

“A” OCCUPANCY IN-PLACE

4265 EL CAJON BOULEVARD

SAN DIEGO, CALIFORNIA 92105

**20,441 SF
OWNER-USER
BUILDING**

**AVAILABLE
FOR SALE**



PARKING OPTIONS AVAILABLE, CALL FOR DETAILS

 www.blvdhall.com

 [instagram.com/blvdhall](https://www.instagram.com/blvdhall)

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**CAST
CAPITAL PARTNERS**

PROPERTY DETAILS

- Located in the Opportunity Zone
- Excellent Owner-User Opportunity
- “A” Occupancy in place
- Allows Occupancy up to 400 people
- 2 story building with finished buildout
- Dock Loading Door
- Easy Access to I-15 and 805 Freeway

ASKING SALES PRICE:
\$5,500,000

Building SF **20,441**

Land SF **13,379 SF**

Zoning **CU-2-4**

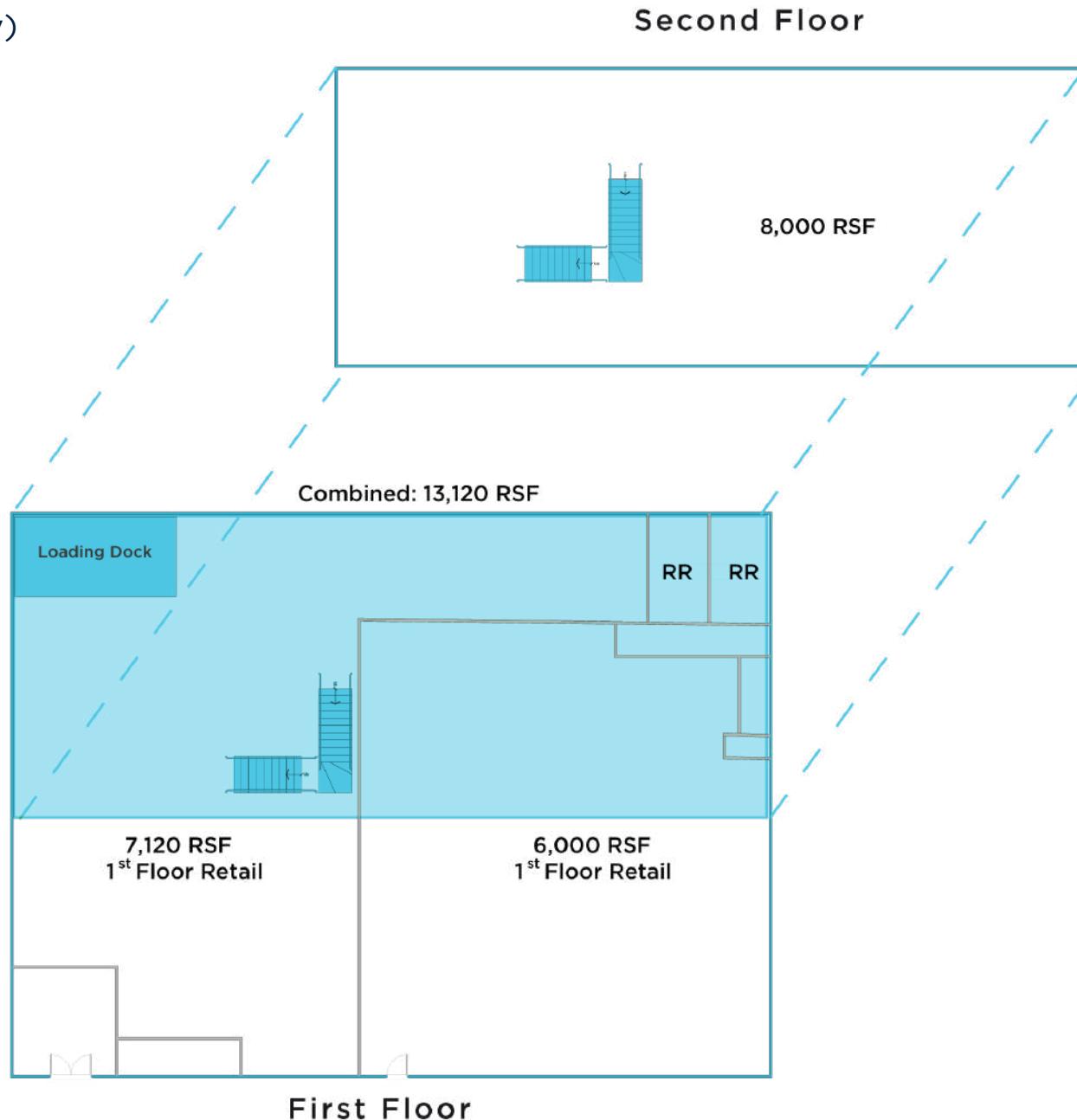
Complete Communities **Tier 3 | FAR 6.5**

