



Colliers

FOR SALE

592-596 N Westwind Dr

El Cajon, CA 92020

**Premier Stand-Alone Medical/Dental Building
Owner/User or Investment Opportunity**

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Accelerating success.



Property Highlights

- ±3,742 SF medical office
- Prime stand-alone building opportunity
- Newly renovated exterior and common areas
 - Including new paint/building façade
 - High end finishes including new LVT flooring, lighting and plumbing fixtures
- Prime location in the Fletcher Hills Community
- Sales Price: contact brokers



Demographics



Population

1 Mile: 15,883
3 Mile: 153,675
5 Mile: 376,203



Average Household Income

1 Mile: \$150,166
3 Mile: \$123,888
5 Mile: \$131,949



Population Over 65+

1 Mile: 3,034 (19.1%)
3 Mile: 28,123 (18.3%)
5 Mile: 67,340 (17.9%)



Households

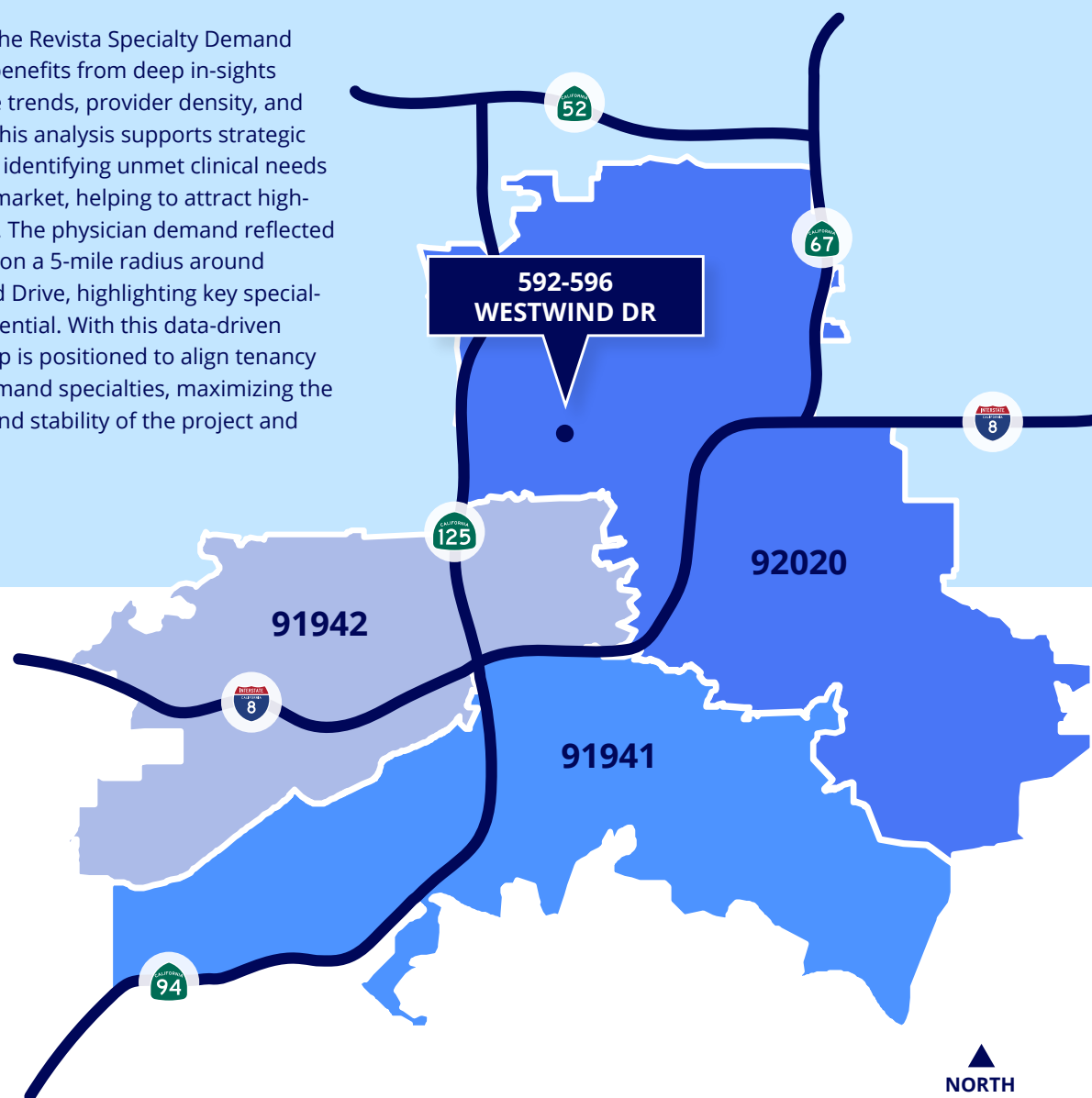
1 Mile: 6,183
3 Mile: 57,056
5 Mile: 137,787

