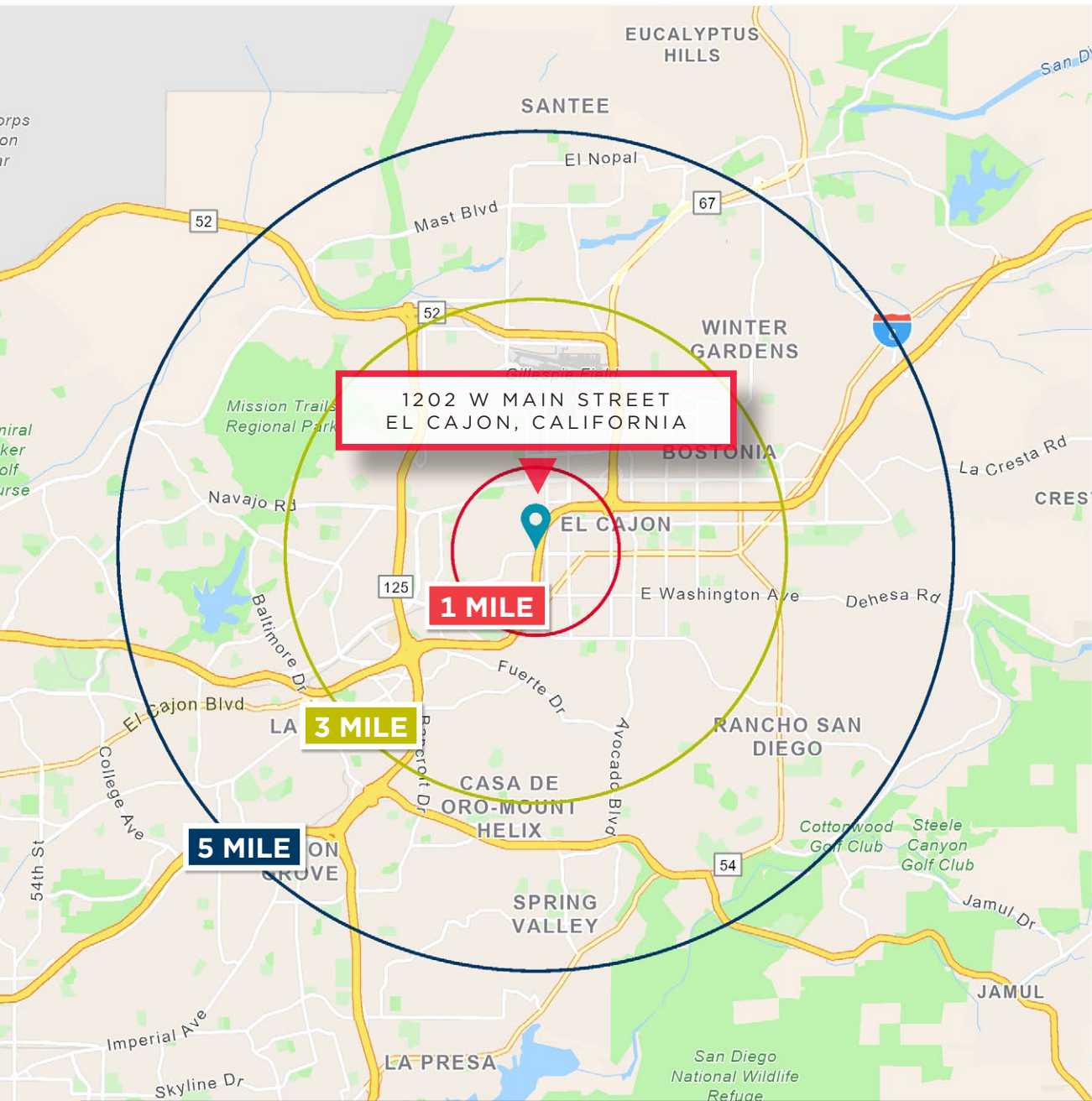


# AERIAL VIEW





# DEMOGRAPHICS - 2024



1202 W. MAIN STREET | EL CAJON, CA



POPULATION

**165K+**  
3 MILE RADIUS



AVERAGE HH  
INCOME

**\$113K+**  
3 MILE RADIUS

## POPULATION

1 MILE	3 MILE	5 MILE
20,373	165,792	376,122

## AVERAGE HH INCOME

1 MILE	3 MILE	5 MILE
\$108,609	\$113,774	\$124,802

# EL CAJON, CA

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.

The City of El Cajon was incorporated on November 12, 1912, as a General Law City and by a vote of the people on June 5, 2012, became a Charter City, giving the City Council more local control of municipal affairs. El Cajon is located in Southern California, just 15 miles due east of San Diego and is the sixth largest of 18 cities in San Diego County.

