



CONFIDENTIAL OFFERING MEMORANDUM

Fix Auto La Mesa | Franchise & Real Estate Opportunity



Presented By:

Travis Jaedtke/
Strategic Real Estate Group, Inc

Property Address:
7439 - 7473 El Cajon Blvd, La Mesa, CA 91941

Offering Type: Business & Real Estate
(Turnkey Opportunity)





Property & Business Overview

- Location: 7439-7473 El Cajon Blvd, La Mesa, CA 91941
- Franchise Brand: Fix Auto USA
- Zoning: C-D-MU
- Main Building: +/- 16,675 SF warehouse and office
- Separate Auto Shop: +/- 2,880 SF
- Total Building Area: +/- 19,555 SF
- Lot Size: 1.22 Acres
- Improvements: Fully built-out auto body shop with office, customer lounge, paint booth, and multiple service bays
- Traffic Count: High-visibility corridor with 19,984 vehicles per day

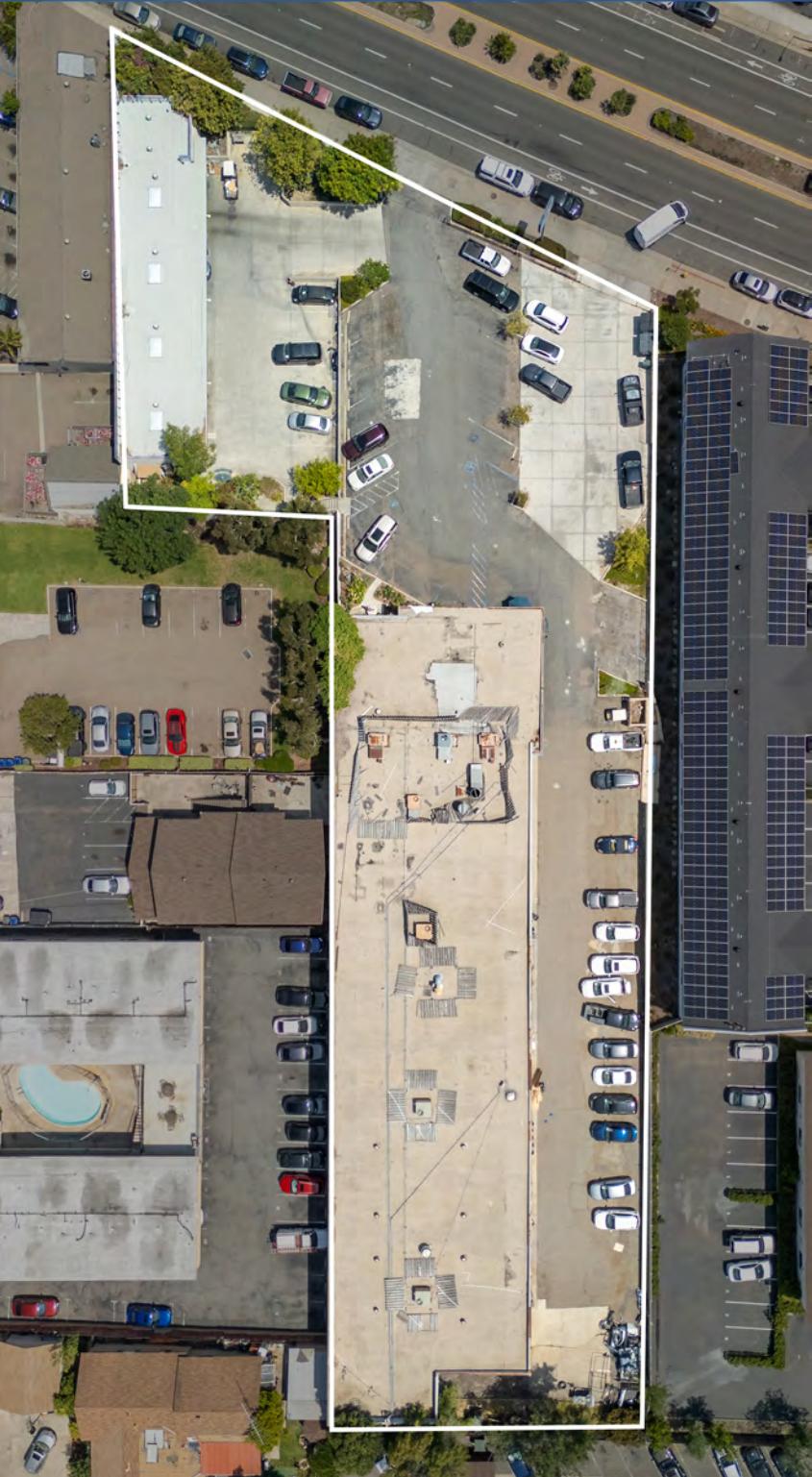
Executive Summary

This Offering Memorandum presents a rare opportunity to acquire the Fix Auto La Mesa franchise along with its fee-simple real estate (Approx. 1.22 Acres in La Mesa with long-term growth potential). This turnkey collision repair business is part of the nationally recognized Fix Auto network, offering immediate brand equity, established operations, and strong local market presence. The sale includes the business, land, building, and equipment.