Patient Demand Forecast

revistamed

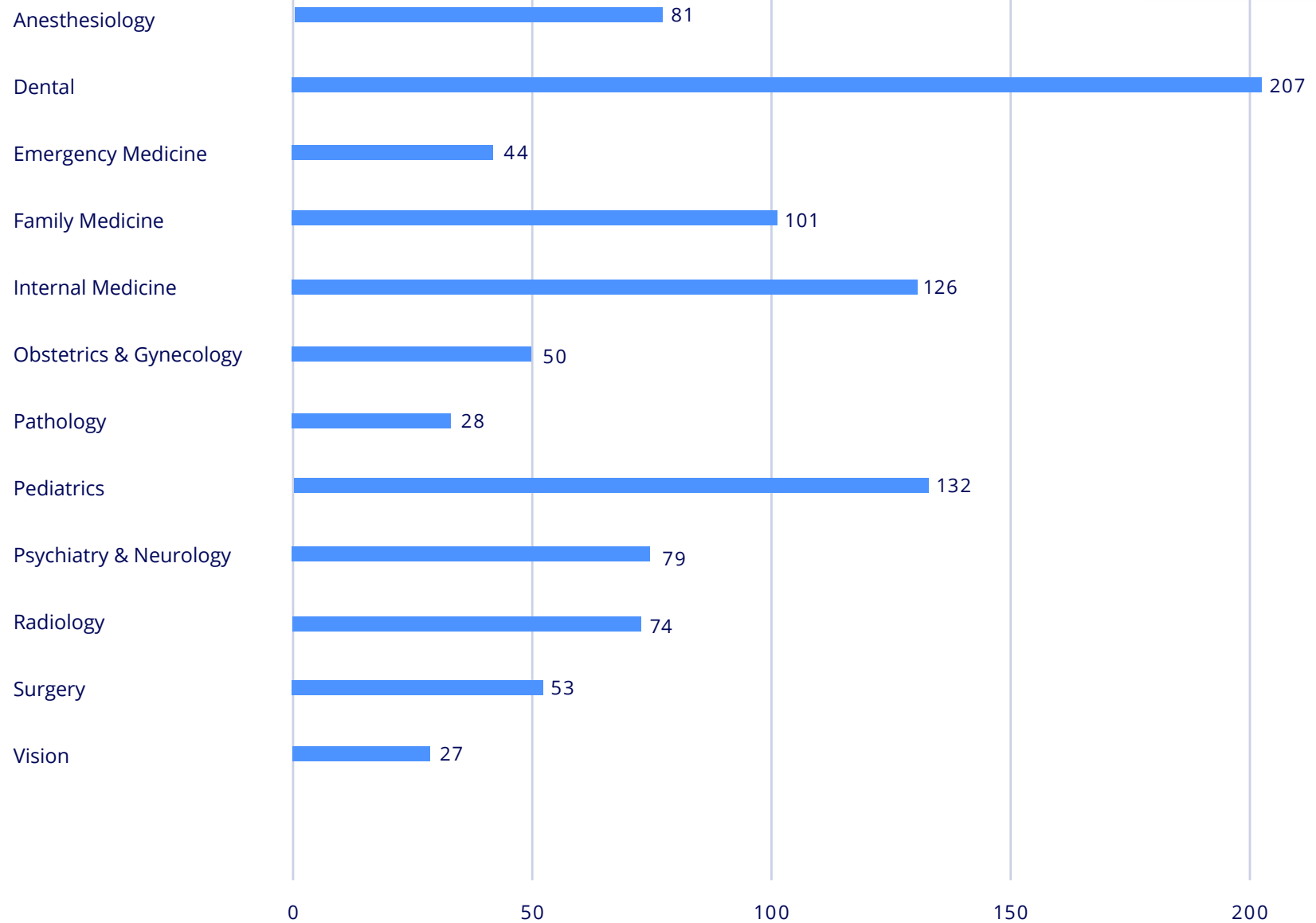
Utilizing data from the Revista Specialty Demand Tool, this property benefits from deep in-sights into local healthcare trends, provider density, and specialty demand. This analysis supports strategic leasing decisions by identifying unmet clinical needs in the surrounding market, helping to attract high-value medical users. The physician demand reflected in the data is based on a 5-mile radius around 592-596 N Westwind Drive, highlighting key specialties with growth potential. With this data-driven approach, ownership is positioned to align tenancy with the most in-demand specialties, maximizing the long-term success and stability of the project and the physicians.

