

An aerial photograph of a commercial property. In the foreground, there is a large, paved parking lot. To the left, a single-story building with a light-colored stucco exterior and a red-tiled roof is visible. A black metal fence runs along the perimeter of the property. To the right of the building, there is a long, low structure with a corrugated metal roof, which appears to be a storage facility. In the background, there are utility poles, power lines, and a range of mountains under a clear blue sky with some clouds.

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FOR SALE

Owner/User Opportunity

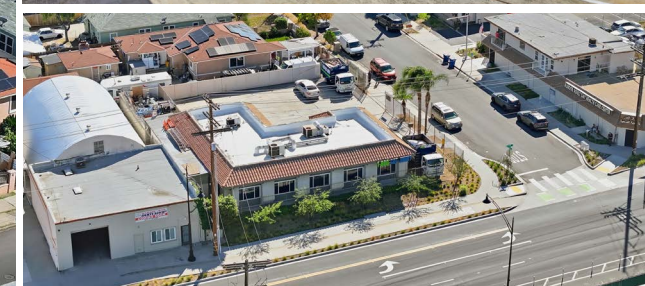
101 Richfield Ave | El Cajon, CA 92020

Derek Applbaum

Senior Vice President
License No. 01280412
+1 858 677 5331
derek.applbaum@colliers.com

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4350 La Jolla Village Drive, Suite 500
San Diego, CA 92122



Property Highlights

Sales Price:
Call broker for details.

- Owner/user opportunity with income
- ± 2,455 square foot commercial building. Owner can occupy 1,240 SF or 51% of the building at the close of escrow.
- APN: 487-301-25-00
- C-G (General Commercial) Zone. The C-G zone is intended to provide a full range of general commercial uses ranging from offices to retail to automotive services to tourist facilities. A general commercial area may be developed as a shopping center or as an individual lot and building or as a "strip commercial" development. The C-G zone is consistent with the "general retail commercial" designation and may be found consistent with the "neighborhood retail commercial" designation of the general plan.
- Lot Size: 0.27 acres
- New roof installed Spring 2025
- Fenced yard area, covered storage and completely fenced parking lot
- Excellent proximity to Interstate 8 and trolley & bus stops

