



13080 HWY 8 BUSINESS
EL CAJON, CA 92021

LAND AVAILABLE FOR SALE OR LEASE

±14.02 ACRES TOTAL PARCEL SIZE

- » ±5.0 ACRES OF M52 INDUSTRIAL LAND WITH ±13,000 SF OF OFFICE & WAREHOUSE
- » ±9.02 ACRES OF RR RURAL RESIDENTIAL LAND

PRICE REDUCED
\$7,995,000

HIGHWAY 8 BUSINESS

Voit

REAL ESTATE SERVICES

EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

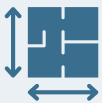
The Property consists of a single parcel that is approximately ± 14.02 acres in size. It has 2 very distinct areas with separate zoning. The area to the East is an approximately 5.0 Acre section that is a flat, graded pad with 3 buildings totaling approximately 13,000 SF with a County Zone of M-52 (Industrial). The area to the West is a sloped area totaling approximately 9.02 acres that is County Zoned RR (Rural Residential).

This gives the buyer a wide variety of ways to utilize the property, additional potential income sources, and future development opportunities that provide flexibility for the buyer or exit strategies for disposing of the asset down the road.



PROPERTY HISTORY

The Property has a rich history as the former home of CW McGrath, Inc, who was one of the largest general engineering contractors in southern California prior to CW (Bill) McGrath's retirement in 2000. Originally acquired by McGrath in 1950, it has been used as a construction yard for the last 70 years and also was an active mine for many years. It still retains its vested mining rights and all regulatory requirements are in compliance including the reclamation plan which is updated annually through the state Office of Mine Reclamation in Sacramento.