**TARGET
MARKETS**

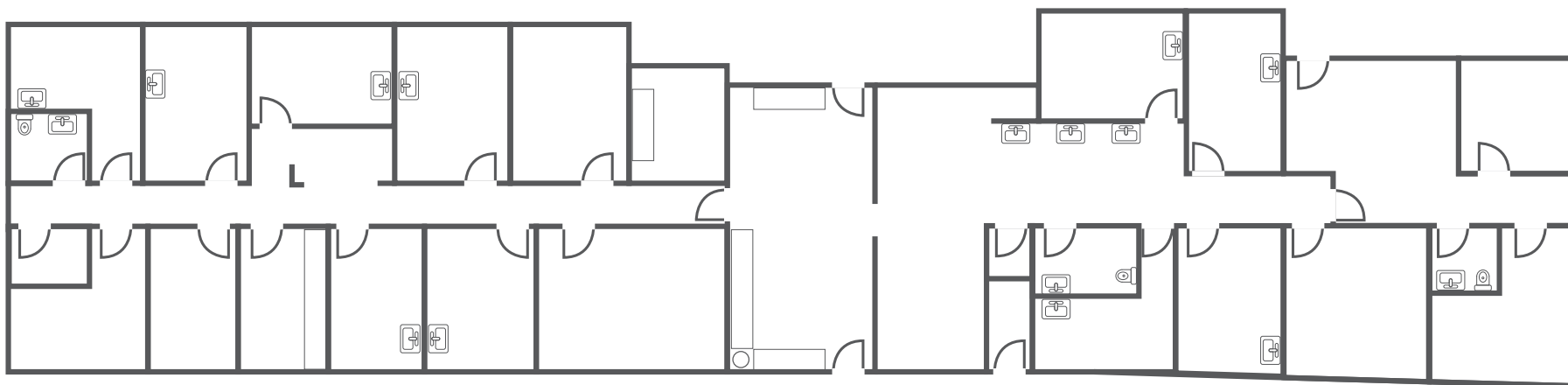


**SERVICE
LINES**

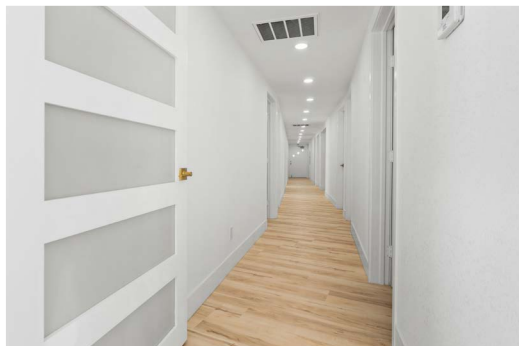
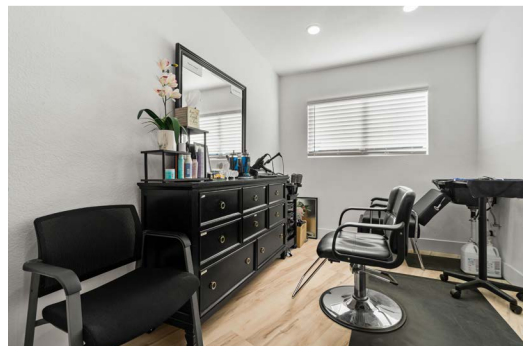
PHYSICIAN DEMAND CHART (5 Miles)



Floor Plan



* Flexible Size ranges for an Owner/User



Nearby Amenities

Food 🍴

- Starbucks
- Chipotle
- Subway
- Denny's
- Jack in the Box
- Taco Bell
- Baskin Robbins

Services 💰

- U-Haul
- DHL
- Fedex
- OneMain Financial
- Wells Fargo
- Chase Bank

Shopping 🛒

- Smart & Final
- CVS
- Dollar Tree
- Walgreens
- Aldi
- Joann

Recreation 🏊

- 24 Hour Fitness



Sale Comparables



8090 Parkway Dr

Address	8090 Parkway Dr La Mesa, CA 91942
Size	5,400 SF
Price	\$3,995,000
Price Per SF	\$739.81/SF
Date Sold	9/9/2025



