



Offering Memorandum



393 Broadway

EL CAJON, CA 92021

PRESENTED BY:

MICHAEL MCKINNON
O: 858.357.3824
michael.mckinnon@svn.com
CaldRE #02230732

PROPERTY SUMMARY

393 BROADWAY

EL CAJON, CA 92021

OFFERING SUMMARY

LEASE RATE:	\$2.75/SF/MO + NNN
NNN ESTIMATE:	\$0.85-\$1.15/SF/MO
(Includes taxes, insurance, and maintenance)	
BUILDING SIZE:	2,059 SF
LOT SIZE:	7,751 SF
PARKING:	9 spots

PROPERTY SUMMARY

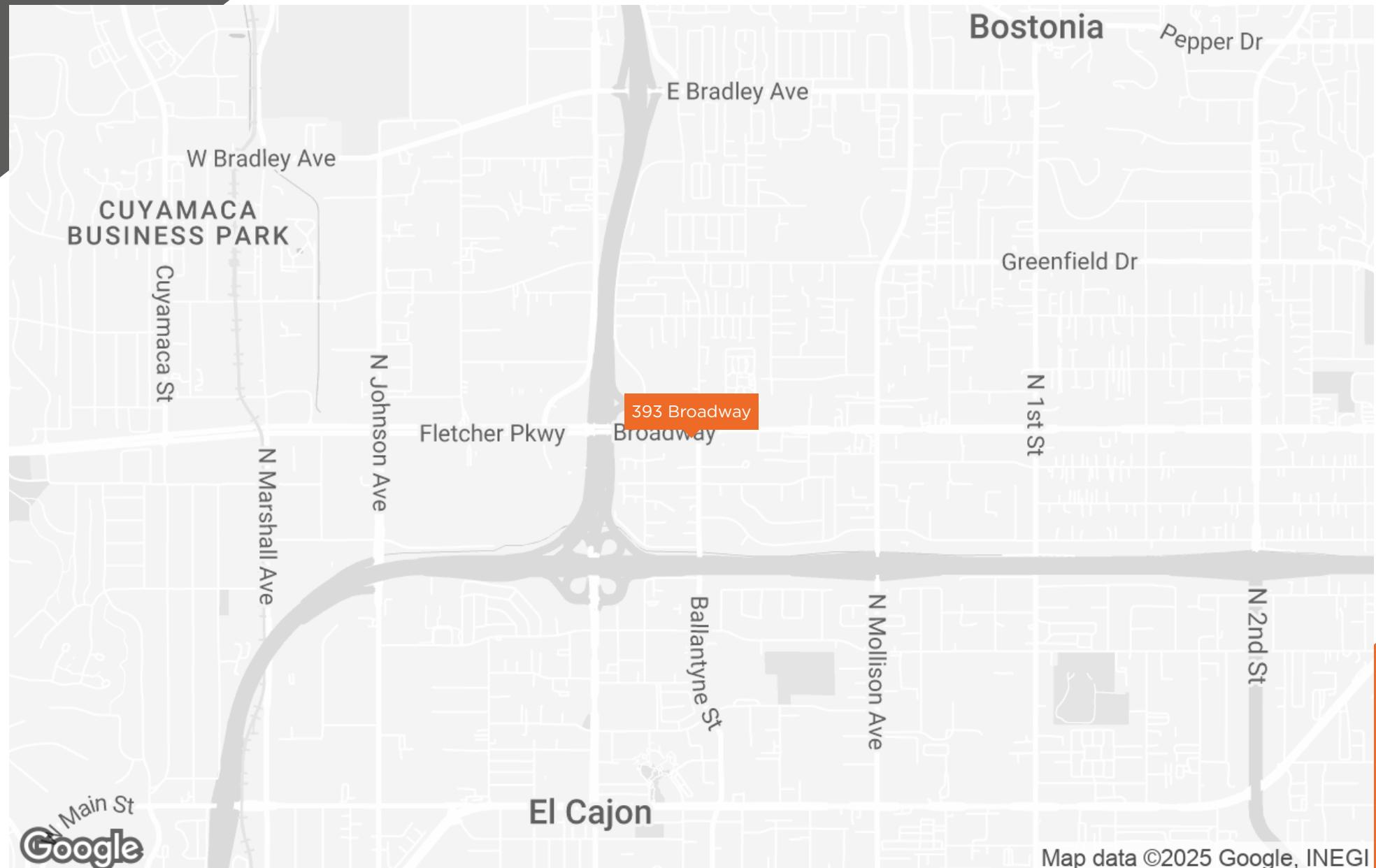
Prime freestanding retail building (2,059 SF) at the signalized corner of Broadway and Ballantyne, delivering unmatched visibility along East County's high-traffic corridor (25,000+ VPD). This standalone gem offers seamless ingress/egress and 9 dedicated surface parking spaces, ideal for drive-up convenience or neighborhood services under C-N zoning. Currently configured as shell-ready retail (post-vacancy in January), with flexible buildout potential. Perfect for variety of tenant types surrounded by complementary anchors drawing local foot traffic. Negotiable terms, escalations, and TI contributions tailored to qualified users. For more details, tour scheduling, or LOI submission, contact advisor.



