

NET INVESTMENT FOR SALE

EL CAJON HARLEY

613 EL CAJON BOULEVARD, EL CAJON, CA 92020



FOR SALE

KW COMMERCIAL
1030 Fletcher Parkway
El Cajon, California 92020



Each Office Independently Owned and Operated

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EC HARLEY DAVIDSON NNN INVESTMENT OPPORTUNITY

613 EL CAJON BOULEVARD



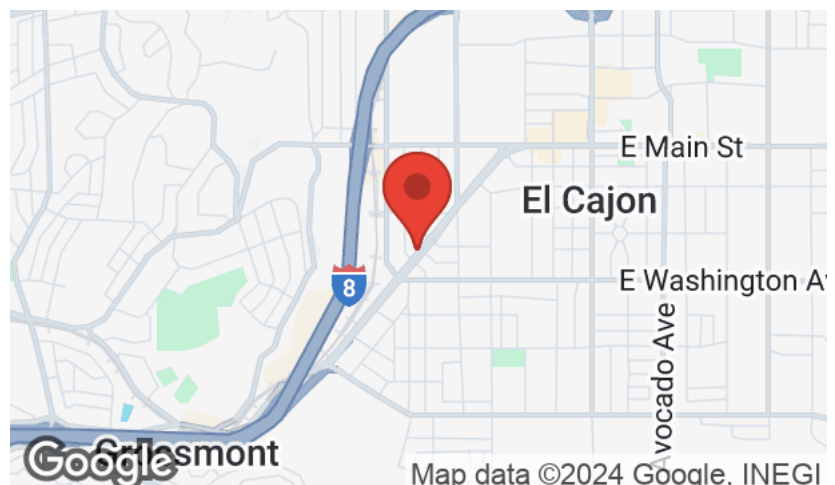
OFFERING SUMMARY

BUILDING SF:	20,488
PRICE / SF:	Unpriced
NOI:	\$401,928
OCCUPANCY:	Tenant
LOT SIZE:	30,584
RENOVATED:	2012
YEAR BUILT:	2012
ZONING:	General Commercial

PROPERTY OVERVIEW

We are pleased to present a rare opportunity to acquire a state-of-the-art, fully leased office/retail building strategically located in El Cajon, CA. This facility, built to the exacting specifications of Harley-Davidson's franchise requirements, offers an exceptional investment opportunity with long-term income potential. The building fronts El Cajon Blvd in an area that has just undergone major traffic and streetscape improvements by the City of El Cajon.

The property consists of a modern 20,488 square-foot building situated on 30,584 square feet of land, spread across three contiguous parcels. Constructed in 2012, the building is in pristine condition and offers high-quality finishes and a functional layout designed to support automotive retail and service operations. Two parcels front El Cajon Blvd and contain the building. The third parcel fronts Chamberlain and is parking for the facility.



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LOCATION & HIGHLIGHTS

613 EL CAJON BOULEVARD



LOCATION INFORMATION

Building Name: El Cajon Harley NNN
Street Address: 613-621 El Cajon Blvd and 791 Chamberlain Ave.
City, State, Zip: El Cajon 92020
County: San Diego
Sub-market: East County
Cross Streets: Chamberlain Ave.

LOCATION OVERVIEW

The property is located in El Cajon, a prime submarket within East San Diego County, offering excellent visibility and accessibility. Situated just off major highways, including I-8 and I-67, the location provides seamless connections to downtown San Diego, neighboring communities, and regional transportation corridors. El Cajon is a thriving commercial hub with a strong mix of retail, automotive, and industrial businesses, benefiting from a large, diverse population and high consumer demand. As one of only four Harley-Davidson dealerships in all of San Diego County, this property is strategically positioned to serve a dedicated and loyal customer base in a high-traffic, rapidly growing area.

PROPERTY HIGHLIGHTS

- Prime Location in El Cajon – The property is situated in a highly desirable area of East San Diego County, benefiting from strong local demand and easy access to major highways, ensuring high visibility and foot traffic. The building is strategically located within a region that has only four Harley-Davidson dealerships, positioning it as a dominant player in the local market. Designed specifically to meet the needs of the iconic Harley-Davidson brand, the building offers exceptional functionality with expansive showroom space, service bays, office areas, and ample customer parking.

With only four Harley-Davidson dealerships in San Diego County, this property offers a unique chance to invest in a high-demand market with limited competition. The brand's strong regional presence and loyal customer base further increase the property's appeal.