2752 Navajo Rd

Address	2752 Navajo Rd El Cajon, CA 92020
Size	1,824 SF
Price	\$1,500,000
Price Per SF	\$822.37/SF
Date Sold	7/16/2026



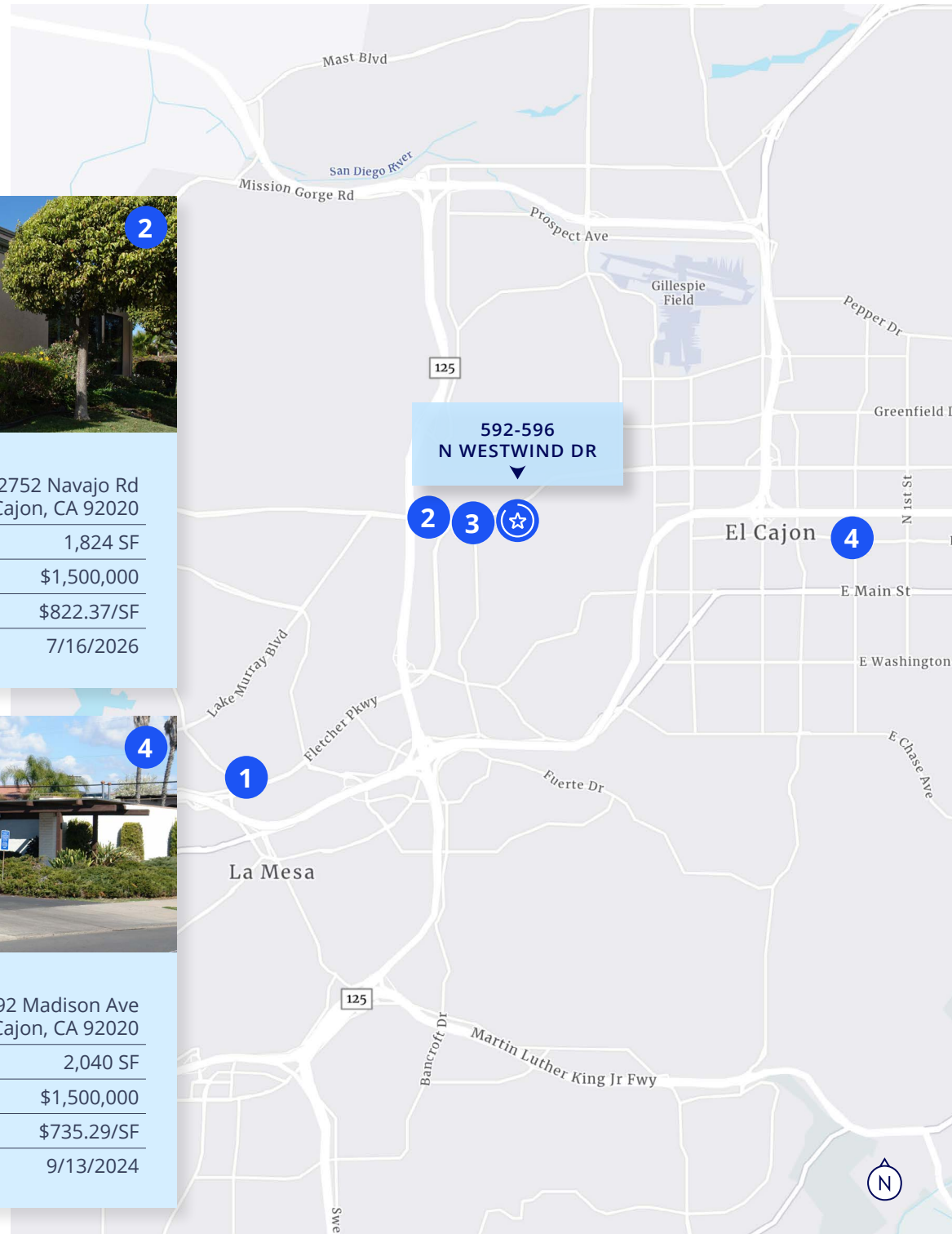
2477 Fletcher Pkwy

Address	2477 Fletcher Pky El Cajon, CA 92020
Size	1,582 SF
Price	\$1,550,000
Price Per SF	\$979.77/SF
Date Sold	9/30/2025