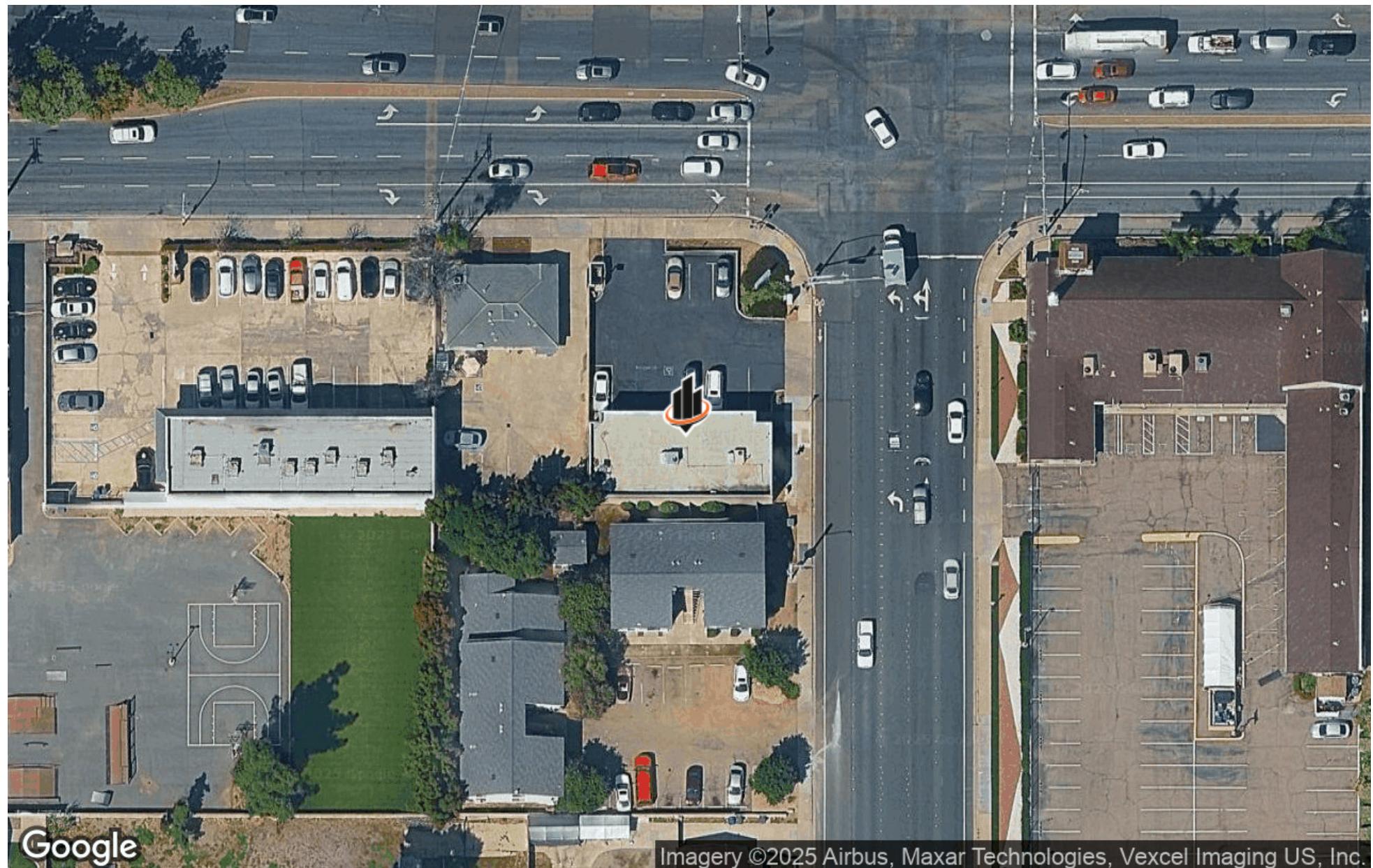


Located at the prominent corner of Broadway and Ballantyne in El Cajon, this freestanding retail building commands exceptional visibility along one of East County's busiest commercial corridors, with daily traffic counts exceeding 25,000 vehicles. Offering seamless ingress/egress from signalized access points and ample dedicated surface parking (9 spaces), the 2,059 SF property provides unmatched convenience for customers and easy operations for tenants. Nestled in a vibrant neighborhood hub surrounded by complementary retail and services, it draws steady foot traffic from local residents and passersby, making it a prime spot for a variety of tenant types.

