

FOR SALE OR LEASE

1324 E. MAIN STREET, EL CAJON CA 92021



LOCATED IN OPPORTUNITY ZONE - GREAT DEVELOPMENT or OWNER USER OPPORTUNITY!



5,661 BUILDING ON ± 42,253 SF LOT - RARE ± 1 ACRE SITE IN HIGH TRAFFIC CORRIDOR



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PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Amazing Location in Very Busy El Cajon Retail Corridor
- Located Near Interstate 8 with Convenient Freeway Access
- Excellent Street Frontage, Traffic Exposure and Visibility
- Great Ingress and Egress
- Located in an Opportunity Zone, Next Door Property has been approved for a Brand New 125,000 Square Foot Self Storage and Mailing Center
- Neighboring Tenants Include:



SALE PRICE / LEASE RATE
Call For Pricing

SIZE
5,661 SF Building on 43,560 SF Lot

ZONING
C-G General Commercial

POTENTIAL USES
Medical, Retail, QSR Drive Through, Car Wash

APN
489-180-73-00

PROPERTY DESCRIPTION

This is an amazing opportunity to take advantage of a growing Trade Area in El Cajon. Located within an Opportunity Zone, this property is sure to see a boost from neighboring developments and growth. Located around numerous National Tenants, the exposure and potential is limitless.

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AREA RETAILERS



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OPPORTUNITY ZONE BENEFITS

Opportunity Zones offer a major tax incentive to invest capital gains from non-real estate activities into real estate, including potentially avoiding ALL Federal Capital Gains taxes on the gains resulting from the new Opportunity Zone ("OZ") investment. By investing in Opportunity Zone Property, the OZ investor can potentially delay and reduce the Capital Gains taxes which would otherwise be due in the current tax period. Below is a synopsis of the discount applied to current Capital Gains and Exclusion of future Capital Gains Taxes:

- A 15% discount on capital gains invested in the OZ property expires 12/31/19*.
- A 10% discount on capital gains invested in the OZ property expires 12/31/2021*.
- A deferral of Capital Gains taxes due on Capital Gains reinvested in OZ property Expires 12/31/2026*.
- Permanent exemption from Federal Capital Gains Taxes** on the New OZ Investment, if the guidelines are followed over the required 10 year holding period.

The Federal Opportunity Zone Program, was created to strongly encourage the immediate improvement of designated lower-income regions. This program is the first in generations allowing Investors to move Capital Gains out of non-real estate activities into real estate investments while potentially receiving a PERMANENT EXCLUSION from FEDERAL CAPITAL GAINS TAXES on the future sale of Opportunity Zone assets**.

*The above discounts are conditioned on the length of time that the OZ Investor owns the OZ Property. Since the Opportunity Zone program ends on 12-31-2026 it will not be possible for the OZ Investor to Own the OZ property for more than seven years after the end of 2019, nor will it be possible for the investor to own a OZ property for more than 5 years after the end of 2021. The 10% & 15% discounts on capital gains just simply "time out" by definition on the above dates. The value of the deferral goes down as time passes in accordance with "time value of money" and "opportunity cost of capital" principles, as the date on which the Capital Gains Tax become due approaches. The Capitals Gains tax due date and the official end of the Opportunity Zone program is 12-31-2026.

**A Qualified Opportunity Zone Fund (QOF) is the self certified investment vehicle, set up by the investor as a corporation or a partnership. The QOF deploys private investment capital by starting a business or purchasing and substantially improving a property in a Federally designated Opportunity Zone. To qualify for tax benefits, many significant standards must be met including but not limited to: The QOF must "substantially improve" the purchased property by further developing or making very significant new improvements to the property in compliance with the Opportunity Zone Program guidelines. The property must also be purchased before 12-31-2026 and be owned by the QOF for a minimum of ten years to qualify. For information regarding the actual rules, the below links lead directly to the Federal Guidelines released as of May 2019: <https://www.federalregister.gov/documents/2018/10/29/2018-23382/investing-in-qualified-opportunity-funds>, <https://www.irs.gov/pub/irs-drop/r-18-29.pdf> and/or all subsequent federal guidelines.

*** Speak to a qualified Tax Consultant. No representation or recommendation is made by Commercial Asset Advisors as to the legal sufficiency or tax consequences of this document or the transaction to which it relates. Note, federal guidelines for Opportunity Zones may change, be updated, or modified. These are questions for your tax attorney, CPA and/or other advisors.

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DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population			
2025 Projection	35,480	145,635	294,497
2020 Estimate	35,054	143,091	288,627
2010 Census	34,582	136,652	271,494
Growth 2020 - 2025	1.22%	1.78%	2.03%
Growth 2010 - 2020	1.36%	4.71%	6.31%
2020 Population by Age			
	35,054	143,091	288,627
Age 0 - 4	2,318 6.61%	9,109 6.37%	17,678 6.12%
Age 5 - 9	2,297 6.55%	8,947 6.25%	17,250 5.98%
Age 10 - 14	2,313 6.60%	8,885 6.21%	17,247 5.98%
Age 15 - 19	2,466 7.03%	9,424 6.59%	18,417 6.38%
Age 20 - 24	2,836 8.09%	11,119 7.77%	21,673 7.51%
Age 25 - 29	2,995 8.54%	12,040 8.41%	23,452 8.13%
Age 30 - 34	2,654 7.57%	10,709 7.48%	20,906 7.24%
Age 35 - 39	2,387 6.81%	9,490 6.63%	18,690 6.48%
Age 40 - 44	2,074 5.92%	8,195 5.73%	16,440 5.70%
Age 45 - 49	2,110 6.02%	8,492 5.93%	17,418 6.03%
Age 50 - 54	2,102 6.00%	8,779 6.14%	18,276 6.33%
Age 55 - 59	2,139 6.10%	9,269 6.48%	19,559 6.78%
Age 60 - 64	1,881 5.37%	8,387 5.86%	17,979 6.23%
Age 65 - 69	1,496 4.27%	6,760 4.72%	14,607 5.06%
Age 70 - 74	1,136 3.24%	5,159 3.61%	11,125 3.85%
Age 75 - 79	745 2.13%	3,400 2.38%	7,296 2.53%
Age 80 - 84	507 1.45%	2,312 1.62%	4,958 1.72%
Age 85+	598 1.71%	2,615 1.83%	5,656 1.96%
Age 65+	4,482 12.79%	20,246 14.15%	43,642 15.12%
Median Age	34.30	35.70	37.10
Average Age	36.40	37.50	38.40

DEMOGRAPHIC SNAP SHOT



TRAFFIC COUNTS

Interstate 8: ± 64,000
Main Street: ± 16,500
N. 2nd Street: ± 37,300



AVERAGE HOUSEHOLD INCOME

1 MILE ± \$62,123 **3 MILES** ± \$69,586 **5 MILES** ± \$94,454



POPULATION

1 MILE ± 36,136 **3 MILES** ± 100,895 **5 MILES** ± 288,150

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THE CITY OF EL CAJON



El Cajon is one of the largest cities in San Diego County with a population of over 102,000 residents. It is one of the most diverse and vibrant communities across San Diego and has long been one of the fastest growing cities.

The City of El Cajon has a great Down Town and has been welcoming new businesses and entrepreneurs into a growing area. The location with access to many major freeways has been a great positive and enhances these strong retail trade areas.

Join a city that has been promoting and pushing for new and exciting businesses.

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