

Ground Lease Opportunity

2.57 ACRE VACANT LOT ON ONE PARCEL



Property Overview

Intersection is pleased to offer for sale a 2.57 acre vacant lot on one parcel, currently owned by the El Cajon Valley Union School District. Adjacent to Cajon Valley Middle School, El Cajon Civic Center, City Hall, and County Courthouse with convenient access to I-8 and highways 52 and 67.

Located in a high density population, surrounded by multiple amenities and restaurants makes it an ideal spot for an apartment complex or healthcare development including urgent care and medical offices.



Size

2.57 acre vacant lot on one parcel

Parking

6/1,000 SF with overflow parking available for employees

Proposed Use

Apartments (No condos) /
Healthcare / Offices /
Retail

Availability

Vacant Lot

- Adjacent to Cajon Valley Middle School, El Cajon Civic Center, City Hall, & County Courthouse
- Surrounded by multiple amenities and restaurants
- High density population

Traffic

ADT: ± 17,994 cars per day'
(Ballantyne St. & Wells Ave.)
ADT: ±20,232 cars per day
(Ballantyne St. & WD Hall Dr.)

High Visibility

Located at a signalized intersection with 420' of street frontage

Access

Convenient access to I-8 and Highways 52 and 67

Lot Specifications

PROPERTY TYPE

Vacant Lot

MIN DEVELOPMENT SCENARIO

34,800 SF

AVAILABLE SF

+ 111,949 SF

SPACE IDEAL TYPE

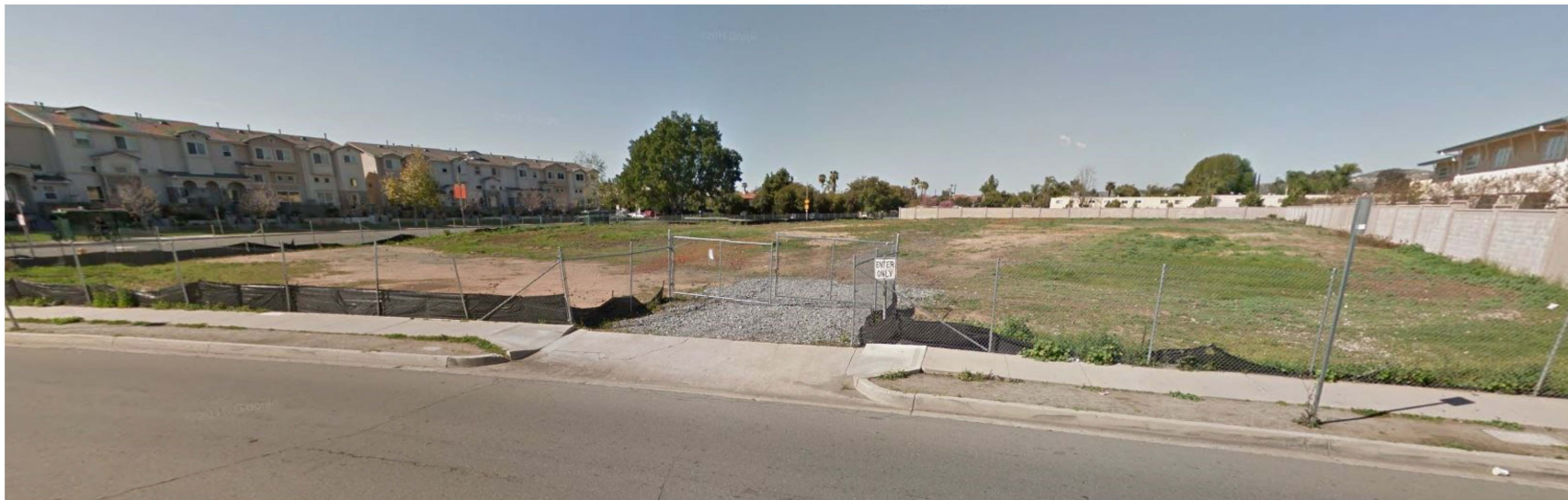
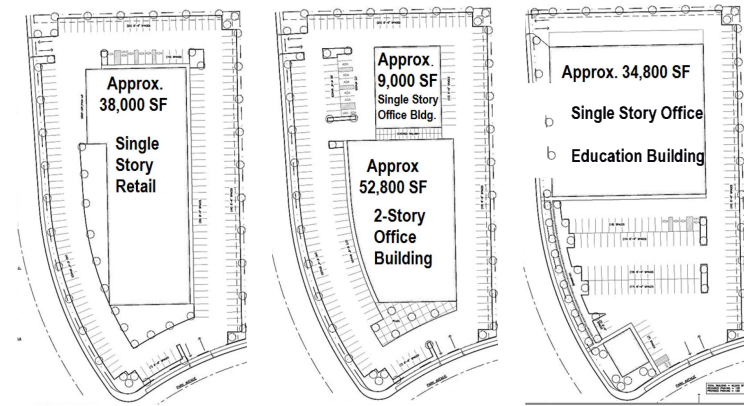
Apartments/Retail /Healthcare/Offices

