

FOR SALE
500 FRONT ST
EL CAJON, CA 92020

PRICE IMPROVEMENT!



~~\$2,400,000~~
SALE PRICE



\$2,250,000
SALE PRICE



INTERACTIVE OFFERING MEMORANDUM

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



**500 FRONT ST,
EL CAJON, CA 92020**
ADDRESS



\$2,250,000
SALE PRICE



±6,296 SF
GLA



**WAREHOUSE &
OFFICE**



±0.40 AC
LOT SIZE (AC)



±17,424 SF
LOT SIZE (SF)



**HEAVY
POWER**



**VISIBLE
FREEWAY**



**FEE SIMPLE
OWNERSHIP**

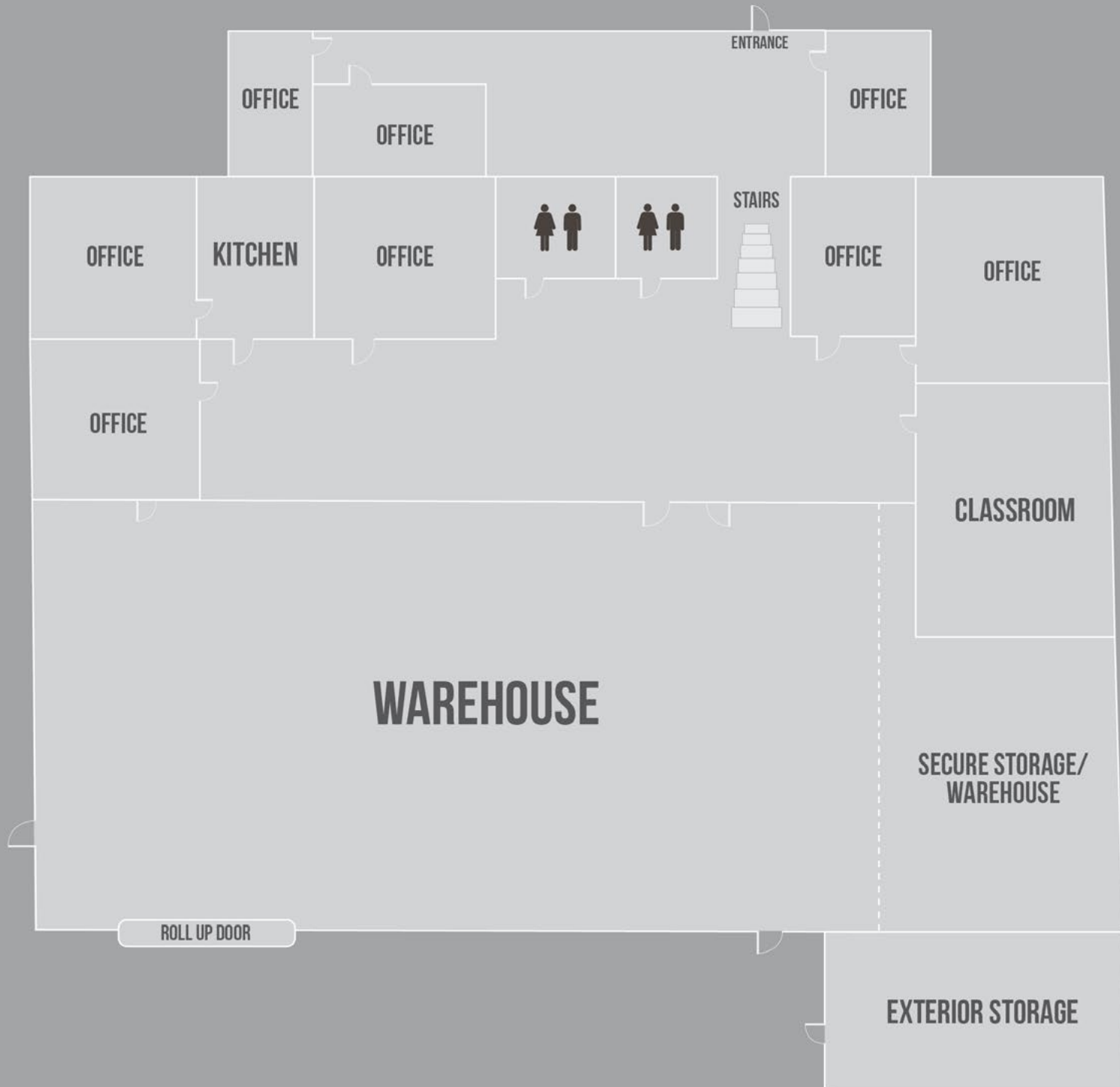


**M
ZONING**



**PRIVATE & FENCED
YARD**

SITE PLAN





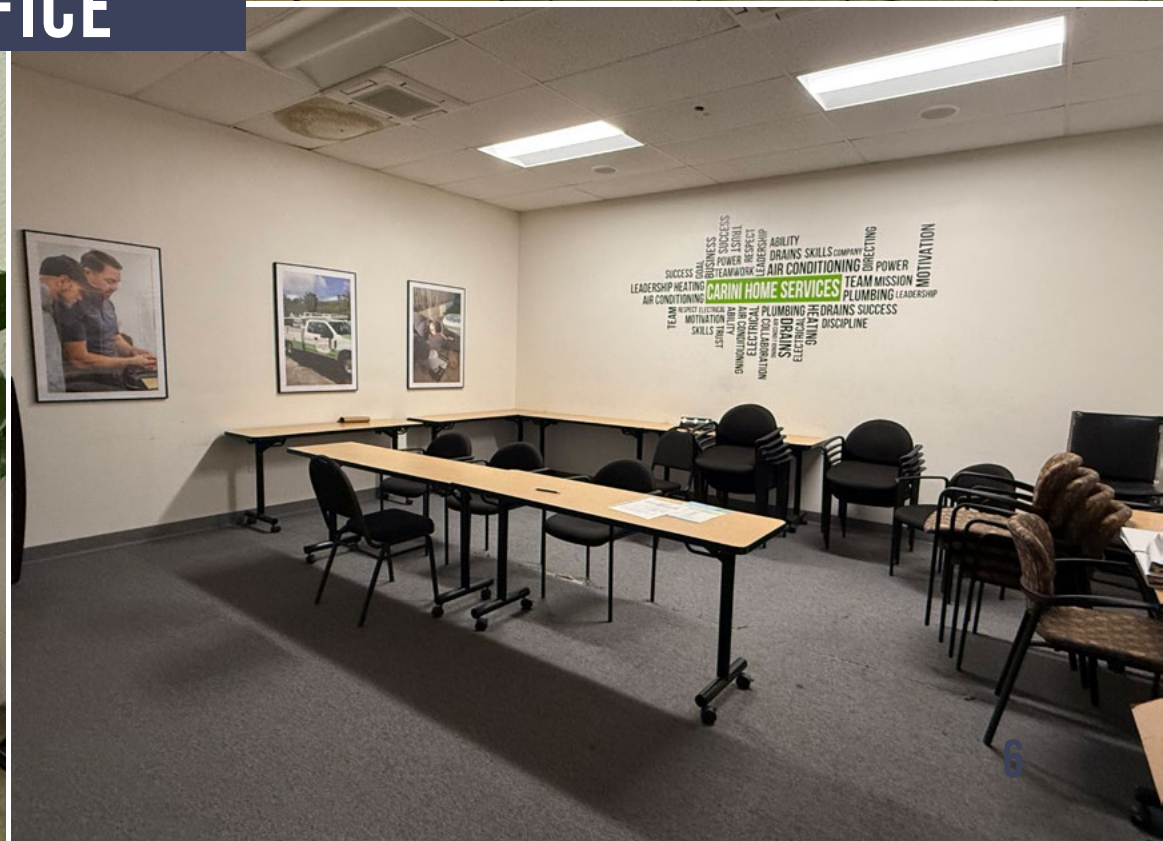


WAREHOUSE/OFFICE





OFFICE





Albertsons
O'Reilly AUTO PARTS
Jersey Mike's
Wendy's
McDonald's
Valvoline
PAPA JOHN'S
Chevron

