



Mixed Use Status **Active**
 MLS # **PTP2404156** Start Showing
 APN **4720930300** Close Date
 Addr **5527 El Cajon Boulevard**
 City, St **San Diego CA PC 92115**
 Listing Agreement **Exclusive Right To Sell**
 Listing Service **FS**
 Signage **Yes**
 BA Comp
 BA Comp Type Dual Variable Comp? **Yes**

List Price **\$1,900,000**
 Orig Price **\$2,500,000** DOM **172**
 Close CDOM **172**
 List Date **7/10/2024** P/SqFt
 Mod Date **12/31/2024**

Current **Conventional**
 Financing
 Special **Standard**
 Listing
 Condition

County **San Diego**
 # of Units Total **1**
 # of Buildings **1**
 Blg Area Total **4,232**
 Largest Contiguous Sqft

Virtual Tour



REMARKS AND SHOWING INFO

[Submit Offer](#)

UNIQUELY CUSTOMIZED COMMERCIAL MIXED-USE: 3 RETAIL OFFICES / 2 LIVING LOFT SPACES. This remarkable designed and multi-use (live / work) building interior has been totally remodeled / upgraded for your convenience and located in College Business District with short driving distance from San Diego State University. Features to include: Three (3) front office / retail spaces with approximately 1,668 sqft with 15ft to curb - suitable for outdoor seating, Two (2) Large Fully Equipped Open-Floor Plan Loft living areas - each with its own kitchen, bedroom and additional wall-mounted / built-in murphy bed discreetly hidden behind a sliding door. Each Loft includes a bathroom, a laundry closet with full-size washer and dryer and access to exterior patio / decking at the rear for privacy, Parking can accommodate up to 13 vehicles (8 open spaces / area and 2 separate garages, Dual pane windows for energy efficiency, Ceiling approximately 12ft high and double-insulated, Two electric

PRIVATE REMARKS

Pls call LA for access - shown with agent present and will meet at the property. The information contained herein has been obtained from sources believed reliable and does not doubt the accuracy, but we make no guarantee, warranty or representations. Buyer to verify all information Buyers / Buyer's Agent to verify all before the close of escrow.

DIRECTIONS

Between 54th St / 70th St.

SHOWING INSTRUCTIONS

Call LA

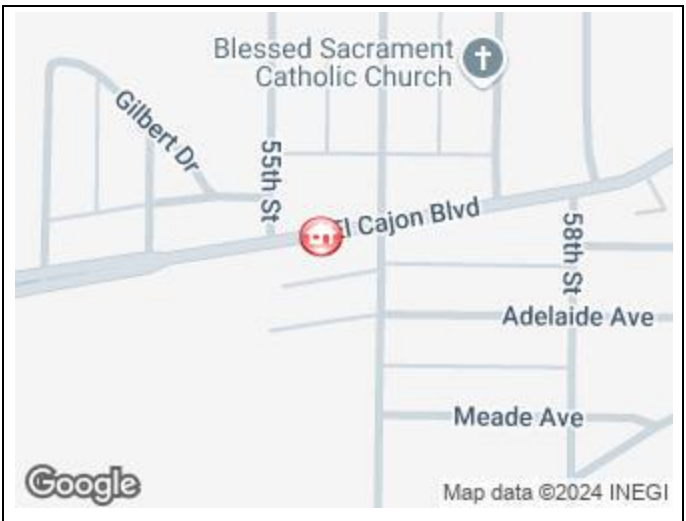
Occupancy Lock Box Type **Call Listing Office, Seller Providing Access**

List Agent **Andre Hobbs - 619-892-1008** List Agent Email: **ashobbs@hotmail.com** LA State License **01485241**
 Co-List Agent List Office **Jason Mitchell Real Estate CA - Office: 833-471-3337**
 Office Broker List Office Corporate LIC# **01527423**

Off Market Date	Close Date	Close Price	Concessions Closing Costs
Buyer Agent - Agent Name and Phone		Buyer Agent - License ID	Concessions Property Improvement Costs
Co-Buyer Agent - Agent Name and Phone		Co-Buyer Agent - License ID	Concessions Financing Costs
Buyer Office - Office Name and Phone		Buyer Office - Office Corporate License	Concessions Buyer Broker Fee
Buyer Financing Cash, Conventional, Private		Expiration Date 3/31/2025	Concessions Other Costs
		Concessions Cmts	Concessions Amount (Total)

Unit Info	0	Total Rent	Unit Type	Beds	Bath	Garage Spaces	Furnished

Zoning **COMMER CIAL / MULTI -USE** Amperage
 Voltage
 Clearance Height Min
 Clearance Height Max
 Phase
 Year Built **1943**
 Lot Size Area **9,637.00**
 Lot Size Acres
 Lot Size Sqft
 Seller Consider Concessions YN **N**



Building Features **Living Quarters**
 Construction Materials **Drywall Walls, Stucco**
 Electric **Standard**
 Heating **Central**
 Land Use **Industrial, Multi-Family, Office, Other, Retail**
 Laundry **In Closet, Inside**
 Lot Features **0-1 Unit/Acre**
 Roof **Flat, Shingle**
 Security Features **24 Hour Security, Carbon Mon Detector(s), Gated Community, Security System, Smoke Detector(s), Window Bars**
 Survey Type **Buyer Pays**
 Utilities **Cable Available, Natural Gas Available, Phone Available, Sewer Connected, Water Available, Electricity Available**
 Water Source **Public Hook-Up Available**

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