MAX. DEVELOPMENT SCENARIO

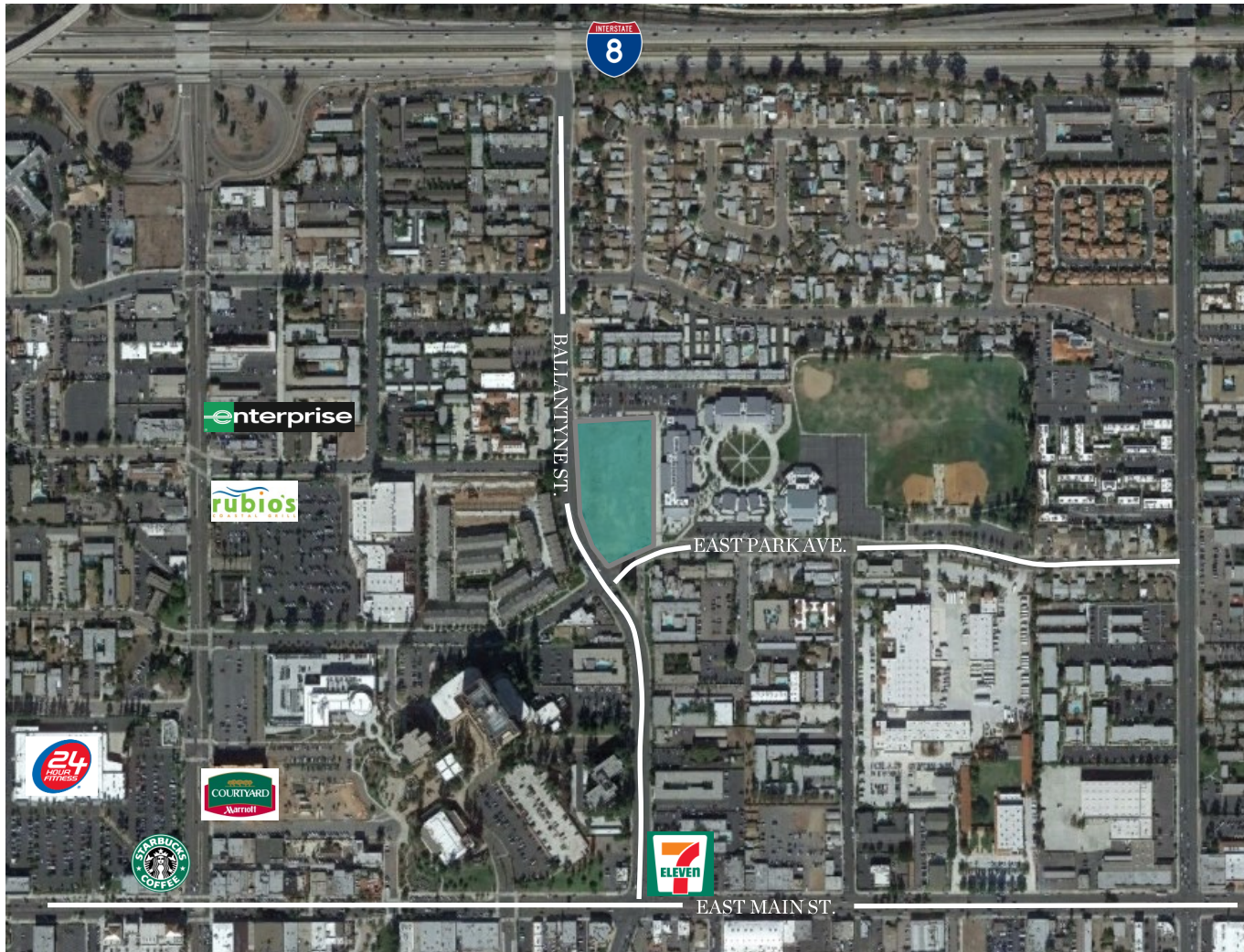
61,800 SF

AVERAGE DAILY TRAFFIC

+ 15,200



Location Details



NEIGHBORHOOD GUIDE

8 Freeway On-Ramp

0.3 miles

Urban Jungle Fun Park

2.45 miles

San Diego Christian College

3.27 miles

Sky Ranch Community

2.5 miles

Venture Business Park

2.68 miles

Parkway Plaza

0.74 miles

Gillespie Field

2.12 miles

Santee Lakes

4.24 miles

Demographics

NUMBER OF BUSINESSES (1-mile)

2,050

NUMBER OF EMPLOYEES (1-mile)

16,821

AVERAGE HOUSEHOLD INCOME (1-mile)

\$47,709

AVERAGE DAILY TRAFFIC

±20,000

| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|-----------------|--------|---------|---------|
| 2023 Projection | 44,622 | 166,400 | 362,430 |
| 2018 Estimate | 42,856 | 159,941 | 347,904 |
| 2010 Census | 40,085 | 150,307 | 324,338 |

| HOUSEHOLDS | 1 MILE | 3 MILE | 5 MILE |
|------------------|--------|--------|---------|
| 2023 Projection | 15,274 | 58,896 | 132,555 |
| 2018 Estimate | 14,664 | 56,598 | 127,291 |
| 2010 Census | 13,676 | 53,116 | 118,953 |
| Growth 2010-2018 | 7.22% | 6.56% | 7.01% |

| INCOME | 1 MILE | 3 MILE | 5 MILE |
|-------------------------------|----------|----------|----------|
| 2018 Average Household Income | \$47,709 | \$75,287 | \$83,916 |
| 2018 Median Household Income | \$35,942 | \$55,443 | \$65,453 |

Costar 2018 Data

Get in Touch.



Kyle Clark

Senior Director
DRE Lic. #00867784

PHONE 619.577.4558

kclark@intersectioncre.com



Dan McCarthy

Senior Director
DRE Lic. #00928868

PHONE 619.577.4557

dmccarthy@intersectioncre.com

Disclosure

The information set forth herein has been received by us from sources we believe to be reliable, but we have made no independent investigation of the accuracy or completeness of the information and make no representation with respect thereto. The above is subject to errors, prior to sale or lease, change in status or withdrawal without notice.

DRE Lic. # 01971891



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PHONE
619.239.1788

ADDRESS
110 West A Street, Ste. 1125
San Diego, CA 92101

WEBSITE
www.intersectioncre.com