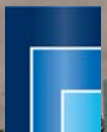


1,330 SF PROFESSIONAL OFFICE SUITE FOR LEASE

BUILDING EYEBROW SIGNAGE AVAILABLE

353 E. PARK AVE.

• EL CAJON CA 92020

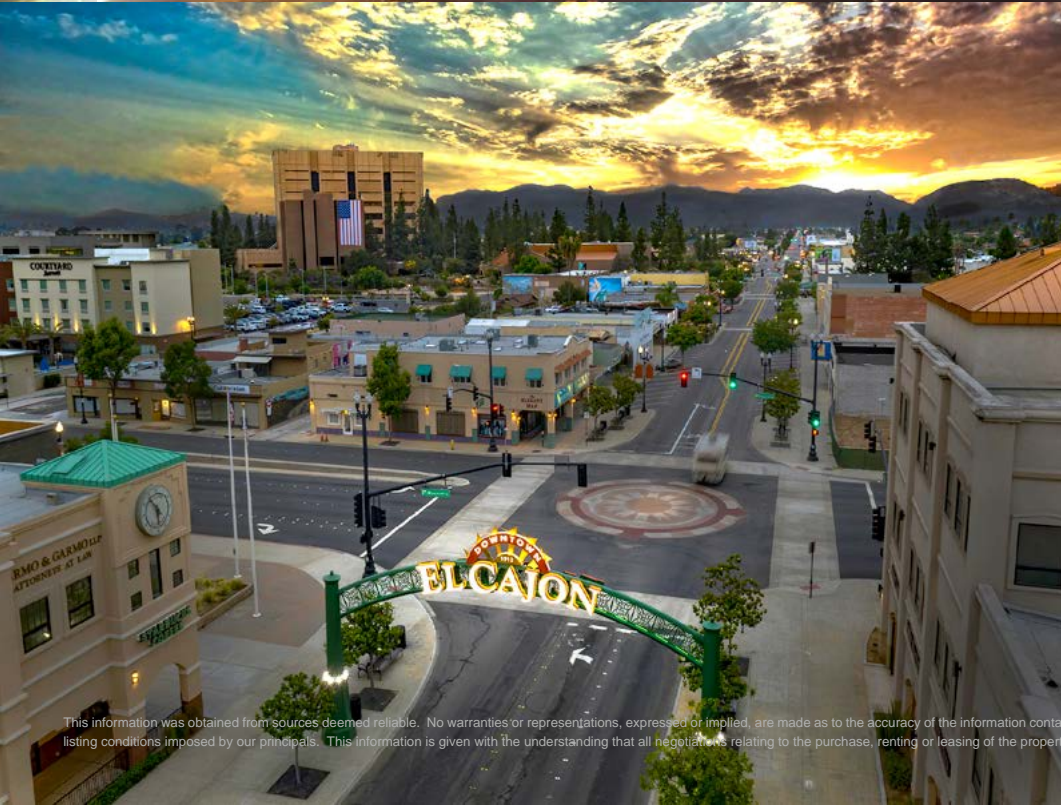


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TODD SIMONSEN

Sales Associate
Todd@caacre.com
Lic # 02131564

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PROPERTY HIGHLIGHTS

**Hard Corner Location
with High Visibility**



**Newly Remodeled
Common Areas**



**Second Floor Patio
For Tenant's Enjoyment**



**Wheelchair Accessible
with Elevator**



**Walk to Downtown
El Cajon Business
Partners**



**Adjacent to The
Courthouse
Ideal for Attorneys**



**+/- 1 Mile to/from
I-8 & Hwy 67 Freeways**



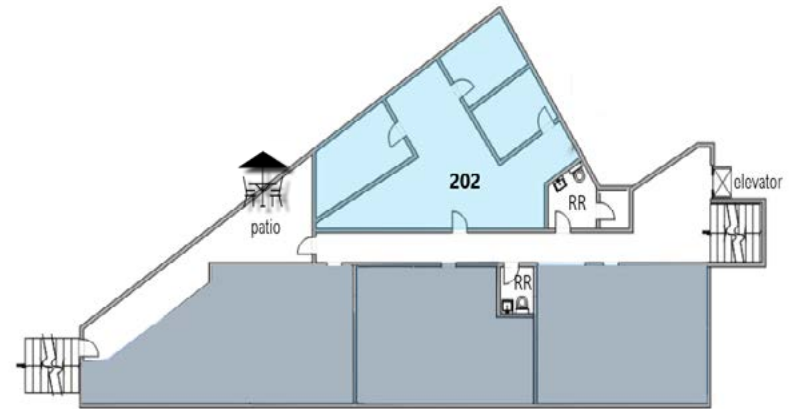
This information was obtained from sources deemed reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, 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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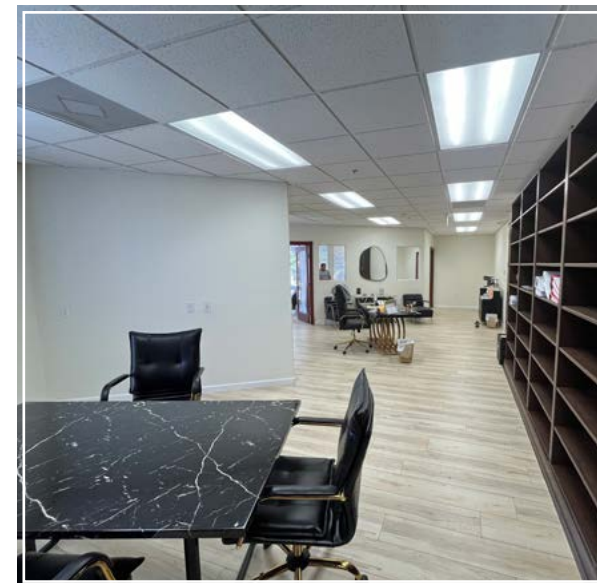


