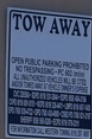




FOR LEASE

2315 FLETCHER PKWY, EL CAJON, CA 92020
± 2,769 SF / FITNESS SPACE



JOE BONIN

Managing Director
joe.bonin@svn.com
DRE # 00801397

DANIEL BONIN

Advisor | 619.218.9873
daniel.bonin@svn.com
DRE # 02021065

DISCLAIMER



2315 Fletcher Pkwy
El Cajon, CA 92020

Disclaimer Statement:

The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax, zoning, property condition, and other factors which should be evaluated by your tax, financial, legal, and other advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

No representation or recommendation is made by SVN | Vanguard as to the legal sufficiency or tax consequences of this document or the transaction to which it relates. These are questions for your attorney and/ or other advisors. In any real estate transaction, it is recommended that you consult with a professional such as an attorney, accountant, civil engineer, property inspector or other person, with experience in evaluating the transaction, and the legal documents prepared in connection therewith.

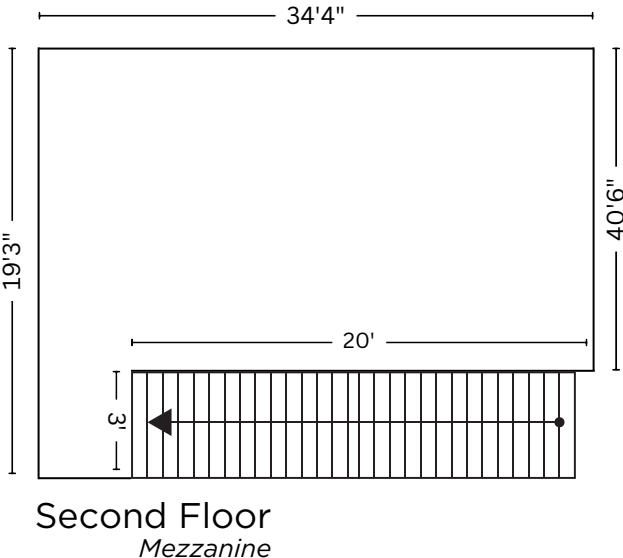
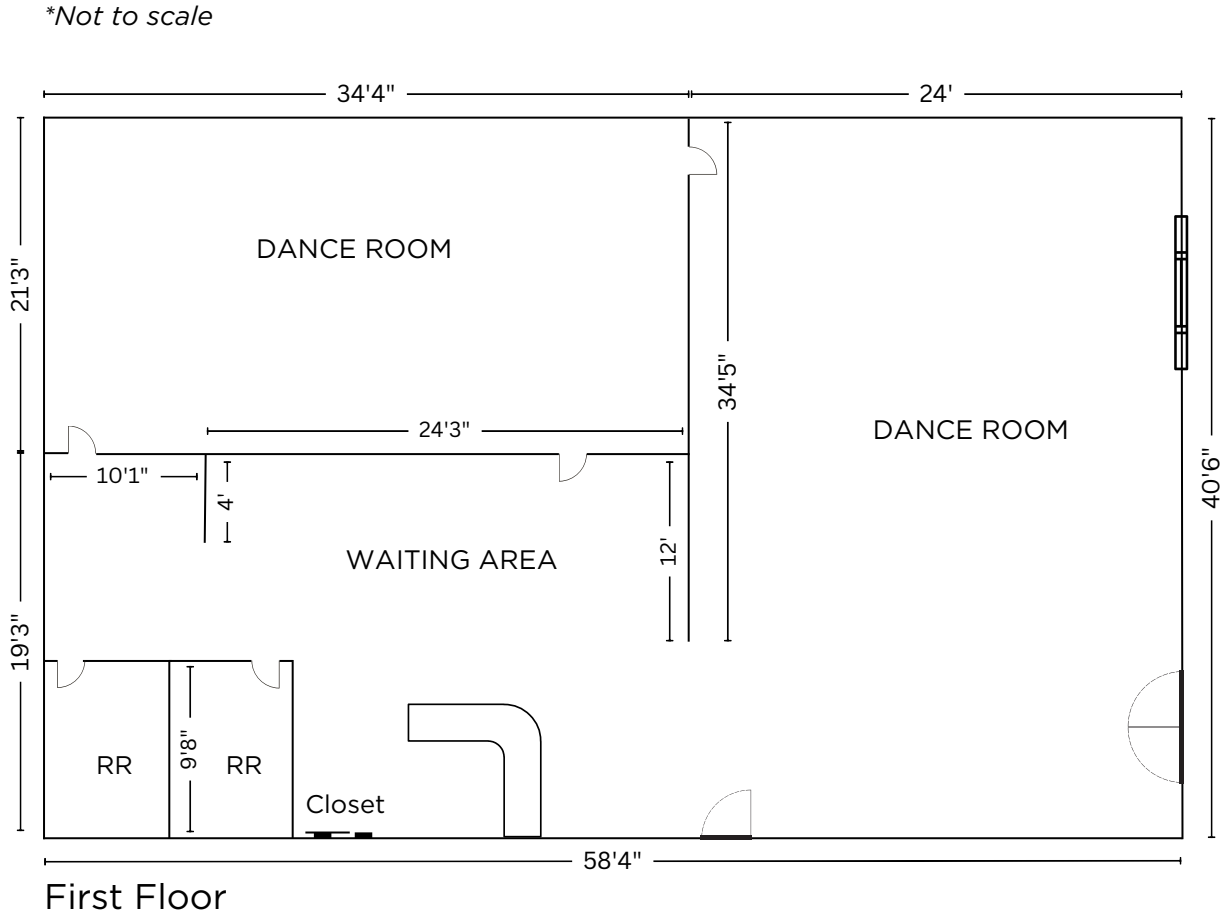
PROPERTY OVERVIEW