Under the Köppen climate classification, El Cajon straddles areas of Mediterranean climate (Csa) and semiarid climate (BSh). As a result, it is often described as "arid Mediterranean" and "semiarid steppe". Like most inland areas in Southern California, the climate varies dramatically within a short distance, known as microclimate. El Cajon's climate has greater extremes compared to coastal San Diego. The farther east from the coast, the more arid the climate gets, until one reaches the mountains, where precipitation increases due to orographic uplift.

For the first half of the 20th century, El Cajon was known for its grape, avocado, and citrus agriculture. In the 1960s and 1970s, Frontier Town, Big Oak Ranch, was a tourist attraction, featuring a typical frontier-town theme park and a periodic simulated shootout.

There are opportunities for fun everywhere you turn in El Cajon. From exhilarating excursions to well-known tourist attractions, this charming small city has something for everyone. El Cajon, California is also about 20 miles from Pacific Beach and 19 miles from Ocean Beach.

El Cajon has a San Diego Trolley station called El Cajon Transit Center, and the Green Line and Orange Line serve this station, connecting it to downtown San Diego.



Downtown El Cajon



14.4 SQ MILES

6TH LARGEST  
CITY IN SAN  
DIEGO



102,000+

EL CAJON  
POPULATION



GREAT LOCATION

LOCATED 15  
MILES FROM  
DOWNTOWN  
SAN DIEGO



# SAN DIEGO, CA


As the second most populous city in California, and the eighth largest in the country, San Diego is a major economic engine and world-renowned hub of research and entrepreneurial activity. The region's diverse mix of industries, its superb climate, large and diverse labor force, and exceptional quality of life have fueled substantial commercial and residential development and robust employment growth that have consistently outpaced most other major U.S. metropolitan markets.

San Diego offers: one of the most competitive sales tax rates in California (8.00%); a business tax rate lower than any of the 20 largest U.S. cities; the lowest transient occupancy (hotel and motel) tax in the country; the lowest bonded indebtedness rate; the lowest real estate transfer tax in California; no city income taxes; and, no utility taxes on its citizens. San Diego's economy is very diverse with the largest sectors being agriculture, biotechnology/biosciences, computer sciences, education, healthcare, defense, financial and business services, ship construction and repair, software development, telecommunications, and tourism.

The county is currently home to 3.2 million people, the second most populous county in California. The median age of San Diego County is a relatively young 35 years, with over 50% of its population less than age 35 and only 11% age 65 or over.

Over 34% of San Diego's workforce over the age of 25 holds a bachelor's degree or higher and the average household income is a notable \$84,359 per year. According to Forbes magazine, San Diego ranks as the fifth wealthiest city in the United States. The University of California San Diego, University of San Diego, San Diego State University and other local universities are well-respected throughout the country and the world.

San Diego has a large civilian labor force of approximately 1.56 million workers. Leading employment sectors in the region (by number of employees) include: Government (223,100); Trade, Transportation & Utilities (207,300); Professional & Business Services (204,000); and, Leisure & Hospitality (131,900). The region's 8.8% unemployment rate (May 2012) continues to outperform the state of California (10.4%).



**2<sup>ND</sup> MOST  
POPULOUS**  
CITY IN  
CALIFORNIA



**\$103,476**  
AVERAGE  
HOUSEHOLD  
INCOME



**GOVERNMENT**  
LEADING  
EMPLOYMENT  
SECTOR



*Downtown San Diego*

# DISCLAIMER

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Cushman & Wakefield has been retained as exclusive advisor to the Seller for the sale of 1202 W. Main Street, APN 487-110-18 (the "Property"), ±5,111 square feet on ±22,412 square feet of land located at 1202 W. Main Street, El Cajon, CA, 92020.

This Offering Memorandum has been prepared by Cushman & Wakefield for use by a limited number of parties and does not purport to provide a necessarily complete summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by Cushman & Wakefield, the Owner, and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Cushman & Wakefield, therefore, are subject to variation. No representation is made by Cushman & Wakefield or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Cushman & Wakefield, Owner, and its employees disclaim any and all liability for representations and warranties, expressed and

implied, contained in, and omitted from, this Offering Memorandum or any other written or oral communication transmitted or made available to the recipient. This Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the package. Analysis and verification of the information contained in this package is solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors.

Owner and Cushman & Wakefield each expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivered, and approved by Owner and its legal counsel, and any conditions to Owner's obligations thereunder have been satisfied or waived. Cushman & Wakefield is not authorized to make any representations or agreements on behalf of Owner.

This Offering Memorandum and the contents, except such information which is a matter

of public record or is provided in sources available to the public (such contents as so limited herein are called the "Contents"), are of a confidential nature. By accepting the package, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the package or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or Cushman & Wakefield, (iv) to not use the package or any of the contents in any fashion or manner detrimental to the interest of Owner or Cushman & Wakefield, and (v) to return it to Cushman & Wakefield immediately upon request of Cushman & Wakefield or Owner.

*The information contained herein has been obtained from the owner of the property or from other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.*

**If you have no further interest in the Property, please return this Investment Offering Memorandum forthwith.**

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EL CAJON, CA 92020

EXCLUSIVELY OFFERED BY:

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