



# CUYAMACA COMMERCE CENTER

1331 N Cuyamaca Street, Units I-L  
El Cajon, CA 92020

OFFERING MEMORANDUM



# INVESTMENT SUMMARY

Located in the prestigious Cuyamaca Commerce Center, this offering features flexible warehouse and office layouts, grade-level roll-up access, ample clear height, and convenient on-site parking. Just minutes from Highways 67, 52, and 125, the site provides excellent regional connectivity for distribution, light manufacturing, or service-oriented uses. With strong street visibility along Cuyamaca Street, this space delivers both utility and image for a wide range of tenants.



# PROPERTY SUMMARY

Offering Price	\$1,550,000.00
Year Built	1979
Parcel ID	482-140-58-10, 482-140-58-09, 482-140-58-11, 482-140-58-08
Zoning Type	INDUSTRIAL
County	San Diego
Square Footage	Approximately 4,775

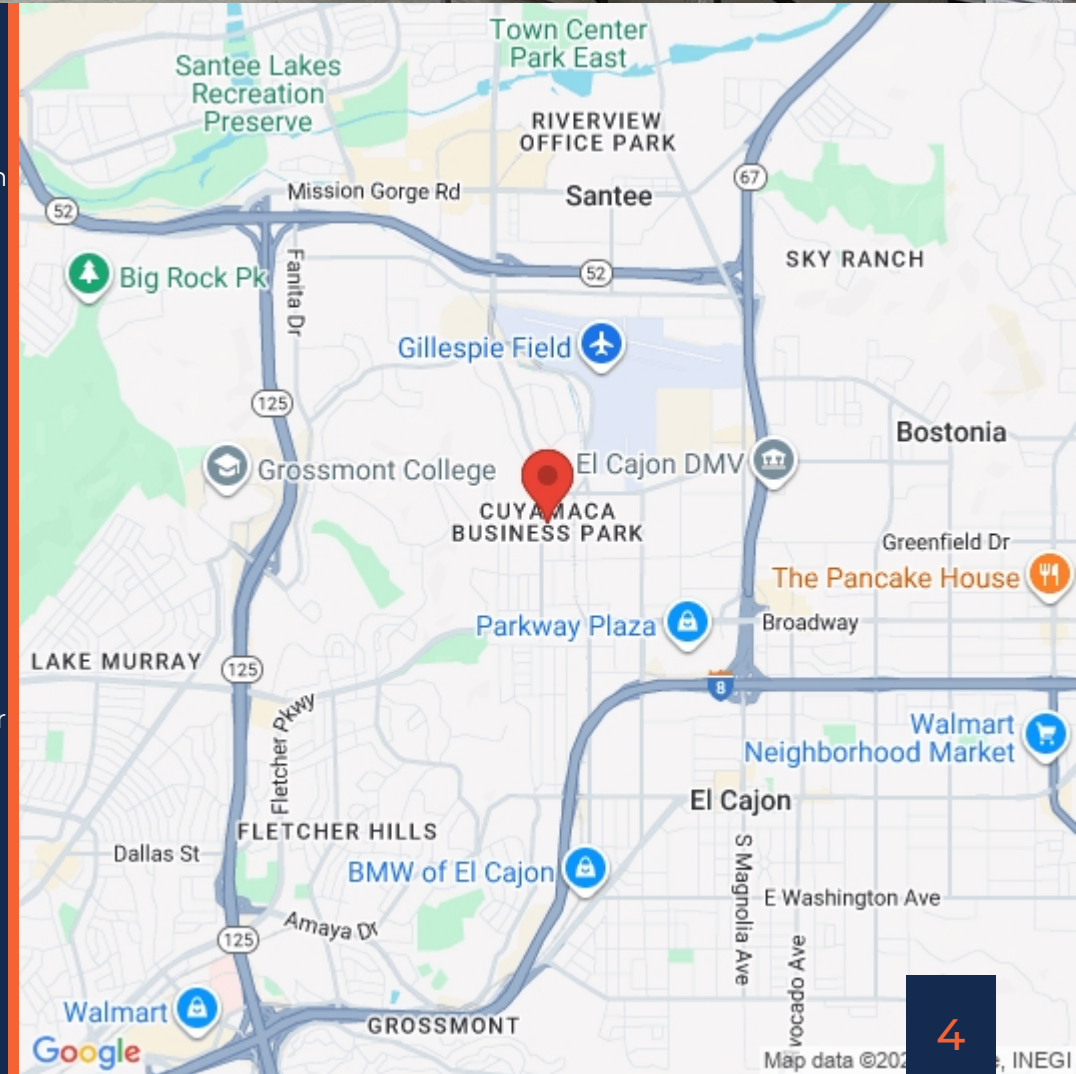






## INVESTMENT HIGHLIGHTS

- Large entry space provides the option for a showroom or retail operation
- Warehouse space includes a large roll-up door, industrial shelving, and forklift
- Seven private offices, three of which have separate access to the exterior of the building
- Approximately 4,775 SF
- Includes a restroom in the front lobby and a second restroom in the warehouse
- The exterior of the property is professionally maintained by the Association and ample reserved parking exists both at the front and rear of the building
- Prime location with high visibility and convenient access to the freeway



# DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,335	153,509	306,273
2010 Population	6,269	158,854	313,839
2025 Population	6,501	170,887	333,099
2030 Population	6,358	170,094	330,817
2025-2030 Growth Rate	-0.44 %	-0.09 %	-0.14 %
2025 Daytime Population	18,487	169,505	297,469

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	170	4,188	7,489
\$15000-24999	83	3,967	6,199
\$25000-34999	51	3,040	5,607
\$35000-49999	138	6,135	10,662
\$50000-74999	307	9,031	16,684
\$75000-99999	253	7,875	15,476
\$100000-149999	487	10,330	22,536
\$150000-199999	407	7,480	16,050
\$200000 or greater	506	8,453	21,495
Median HH Income	\$ 114,351	\$ 85,640	\$ 97,914
Average HH Income	\$ 141,769	\$ 112,955	\$ 126,202

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	2,464	56,468	115,206
2010 Total Households	2,431	56,962	116,448
2025 Total Households	2,401	60,500	122,197
2030 Total Households	2,371	60,887	122,733
2025 Average Household Size	2.67	2.76	2.68
2025 Owner Occupied Housing	1,566	29,302	67,418
2030 Owner Occupied Housing	1,549	29,971	68,511
2025 Renter Occupied Housing	835	31,198	54,779
2030 Renter Occupied Housing	822	30,916	54,223
2025 Vacant Housing	142	2,185	4,531
2025 Total Housing	2,543	62,685	126,728



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