ALDI
SUBWAY
24 FITNESS
CHASE
WELLS FARGO
CHIPOTLE
W

THE HOME DEPOT
BIG 5 SPORTING GOODS
IN-N-OUT BURGER
TARGET
AutoZone
Starbucks
Carl's Jr.
McDonald's

ROSS DRESS FOR LESS
Jack in the box
Starbucks
Goodwill

125

JOANN
Smart & Final. CVS pharmacy
Jack in the box
TACO BELL
Denny's

PARKWAY PLAZA
JCPenney
Bath & Body Works
jamba
FIVE GUYS
ExtraSpace Storage
DICK'S SPORTING GOODS
Ashley HOMESTORE
ULTA BEAUTY
H&M
five BELOW
VANS
carter's
FINISH LINE

Michaels
Shell
Albertsons

SUBJECT PROPERTY

+ SHARP GROSSMONT HOSPITAL
524 BEDS

target Walmart Supercenter
WORLD MARKET
macy's
FAMOUS footwear
Panera BREAD
COLD STONE CREAMERY

HOBBY LOBBY
ROSS DRESS FOR LESS
Walmart Neighborhood Market



UNITED STATES POSTAL SERVICE

CRASH CHAMPIONS COLLISION REPAIR TEAM
AUTO TECH
SUPER STAR CAR WASH
BMW
MOTOR HARLEY-DAVIDSON CYCLES

COSTCO WHOLESALE

+ 101,000 VPD

± 231,000 VPD



EL CAJON, CA

A suburb of San Diego, El Cajon is a scenic city nestled in a valley and surrounded by mountainous terrain, nicknamed “The Box” for its secluded feel. Located about 17 miles east of Downtown San Diego, El Cajon is an ideal choice for commuters. Residents have easy access to public bus routes, Interstate 8, and Highways 125 and 52. In addition to job opportunities in San Diego, there are so many shopping, dining, and entertainment options as well.

El Cajon resides near Mission Trails Regional Park and Harry Griffen Park, so outdoor adventure is always around the corner. Locals can shop the 170 stores at Parkway Plaza, watch the annual Air Show San Diego event at Gillespie Field, try their luck at the Sycuan Casino, or catch some air at Kennedy Skate Park. Residents appreciate the community events in Downtown El Cajon, such as the weekly Cajun Classic Cruise, the summertime Dinner and a Concert Series, the annual HauntFest, America on Main, and the Mother Goose Parade.

POPULATION	1-MILE	3-MILE	5-MILE
2029 Population Projection	22,709	159,458	367,385
2024 Population	22,945	161,301	371,777
2020 Population	23,504	166,174	383,734
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2029 Household Projection	7,694	55,705	130,564
2024 Households	7,790	56,451	132,345
2020 Households	8,045	58,576	137,469
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$89,845	\$98,254	\$105,956

SAN DIEGO, CA

With its great weather, miles of sandy beaches, and major attractions, San Diego is known worldwide as one of the best tourist destinations **and a great place for residents to relax year-round**. California's second-largest city and the United States' eighth-largest, San Diego boasts a metro population of **1.38 million residents and more than 3.29 million residents countywide**. Within its borders of 4,200 sq. miles, San Diego County encompasses 18 incorporated cities and numerous other charming neighborhoods and communities, including downtown's historic Gaslamp Quarter, Little Italy, Coronado, La Jolla, Del Mar, and Carlsbad, just to name a few.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **ADDRESS** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

FOR SALE

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EL CAJON, CA 92020

LISTED BY



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