± 5.0 Acres
M-52 Useable Land



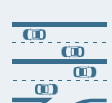
Graded & fenced
Secured



$\pm 13,000$ SF
3 Buildings Total Size



Central East County
Location



Excellent I-8
Freeway Access



~~\$8,500,000~~
PRICE REDUCED
\$7,995,000
Sale Price
\$65,000 NNN/Mo.
Lease Rate

SITE PLAN

±5.0 Acres
M-52 Zoned Land

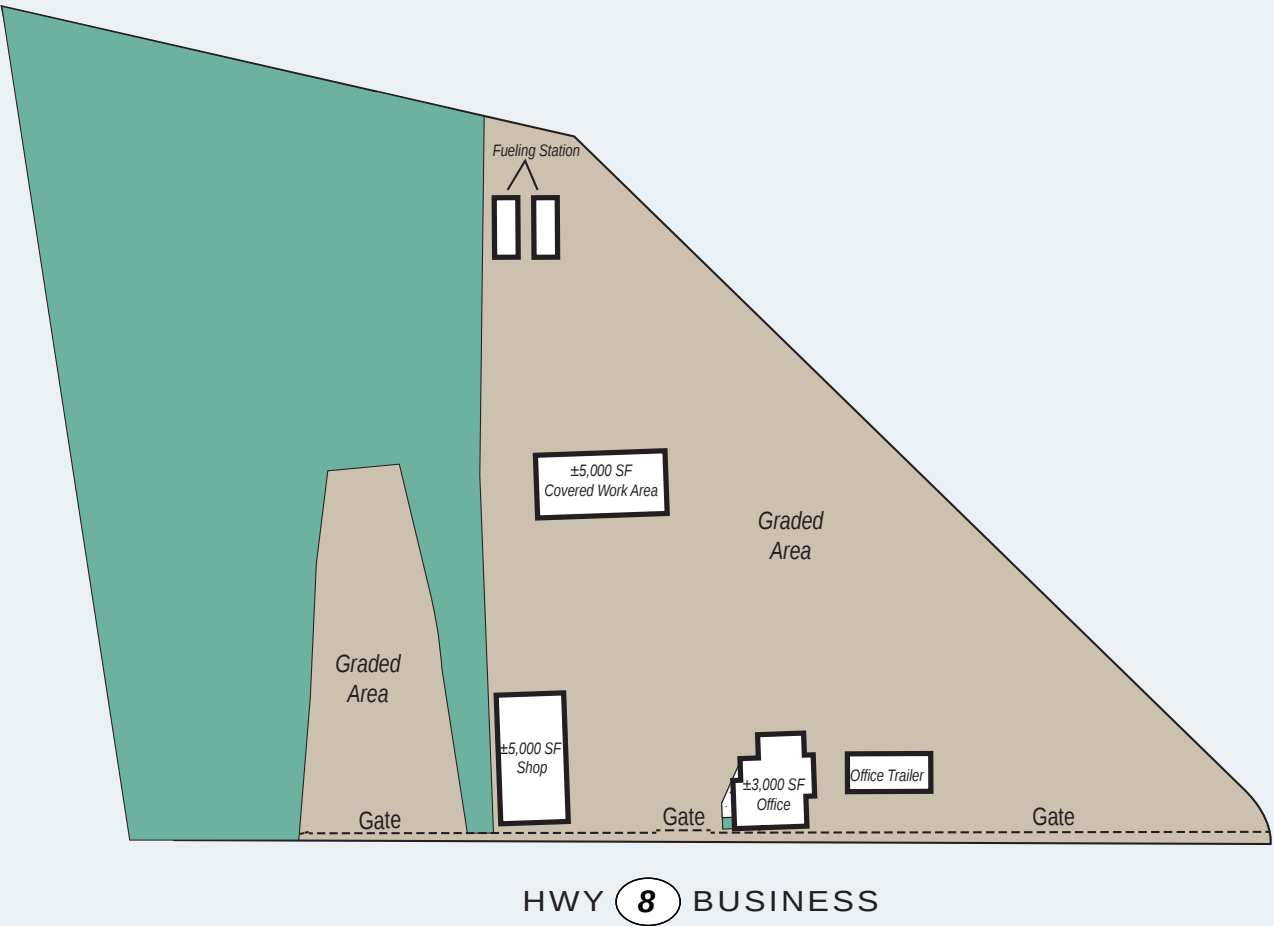
±9.02 Acres
RR Zoned Land

±14.02 Acres
Total Land

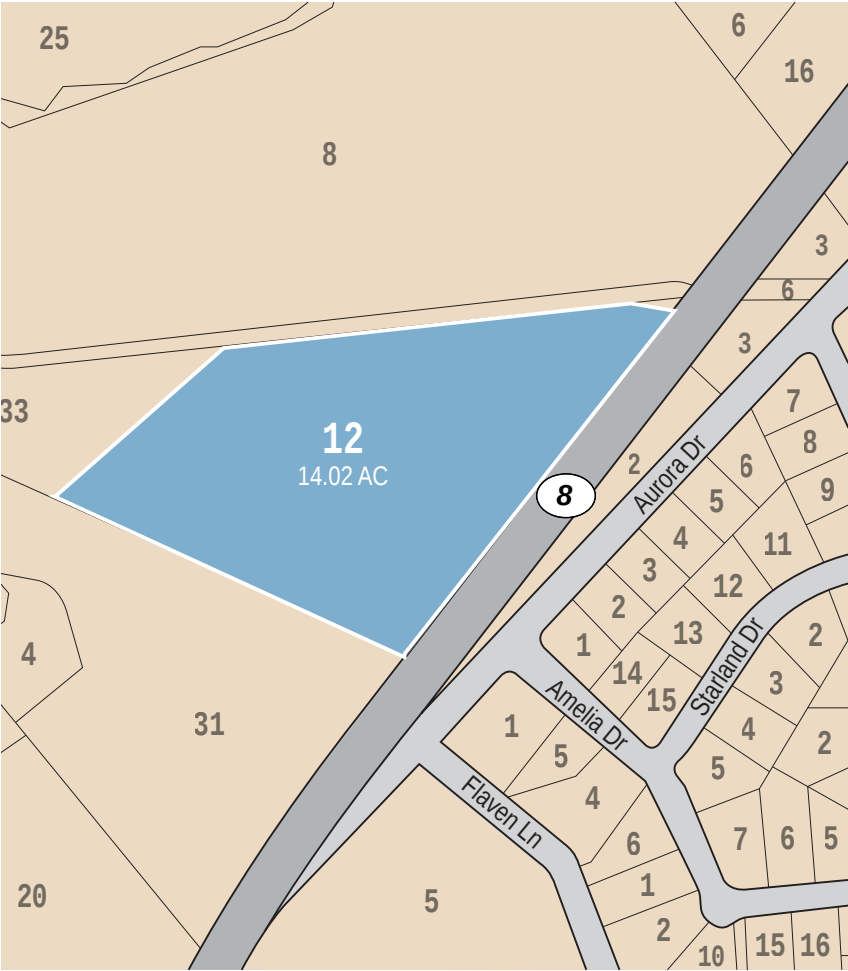
±13,000 SF
3 Buildings

PROPERTY HIGHLIGHTS

- » ±5,000 SF Covered Work Area with Drive Through Access
- » Four (4) Two-Ton Cranes (Tenant to Verify Operability)
- » ±5,000 SF Shop Area
- » 3 Roll-Up Doors
- » ±3,000 SF Office Building
- » Fueling Station with Two (2) 10,000 Gallon Tanks (1 Regular & 1 Diesel)



PARCEL MAP



PARCEL MAP

SCALE: 1" = 200'

ZONING: RR & M52 (Min. Lot Size: 0.5 AC (NET)/1 AC (GROSS))

PARCEL "A":

NET AC.: 6.49

APN NO(S): 400-060-33

POR. 397-180-26

PARCEL "B":

NET AC.: 0.80 AC

APN NO(S): 400-060-34

PARCEL "C":

NET AC.: 14.21 AC

APN NO(S): 400-060-08 & 12,
& POR. 397-180-26

LEGAL: PORTION OF THE "S" TRACT RANCHO EL CAJON DEED BK 686, PG 89,
CERTIFICATE OF COMPLIANCE FILE NO. 1981-274326, DEEDS 84-485687,
84-485688, 2010-702907 & 2019-270877, ALL OF O.R.