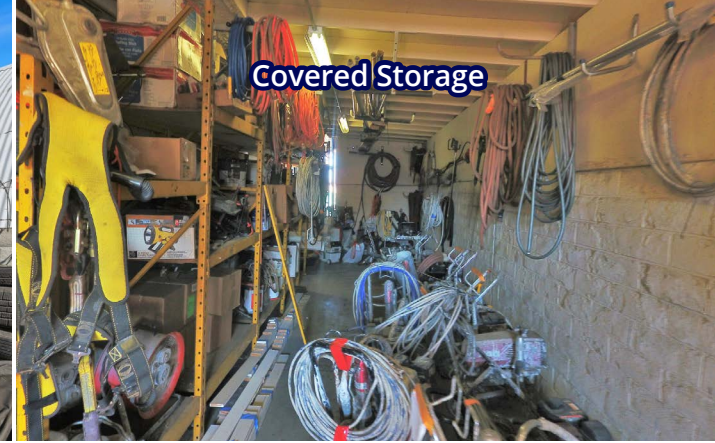
Exterior



Fenced

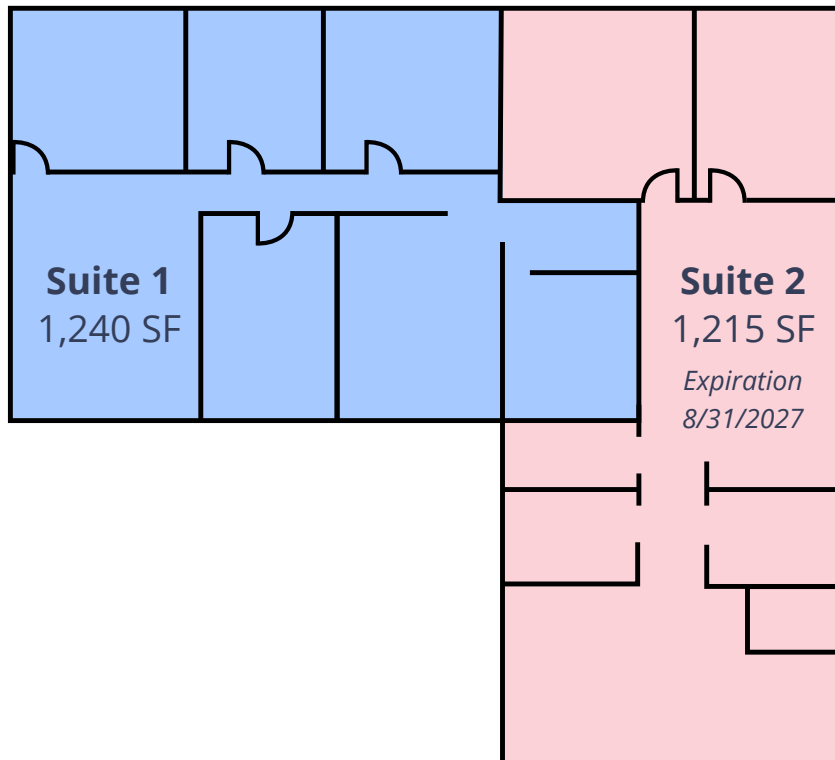


Covered Storage



101 Richfield Ave

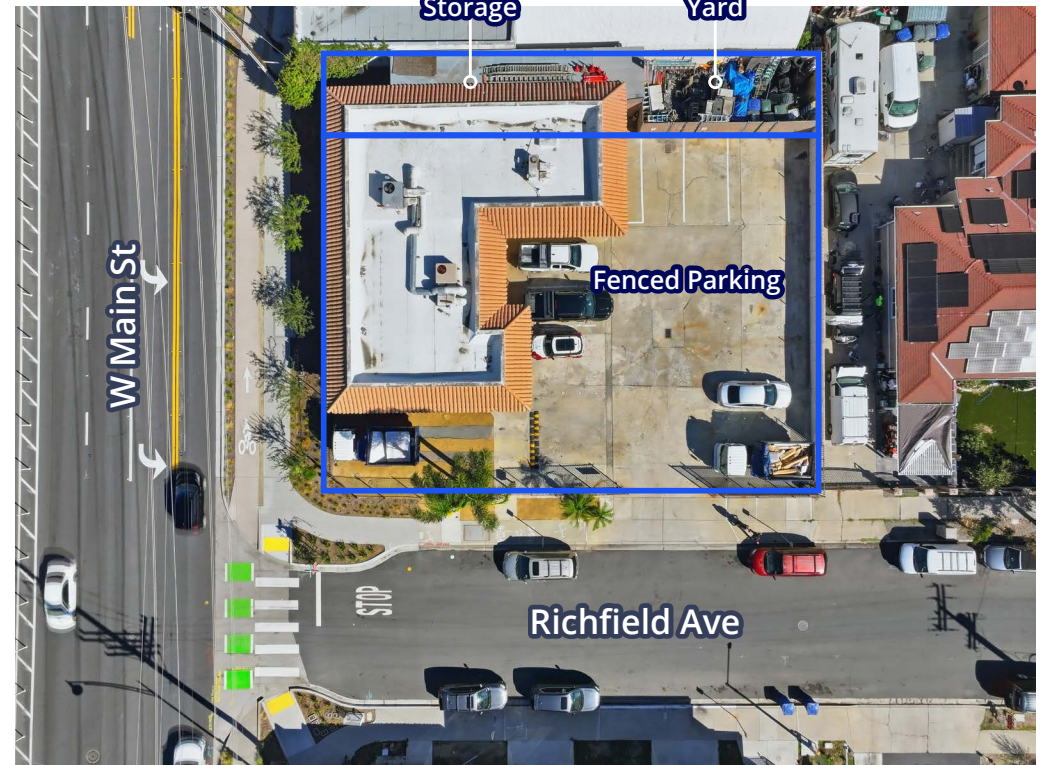
For Sale



Covered Storage

Fenced Yard

Fenced Parking





CONTACT US

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