Investment Highlights:

- **Established Operations:** Operating under the Fix Auto brand with trained staff, vendor accounts, and repeat clientele
- **Real Estate Included:** Own a valuable infill property in La Mesa with long-term growth potential
- **Brand Power:** Benefit from Fix Auto USA's national recognition and operational support
- **Turnkey:** All FF&E included, ready for seamless transition
- **Market:** Located in a dense, high-income area with consistent insurance work and regional referrals







Financial Overview (Available Upon NDA)

Sale Structure

- Deal Type: Business + Real Estate
- Transition Support: Training & transition available from seller
- Franchise Transfer: Subject to Fix Auto USA approval
- Financing: SBA-eligible with real estate; lender packages available on request



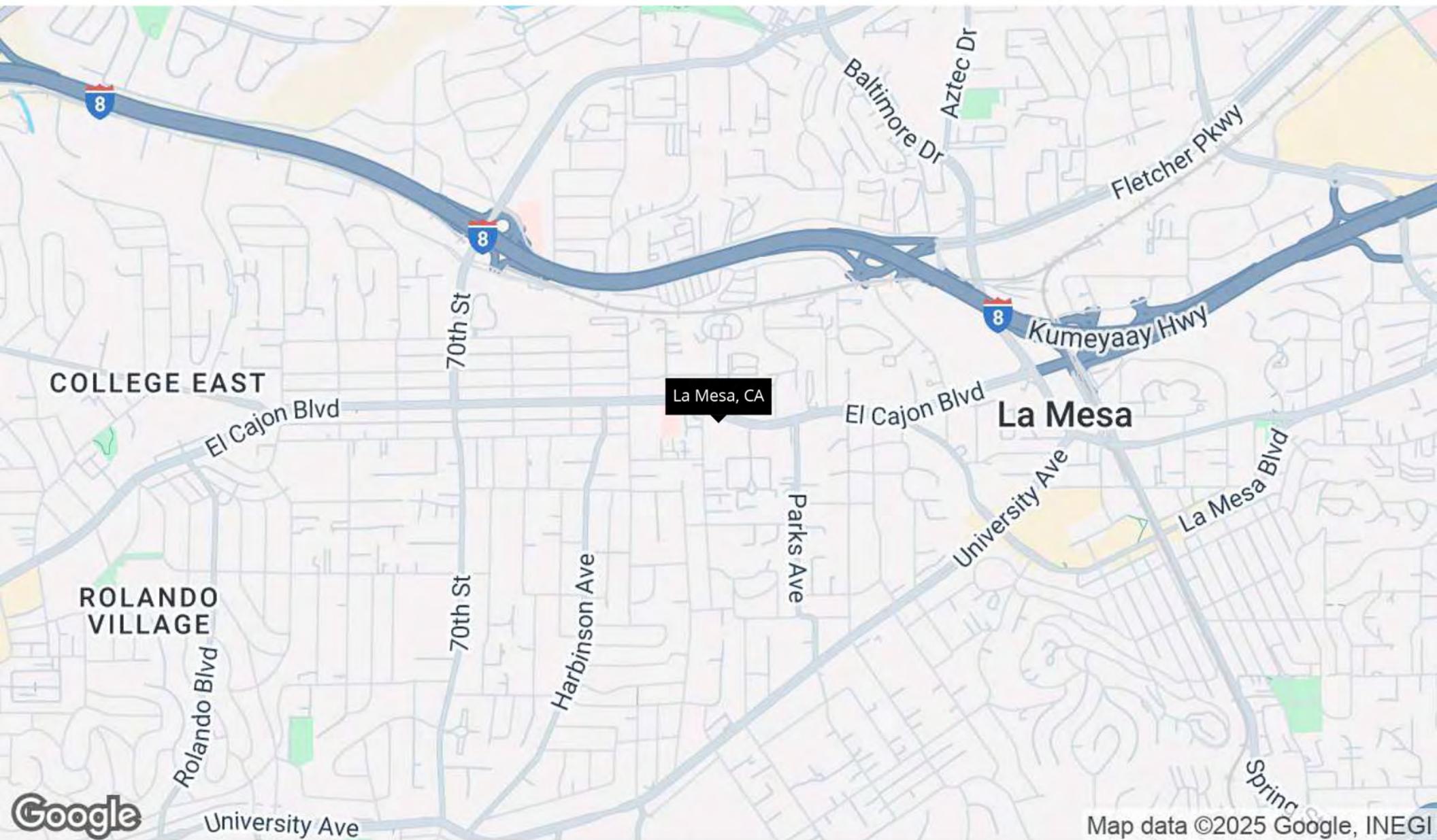




CONCEPT II Cure







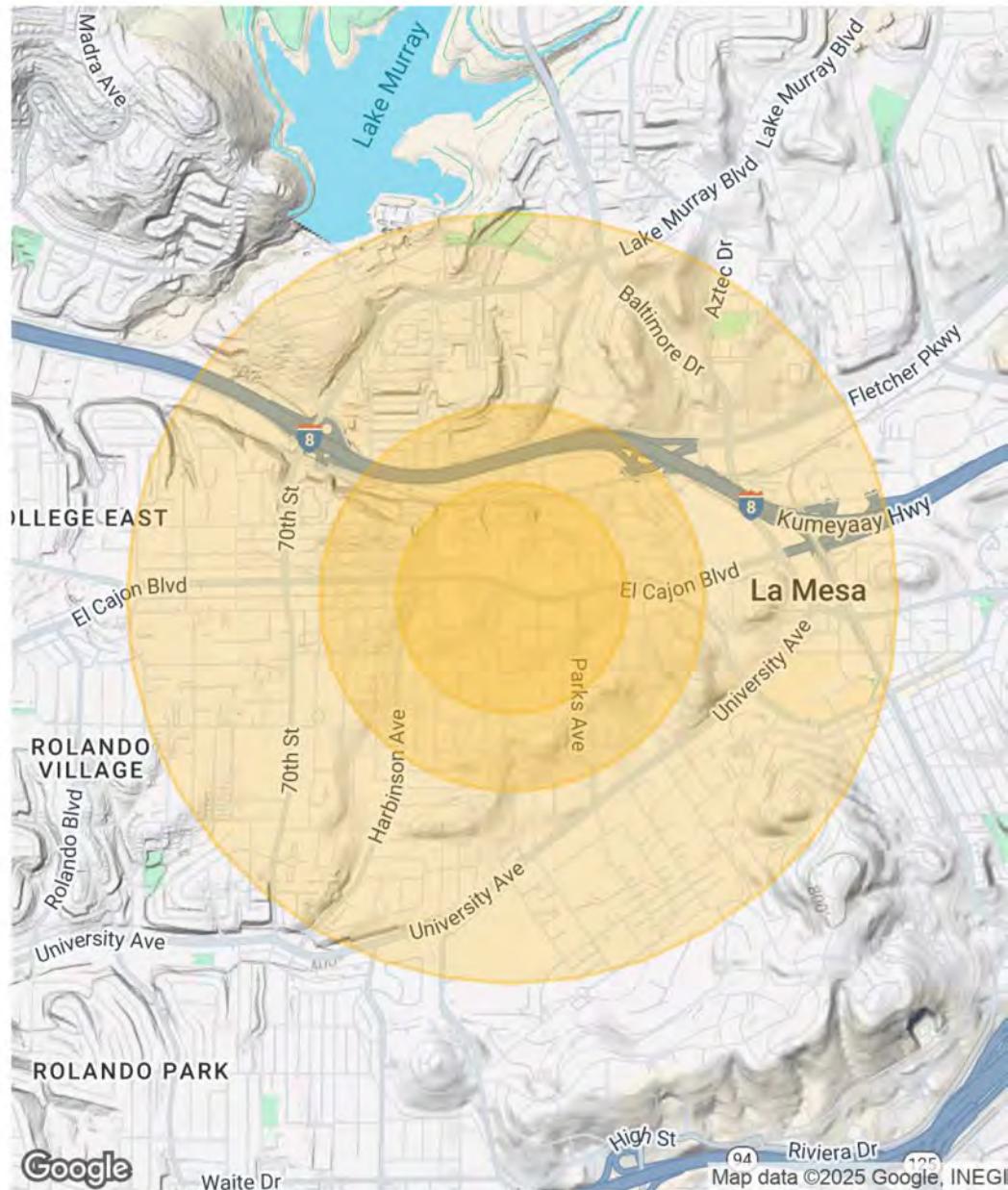
DEMOGRAPHICS MAP & REPORT

7439 EL CAJON BLVD
RETAIL PROPERTY FOR SALE

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,747	7,176	26,817
Average Age	38	39	40
Average Age (Male)	37	38	39
Average Age (Female)	39	40	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,596	3,088	11,410
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$86,285	\$95,488	\$97,688
Average House Value	\$645,505	\$677,461	\$717,807

Demographics data derived from AlphaMap





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