

# COMMERCIAL LOT AVAILABLE

4288 EL CAJON BOULEVARD | SAN DIEGO, CA 92105



APPROX. 4,792 SF COMMERCIAL LOT - NW CORNER OF ECB & 43RD STREET

EXCLUSIVELY LISTED BY  
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ADDRESS	4288 El Cajon Boulevard San Diego, CA 92105
SUBMARKET	College Area (City Heights)
SIZE	4,792 SF (0.11 AC)
FRONTAGE	46' on El Cajon Blvd. 98' on 43rd Street
TRAFFIC COUNTS	29,112 El Cajon Blvd. 7,423 43rd Street
ONSITE	SDGE, Water, Sewer
WALK SCORE	Walker's Paradise (93)
ZONING	Commercial
AVAILABLE	Now



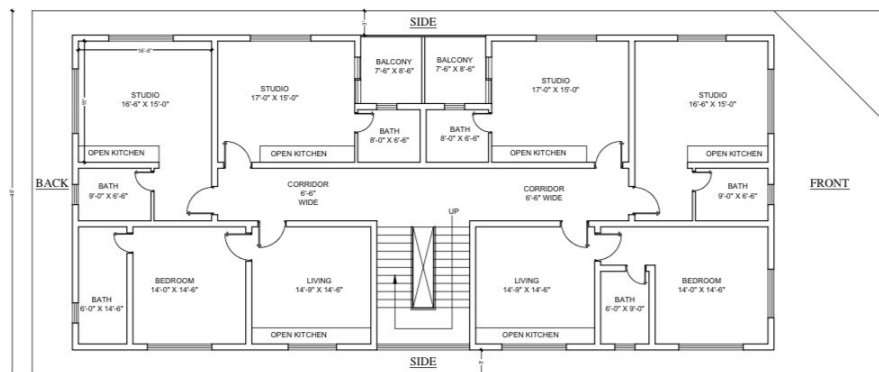
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## SCENARIO 1 - Ground Lease Development

Ownership is open to joint ventures for development and long-term ground leases

Rendering for proposed mixed-use development:



**Price & Terms Negotiable**  
Contact broker for details

## SCENARIO 2 - Vacant Lot Lease

Site can be delivered with pavement.  
Ideal uses include:

- Farmer's Market/Produce Stand
- Food Truck/Gastropark
- Community Garden
- EV Parking
- Recreation



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NORMAL HEIGHTS

WARD CANYON PARK

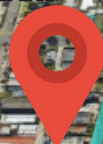


177,663 CARS/DAY

KENSINGTON

TALMADGE

FRANKLIN ELEMENTARY



COPLEY-PRICE FAMILY YMCA

HERBERT HOOVER HIGH SCHOOL

EL CAJON BOULEVARD 29,112 CARS/DAY

ORANGE AVENUE

43RD STREET

FAIRMOUNT AVENUE

UNIVERSITY AVENUE

TERALTA PARK

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