892 Madison Ave

Address	892 Madison Ave El Cajon, CA 92020
Size	2,040 SF
Price	\$1,500,000
Price Per SF	\$735.29/SF
Date Sold	9/13/2024



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12780 High Bluff Drive
San Diego, CA 92130
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Driving Distances



CA-125	0.9 Miles
I-8	1.8 Miles
CA-67	3.2 Miles
CA-52	3.9 Miles

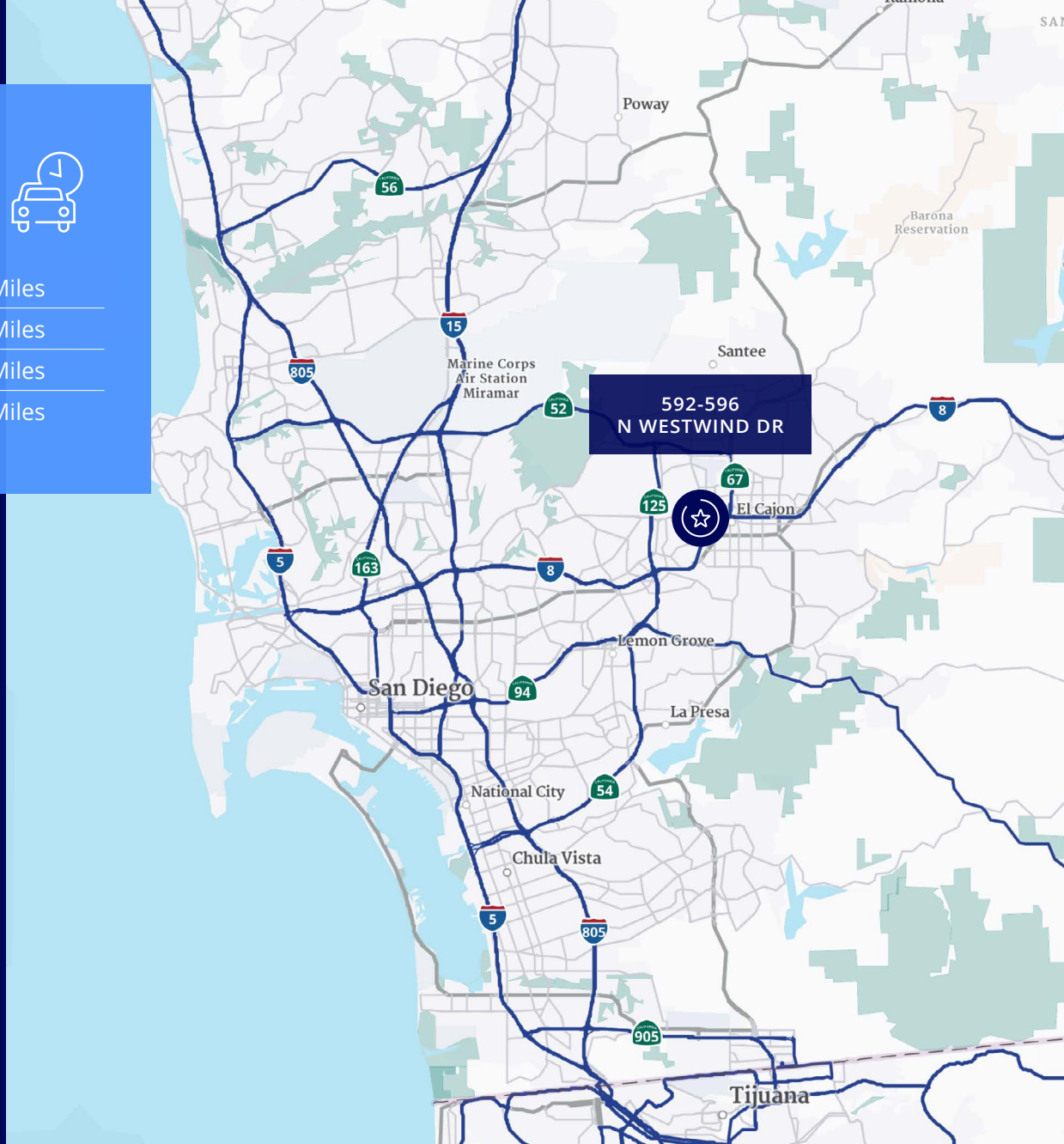
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