2315 Fletcher Pkwy, El Cajon, CA 92020

PROPERTY TYPE	RETAIL - OFFICE
PROPERTY SIZE	± 2,769 SF
LOCATION	Located 2 mins from CA 125 and 5 mins from I-8
NEARBY ATTRACTIONS	Experience the vibrant local culture and attractions such as the Historic Downtown El Cajon, Mount Helix Park, Santee Lakes, Grossmont Center, Mission Trails, and Kroc Center.
PROPERTY DESCRIPTION	This property is currently used as a dance studio with two large dance rooms, two bathrooms and a mezzanine office space. The perfect commercial opportunity to customize the suite to specific needs and preferences.
ZONING	C-G
PROPERTY HIGHLIGHTS	This is a fixtured dance studio with two separate dance rooms, a reception area, a mezzanine office space and two restrooms. The space is well parked and is located in the heart of Fletcher Hills. The space has high ceilings and hi bay lighting.
LEASE RATE	\$2.75 SF Gross

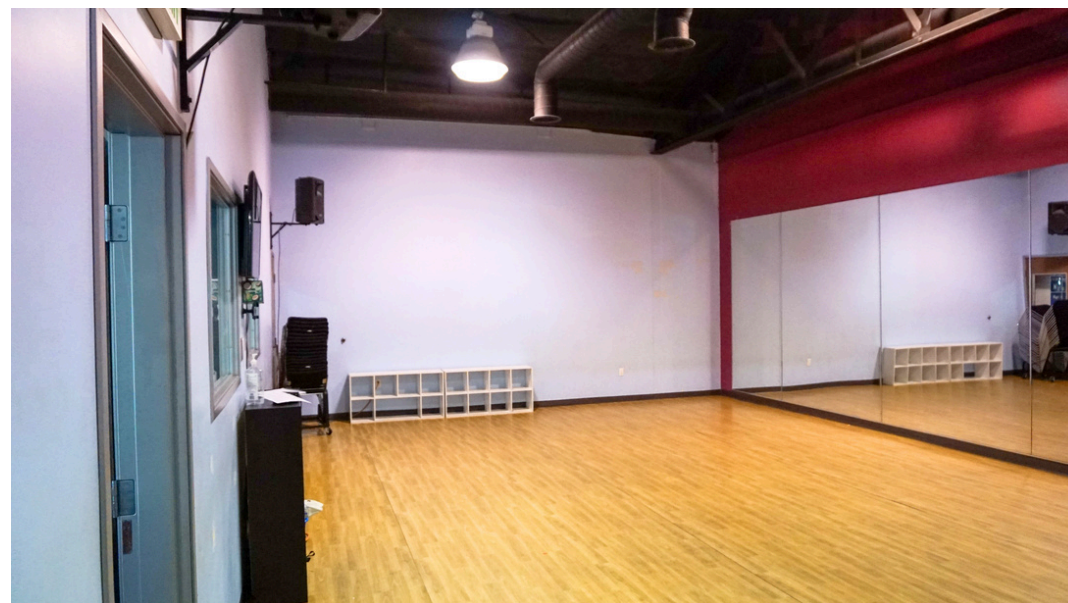
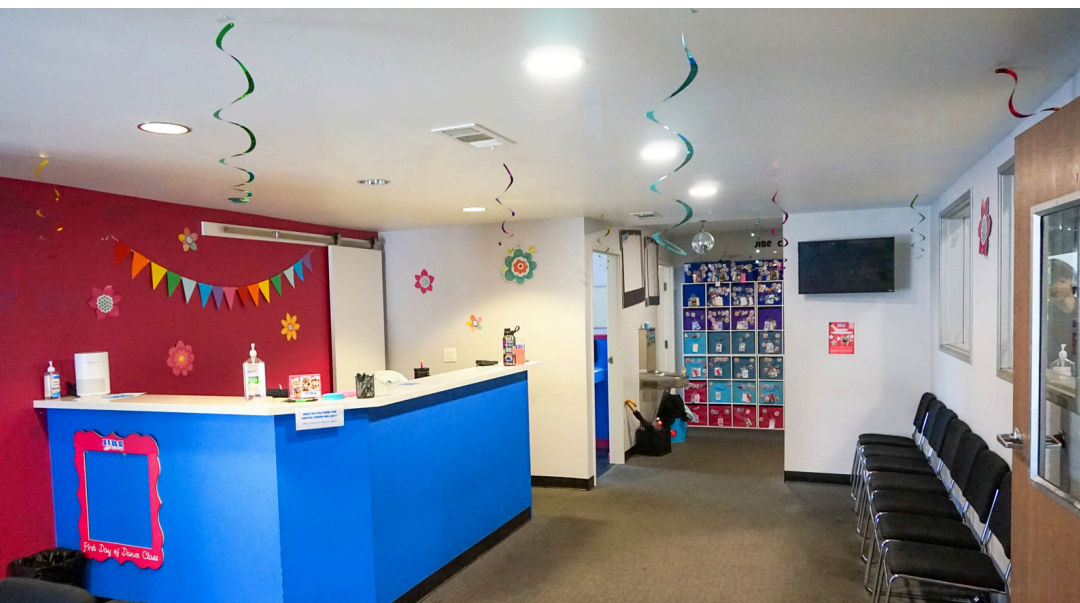
FLOOR PLAN



EXTERIOR PHOTOS



INTERIOR PHOTOS

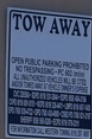






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