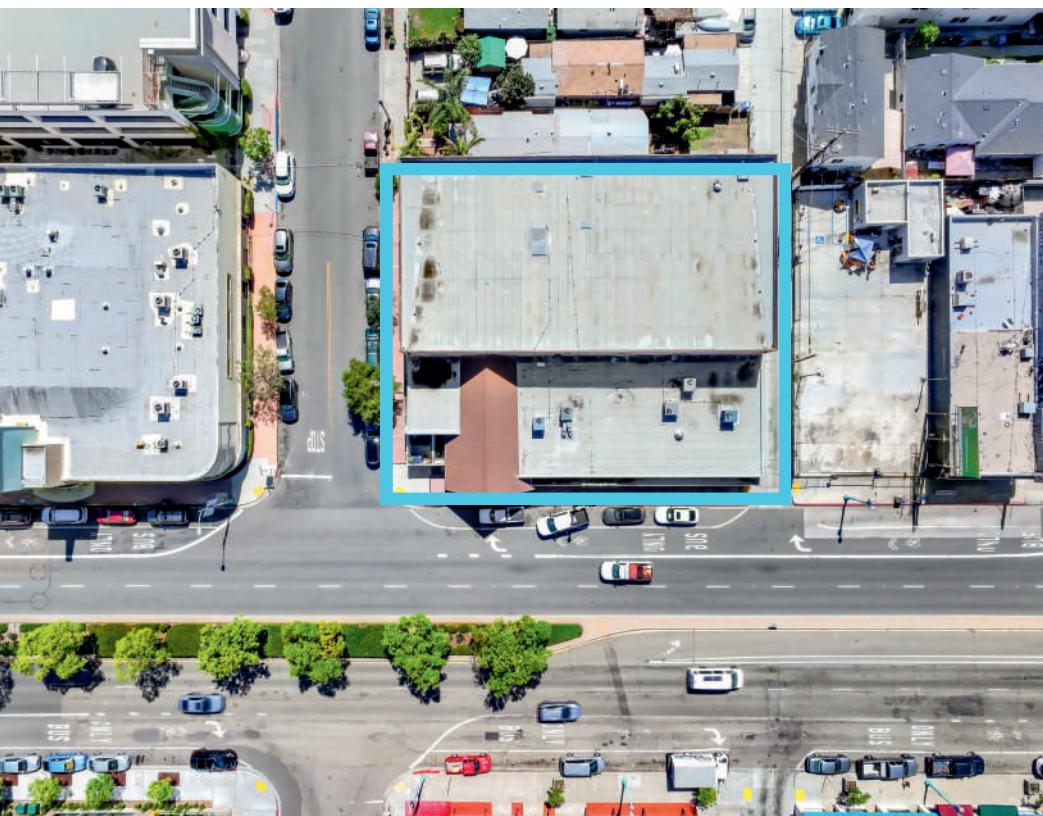




FLOOR PLAN

(Buyer to Verify)