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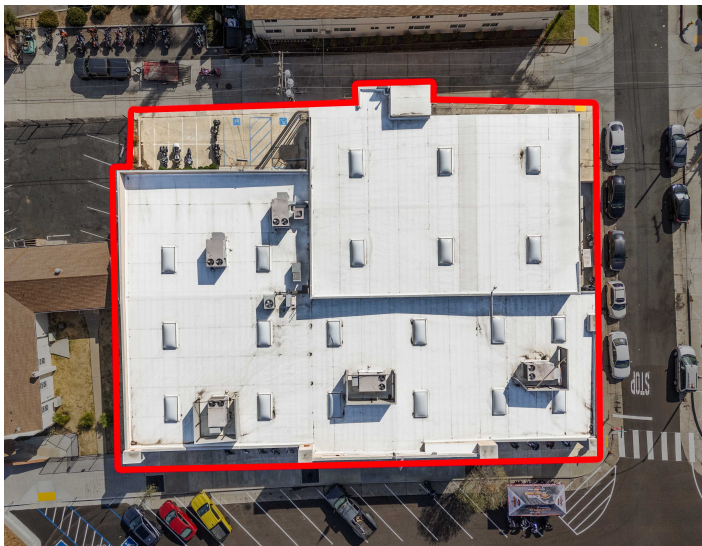
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PROPERTY PHOTOS

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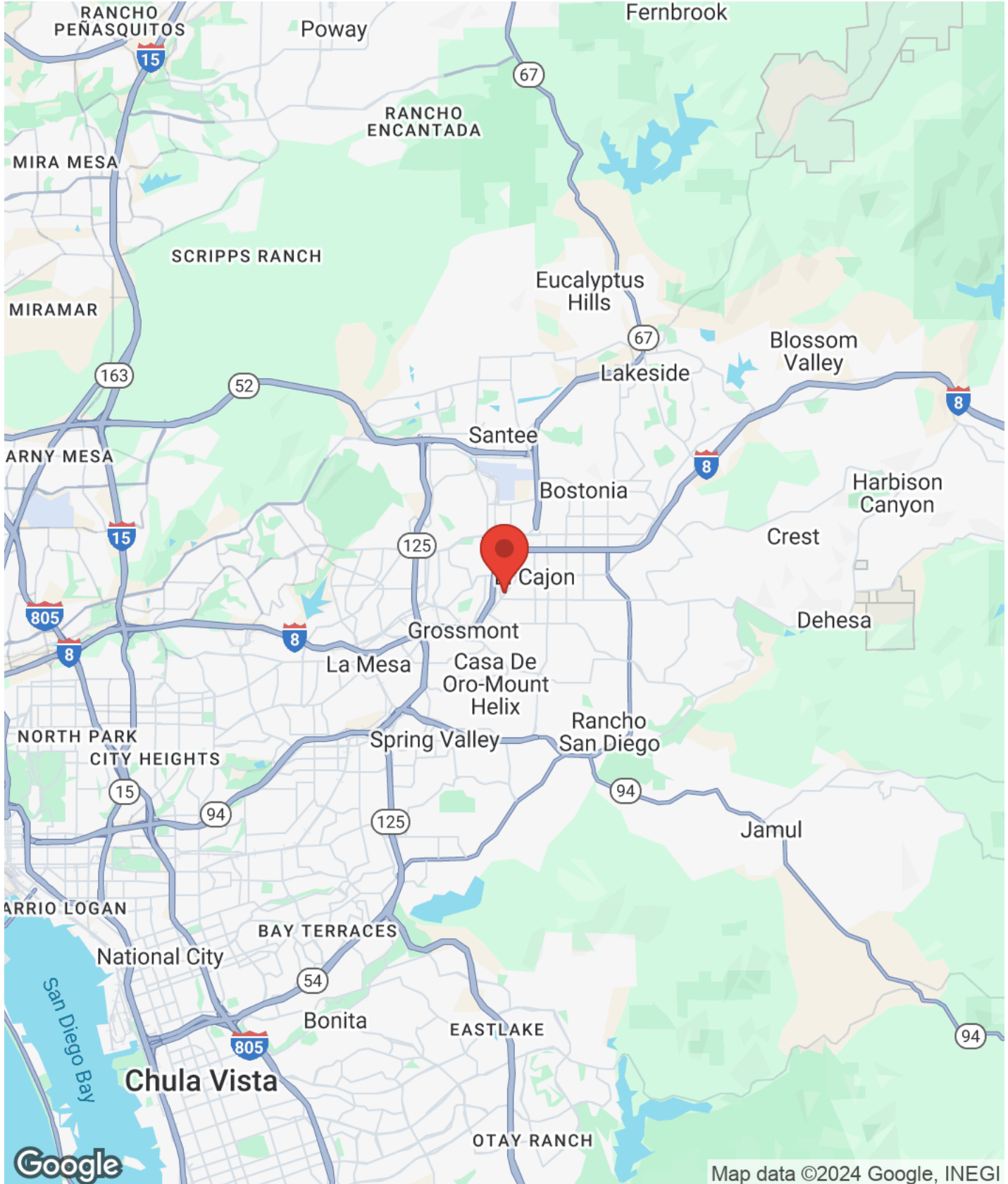
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REGIONAL MAP