FOR LEASE AVAILABILITY



Suite 202 - 1,330 SF

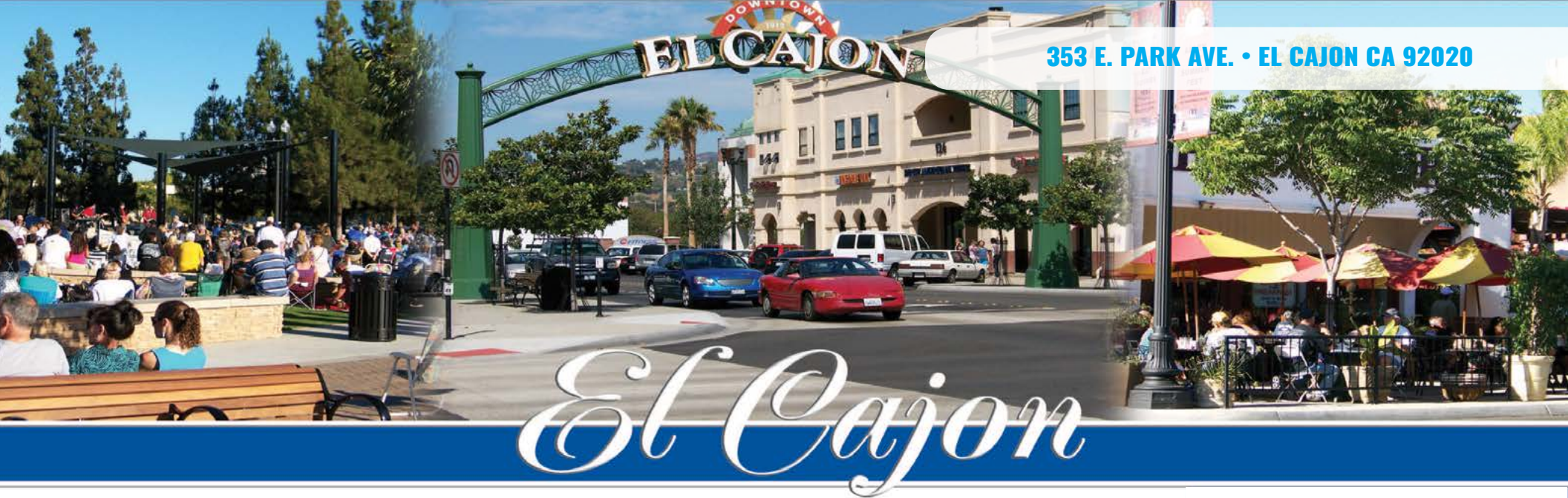
- Available Now
- Second Floor Office Space
- Newly Remodeled Space
- Lease Rate: \$1.60 / SF + Electricity



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353 E. PARK AVE. • EL CAJON CA 92020

LIVE • WORK • DINE • SHOP

- The Retail, Manufacturing and service hub of East San Diego County!
- Easy Access
- Local Events
- Family Fun Entertainment
- Car Shows
- Free Concerts
- Art Walk
- Performing Arts
- Abundant Dining & Shops



El Cajon offers superb opportunities as a place to live, work, shop, play and conduct a business. The downtown historic district of the city of El Cajon is home to numerous restaurants, shops, service providers and fun family events.

El Cajon boasts over 321,000 people within a radius of five miles of its downtown. El Cajon's strategic location and other assets make it the retail, manufacturing, and service hub of East San Diego County.

Easily get to El Cajon from Interstate 8 and State Route 67, which are less congested than in other parts of San Diego County. Plus, El Cajon is served by numerous bus lines, the San Diego Trolley, and Gillespie Field, a premier regional airport.

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