DEMOGRAPHICS



594,161
POPULATION



\$60,036
AVERAGE HH INCOME



228,218
TOTAL HOUSEHOLDS



\$482,456
MEDIAN HOME VALUE



86
WALKING SCORE

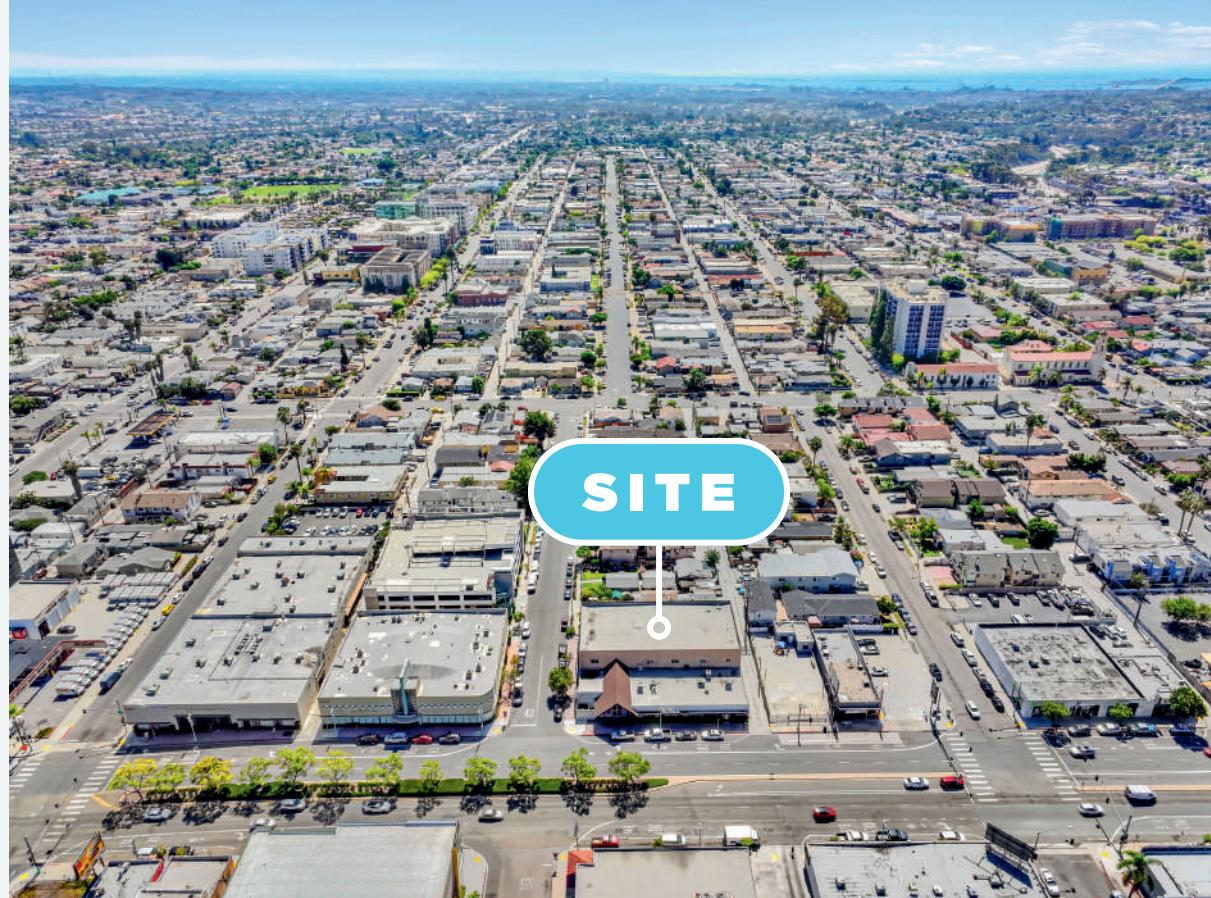
TRAFFIC COUNTS

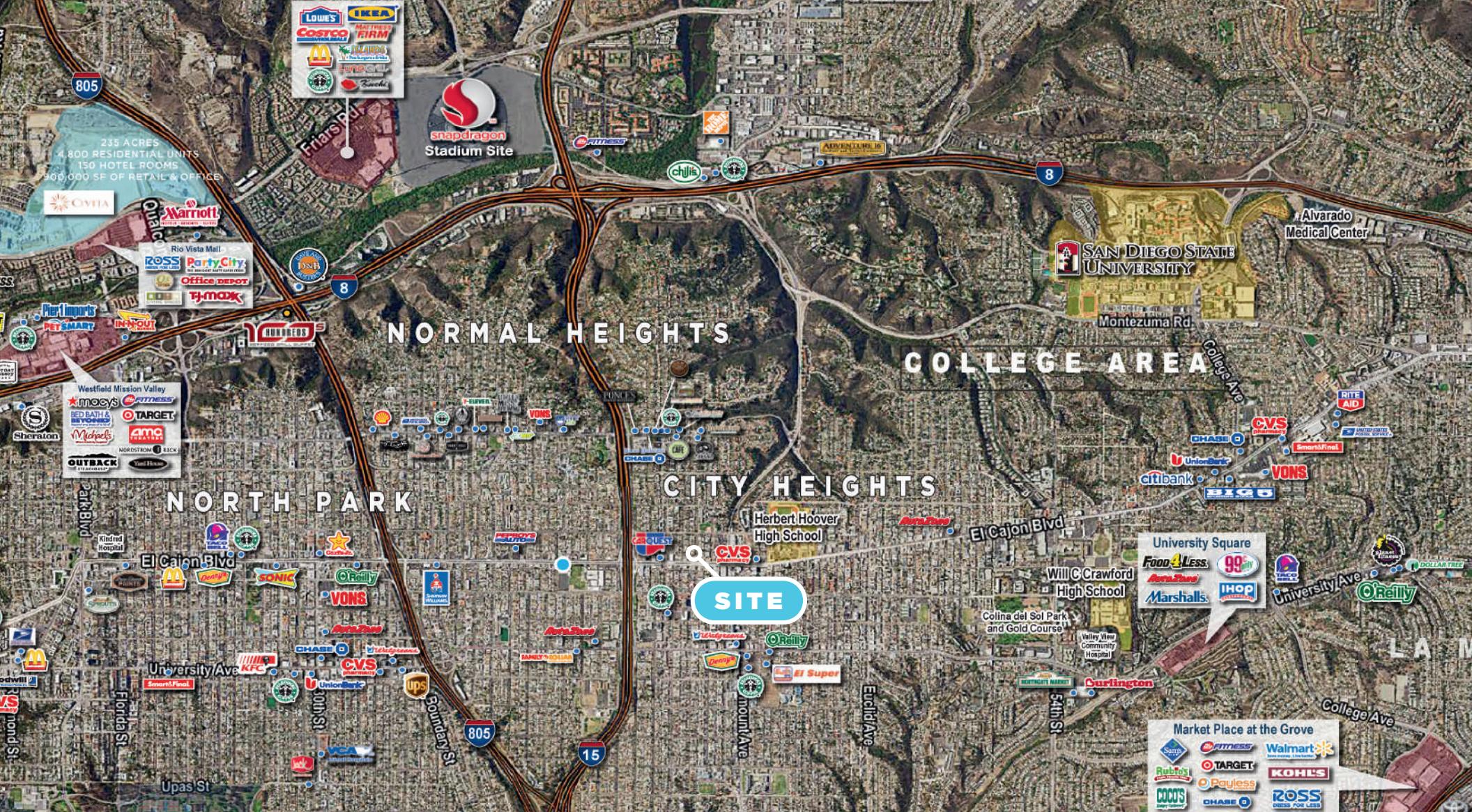
18,913 EL CAJON BOULEVARD

22,269 EL CAJON BOULEVARD
+ 38TH STREET

23,318 EL CAJON BOULEVARD
+ CENTRAL AVENUE

204,000 EL CAJON BOULEVARD
+ I-15





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