

FOR SALE/LEASE

4,000 SF FLEX/INDUSTRIAL BUILDING
1117-1121 BROADWAY | EL CAJON, CA 92021



858. 360. 3000 | caacre.com

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This information above was obtained from sources deemed reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through Commercial Asset Advisors.

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4,000 SF FLEX/INDUSTRIAL BUILDING 1117-1121 BROADWAY | EL CAJON, CA 92021

**COMMERCIAL
ASSET
ADVISORS**

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BUILDING SIZE

± 4,000 SF

LOT SIZE

± 19,815 SF

ZONING

C-G*

(City of El Cajon)

* Buyer to confirm



APN

484-182-49-00

SALE PRICE

\$2,100,000

(Seller Financing Potentially
Available - Call Agent for Details)

LEASE RATE

Negotiable



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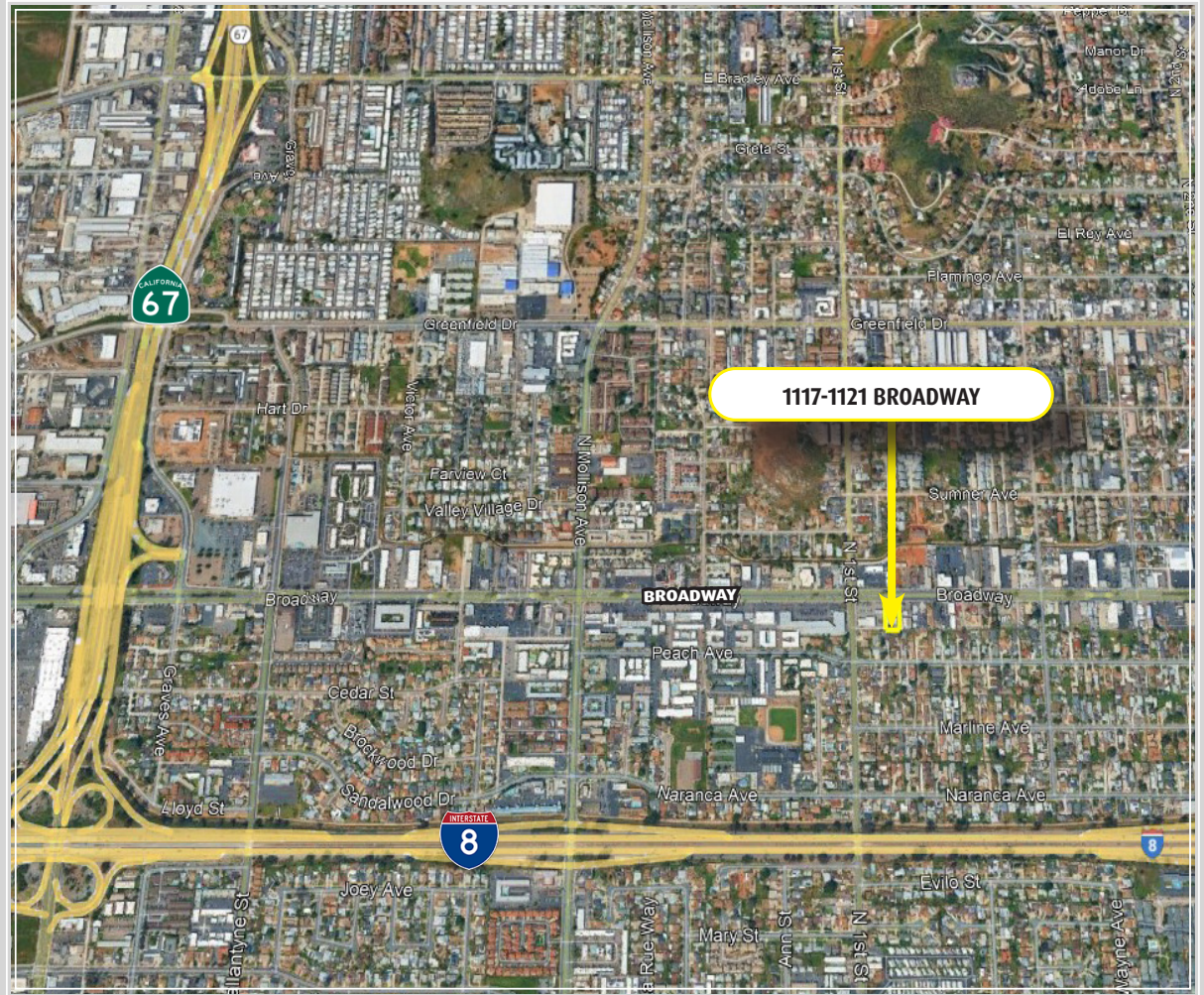
PROPERTY HIGHLIGHTS

