

690 N 2ND STREET

EL CAJON, CA

VIEW PROPERTY VIDEO 

22,805 SF SHOWROOM WITH FREEWAY FRONTAGE FOR LEASE

Marcus & Millichap
THE TASHAKORIAN GROUP

NON-ENDORSEMENT OVERVIEW

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PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.





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PROPERTY OVERVIEW

Prime showroom space with excellent freeway visibility, currently home to Veys Powersports. The property offers outstanding exposure, ample parking, and direct access to major transportation routes — ideal for retail, showroom, or light industrial uses.

HIGHLIGHTS

- » Premier El Cajon location with high traffic counts
 - » Large open showroom area suitable for retail or auto display
 - » Functional warehouse/ distribution component with dock-high and drive-in access
 - » Easy access to Interstate 8
 - » Ample parking and excellent signage opportunity
-



RETAIL MAP



CALIBER
COLLISION

Jack
in the box

TACO
BELL

SPROUTS
FARMERS MARKET

Walmart

KFC

Carl's Jr.

GROCERY OUTLET
Bargain Market

Shell

petco

Dixieline
LUMBER & HOME CENTERS

INTERSTATE
8

Valvoline

ihop

DOLLAR TREE

INTERSTATE
8

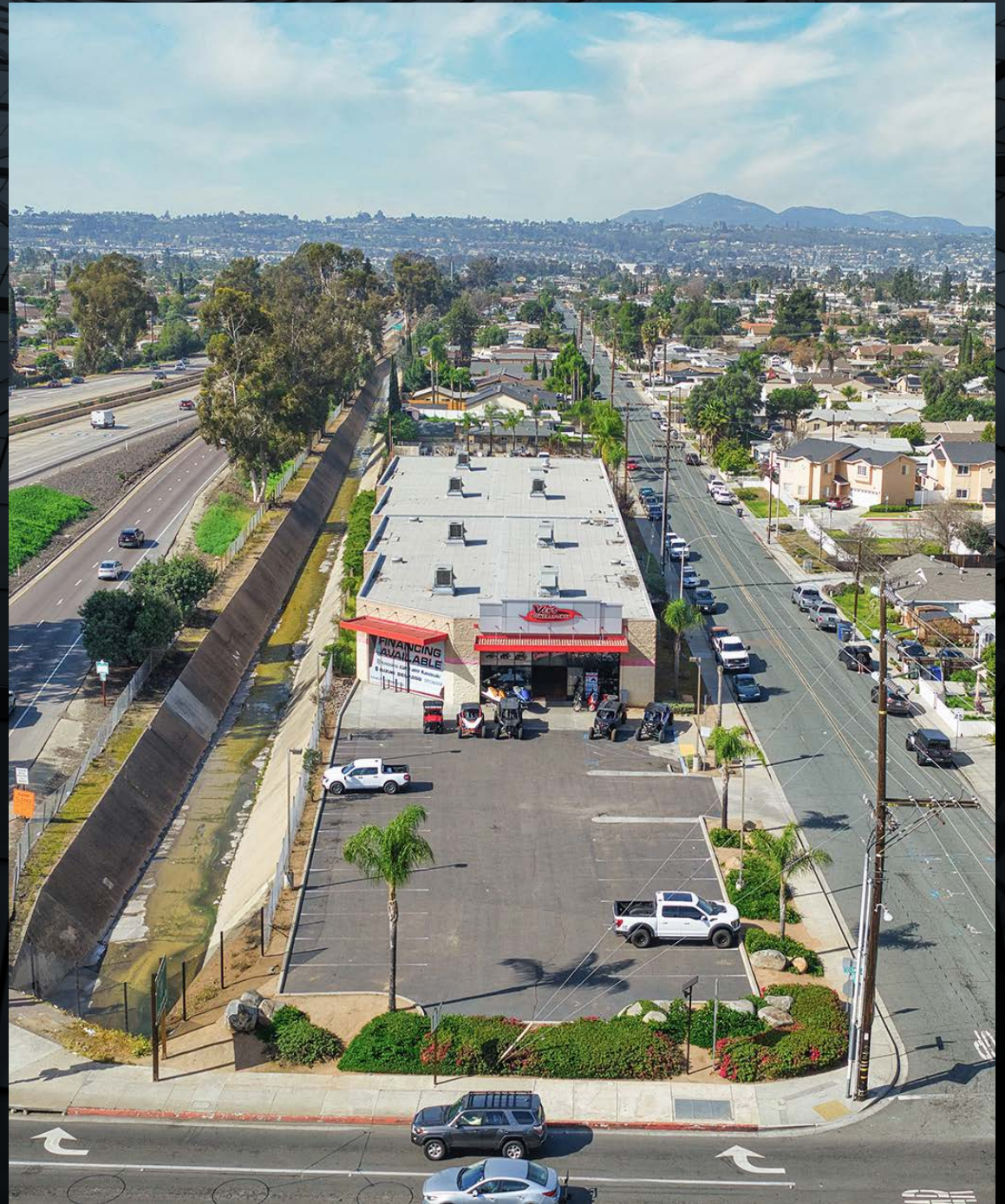
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PROPERTY DETAILS

| | |
|-----------------|--|
| SPACE AVAILABLE | 22,805 SF (11,000 – 22,805 SF) |
| LOT SIZE | 1.75 AC (76,230 SF) |
| APN | 484-254-57-00 |
| ROLL-UP DOORS | 3 Total |
| LOADING | 1 Dock & 2 Roll Up |
| FRONTAGE | Excellent visibility along N 2 nd Street & freeway exposure |

LEASE TERMS

| | |
|-------------------|-----------|
| ASKING RATE | \$2.00/SF |
| BASE MONTHLY RENT | \$45,610 |
| BASE ANNUAL RENT | \$547,320 |
| NNN (MONTHLY) | \$0.30/SF |





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