REGIONAL MAP



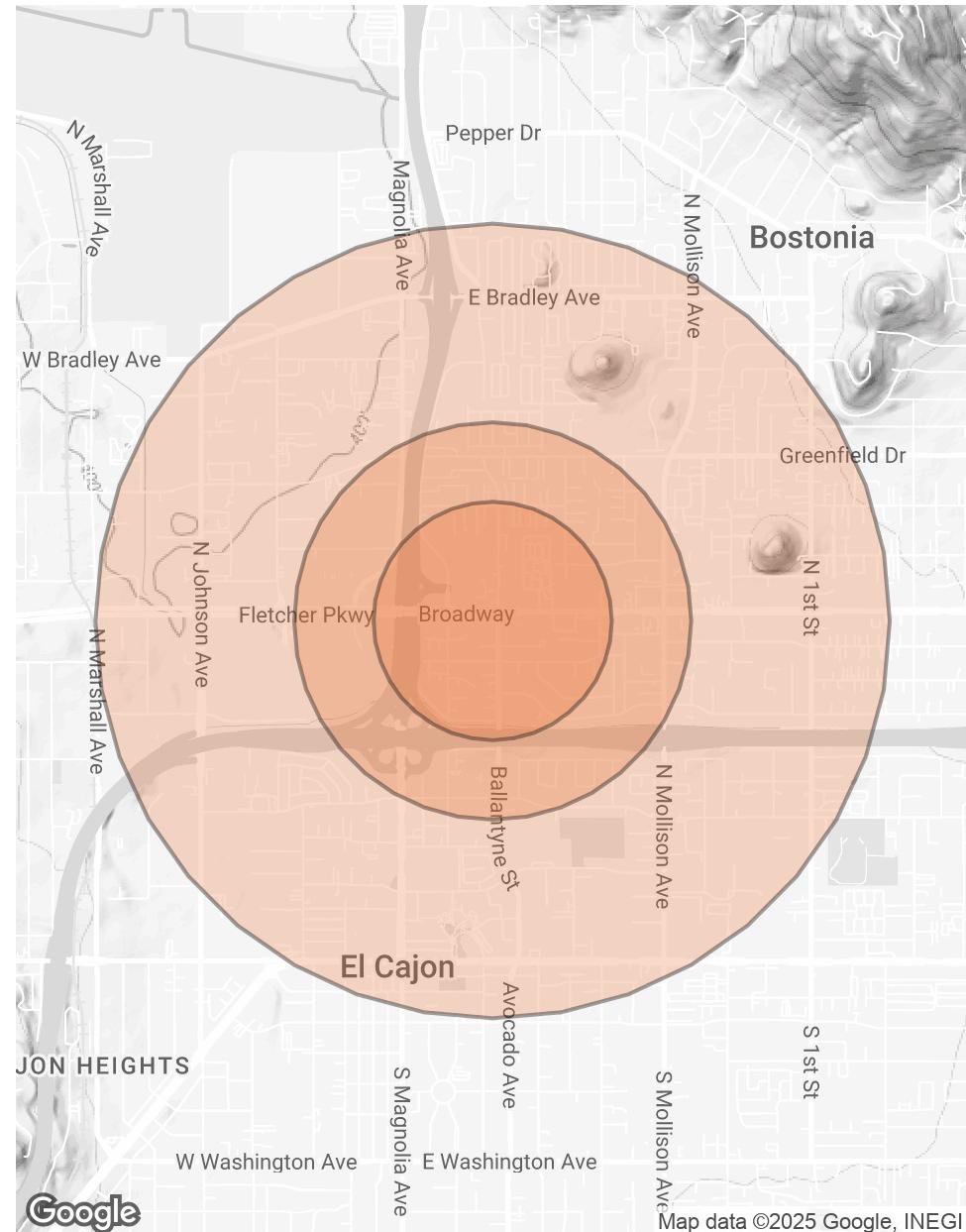
AERIAL MAP



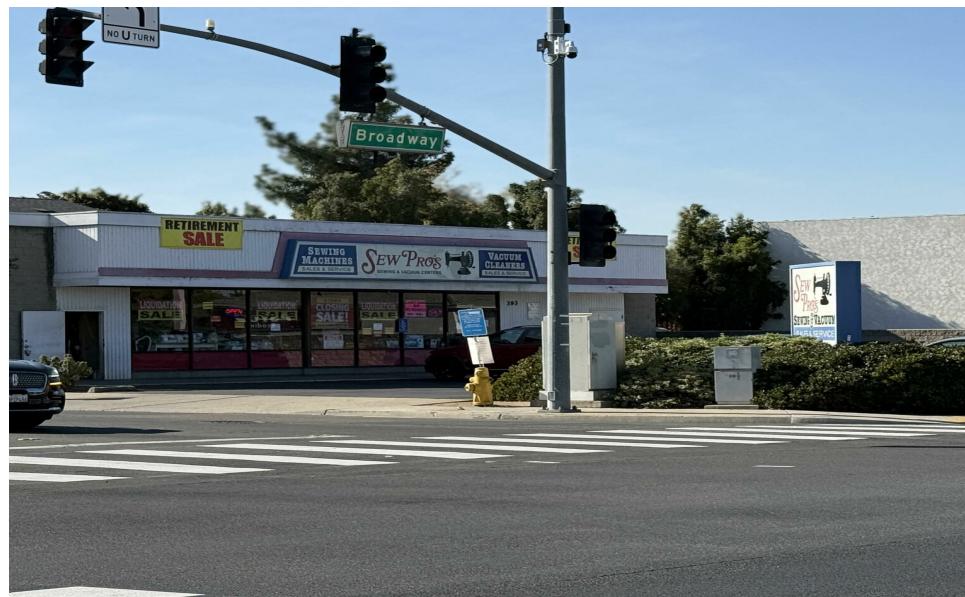
DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,289	8,073	31,671
AVERAGE AGE	35	35	36
AVERAGE AGE (MALE)	35	35	35
AVERAGE AGE (FEMALE)	35	36	37
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	428	2,766	10,930
# OF PERSONS PER HH	3	2.9	2.9
AVERAGE HH INCOME	\$72,902	\$78,885	\$75,448
AVERAGE HOUSE VALUE	\$488,033	\$451,542	\$497,706

Demographics data derived from AlphaMap



CITY OF EL CAJON INFORMATION



LOCATION DESCRIPTION

Positioned at the intersection of Broadway and Ballantyne Street in El Cajon, this freestanding retail property captures prime visibility along one of East San Diego County's key commercial thoroughfares, with average daily traffic surpassing 25,000 vehicles. Featuring signalized access for smooth ingress/egress and nine dedicated surface parking spots, the 2,059 SF building delivers optimal convenience for customers. This strategic spot is perfectly suited for retail, quick-service restaurants, or consumer-facing operations seeking standalone appeal in a growing community. For additional details, site tours, or LOI submissions, contact Michael McKinnon at (858) 357-3824 or michael.mckinnon@svn.com.

LOCATION DETAILS

MARKET	El Cajon
COUNTY	San Diego



DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the lease of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible lease of the Property.

The only party authorized to represent the Owner in connection with the lease of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a lease of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Lease Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Memorandum are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to lease the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to lease the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to lease the Property unless and until the Owner executes and delivers a signed Lease Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer or letter of intent, a prospective tenant will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective tenant, any prospective tenant should not rely on any such correspondence or statements as binding Owner. Only a fully executed Lease Agreement shall bind the Property and each prospective tenant proceeds at its own risk.



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4455 MURPHY CANYON ROAD,
SUITE 200
SAN DIEGO, CA 92123



[HTTP:SVNVANGUARD.COM](http://SVNVANGUARD.COM)