LOCATION

1117-1121 Broadway, El Cajon, CA is a well-positioned commercial property located along a high-traffic corridor with strong street visibility and convenient access to major freeways, providing excellent connectivity throughout East San Diego County. The property consists of two separate buildings, offering a flexible layout that is well-suited for a variety of business uses and ownership strategies.

This configuration creates an ideal owner-user opportunity, allowing a buyer to occupy a portion of the property while generating rental income from the remaining space, helping offset operating and ownership costs. The property's layout also provides flexibility for future expansion or re-tenanting as business needs evolve.

Additionally, the property may qualify for SBA financing, offering attractive terms such as low down payment options and long-term fixed-rate financing, making it especially compelling for owner-users seeking to control their real estate while preserving capital. With its strong location, income potential, and favorable financing options, 1117-1121 Broadway presents a rare opportunity to combine owner occupancy with long-term investment upside.



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EL CAJON AT A GLANCE



CITY OF EL CAJON

As one of San Diego County's notable locales, El Cajon offers a thriving environment for residential, professional, and leisure pursuits. Renowned for its diverse population and inviting neighborhoods, the city provides an array of recreational facilities, top-tier educational institutions, and essential services including exceptional law enforcement and fire protection.

Highlighting the city's economic vibrancy is its bustling commercial landscape. Anchored by the long-standing Parkway Plaza, El Cajon hosts a wealth of retail options with over 170 stores and entertainment destinations, such as the popular 18-screen Regal Cinema. Noteworthy retailers include Macy's, Best Buy, JC Penney, Dick's Sporting Goods, Forever 21, H&M, among others. Furthermore, El Cajon boasts a significant presence of automotive dealerships, totaling 14 establishments featuring brands like Mercedes-Benz, BMW, Ford, and Lexus. Complementing this commercial hub is the lively downtown area, dotted with diverse shops and eateries. El Cajon's strategic location and amenities position it as an enticing destination for aspiring entrepreneurs and investors, enriching the city's diverse business sectors.



SOURCES
CA Census, Costar

POPULATION (2023)



360,303

POPULATION (2010 CENSUS)



341,035

CONSUMER SPENDING



\$4,809,056,849

MEDIAN HOME VALUE



\$609,380

AVG HOUSEHOLD

\$101,684

TOTAL HOUSEHOLD

133,102

AVERAGE AGE

38

TOTAL BUSINESSES



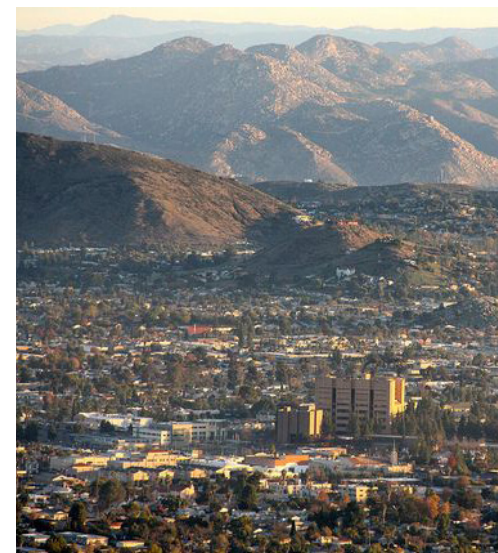
16,032

DAYTIME EMPLOYEES



124,320

Within a 5 Mile Radius



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