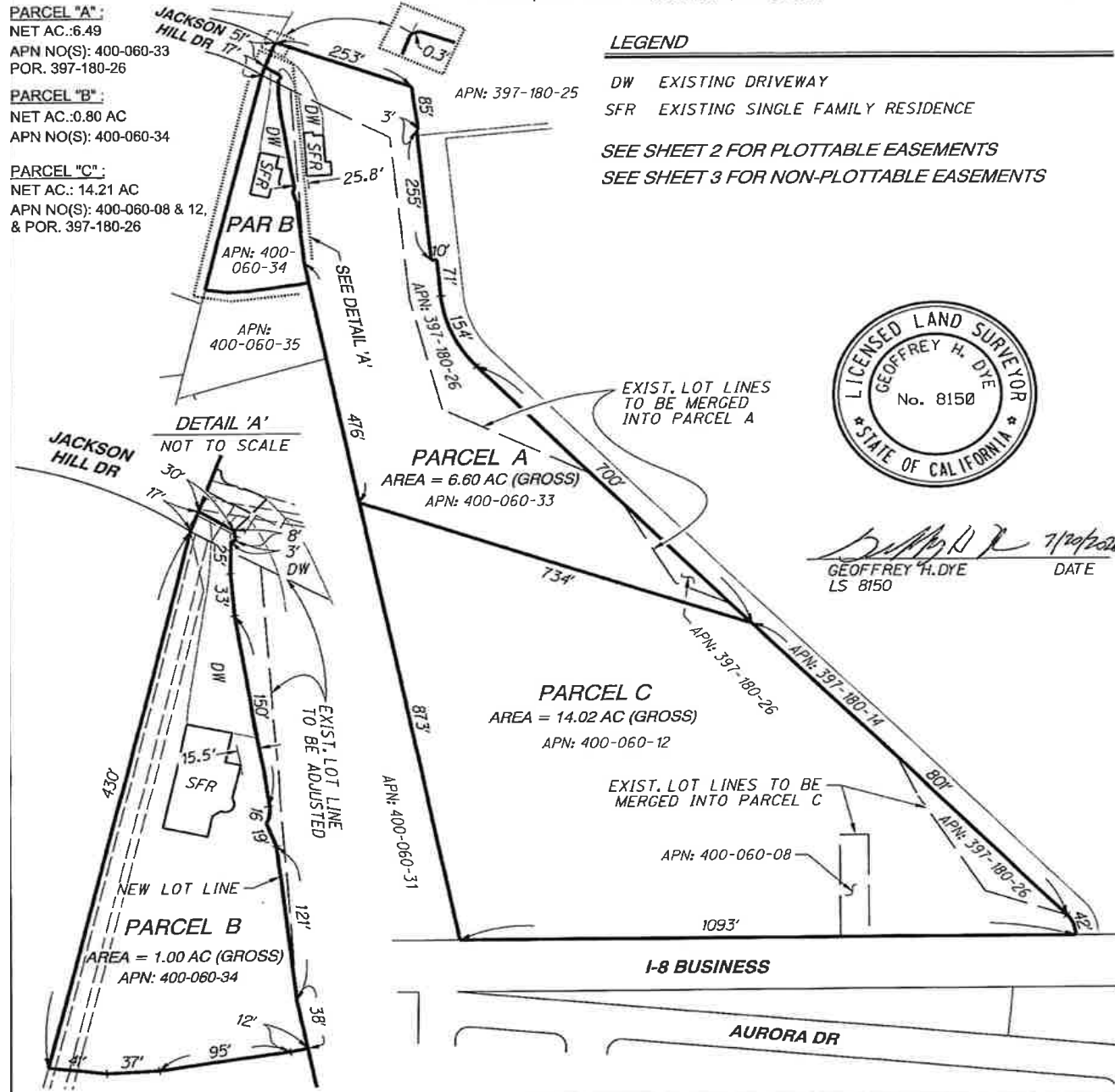
LEGEND

DW EXISTING DRIVEWAY

SFR EXISTING SINGLE FAMILY RESIDENCE

SEE SHEET 2 FOR PLOTTABLE EASEMENTS

SEE SHEET 3 FOR NON-PLOTTABLE EASEMENTS



New Parcel Map estimated
to be completed by June
2026

ZONING MAP



[VIEW M-52
ZONING LINK](#)

[VIEW RR - RURAL
RESIDENTIAL
ZONING LINK](#)



POPULATION

12,211

1 MILE

110,718

3 MILES

227,602

5 MILES



NUMBER OF
HOUSEHOLDS

4,057

1 MILE

37,235

3 MILES

76,797

5 MILES

NUMBER OF
EMPLOYEES



1,231

1 MILE

24,855

3 MILES

79,744

5 MILES



MEDIAN
HOME VALUE

\$634,266

1 MILE

\$656,739

3 MILES

\$707,510

5 MILES

EASY ACCESS TO PROPERTY

Situated along Interstate 8 with
convenient access to nearby
freeways



NUMBER OF
BUSINESSES



230

1 MILE

3,472

3 MILES

10,481

5 MILES



MEDIAN
HOUSEHOLD
INCOME

\$112,453

1 MILE

\$85,727

3 MILES

\$88,310

5 MILES



MEDIAN
AGE

41.4

1 MILE

38.6

3 MILES

39.1

5 MILES

TRAFFIC COUNTS (CARS/DAY)

75,500

Interstate 8 &
Los Coches Road

192,685

Los Coches Road &
Valley View Truck Trail

15,728

Los Coches Road &
Bashful Way



OFFERING MEMORANDUM • 7

BUILDING PICTURES





HIGHWAY BUSINESS 8

AUROA DRIVE



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