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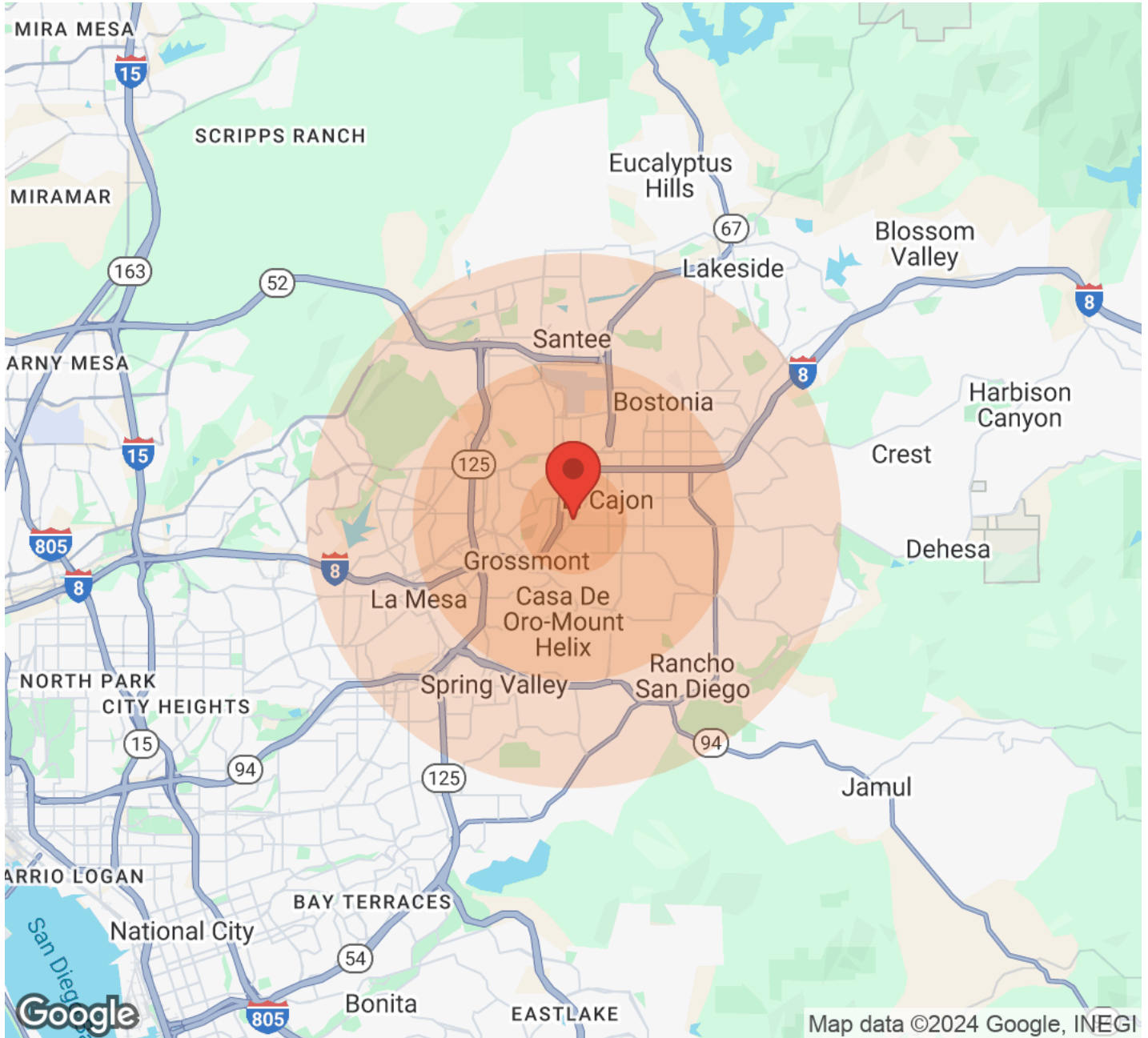
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	14,160	78,289	175,913	Median	\$41,735	\$54,045	\$64,135
Female	13,944	80,039	182,349	< \$15,000	1,275	6,594	12,904
Total Population	28,104	158,328	358,262	\$15,000-\$24,999	1,214	6,181	12,427
				\$25,000-\$34,999	1,237	6,003	12,777
				\$35,000-\$49,999	1,720	8,186	18,157
				\$50,000-\$74,999	1,705	11,276	25,701
				\$75,000-\$99,999	950	7,535	19,422
				\$100,000-\$149,999	1,103	7,287	19,554
				\$150,000-\$199,999	92	2,197	6,454
				> \$200,000	208	2,034	4,486

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DISCLAIMER

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