

# FOR SALE

## DEVELOPMENT SITE OPPORTUNITY

342 - 360 EL CAJON BLVD. | EL CAJON, CA 92020

**COMMERCIAL  
ASSET  
ADVISORS**

858.360.3000 | caacre.com

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### LOT SIZE

± 41,253 SF

### ZONING

C-G\*

(City of El Cajon)

\* Buyer to confirm



### APN NUMBER

487-321-01-00

487-321-24-00

487-321-25-00

487-321-26-00

### ASKING PRICE

Contact Broker  
for Details



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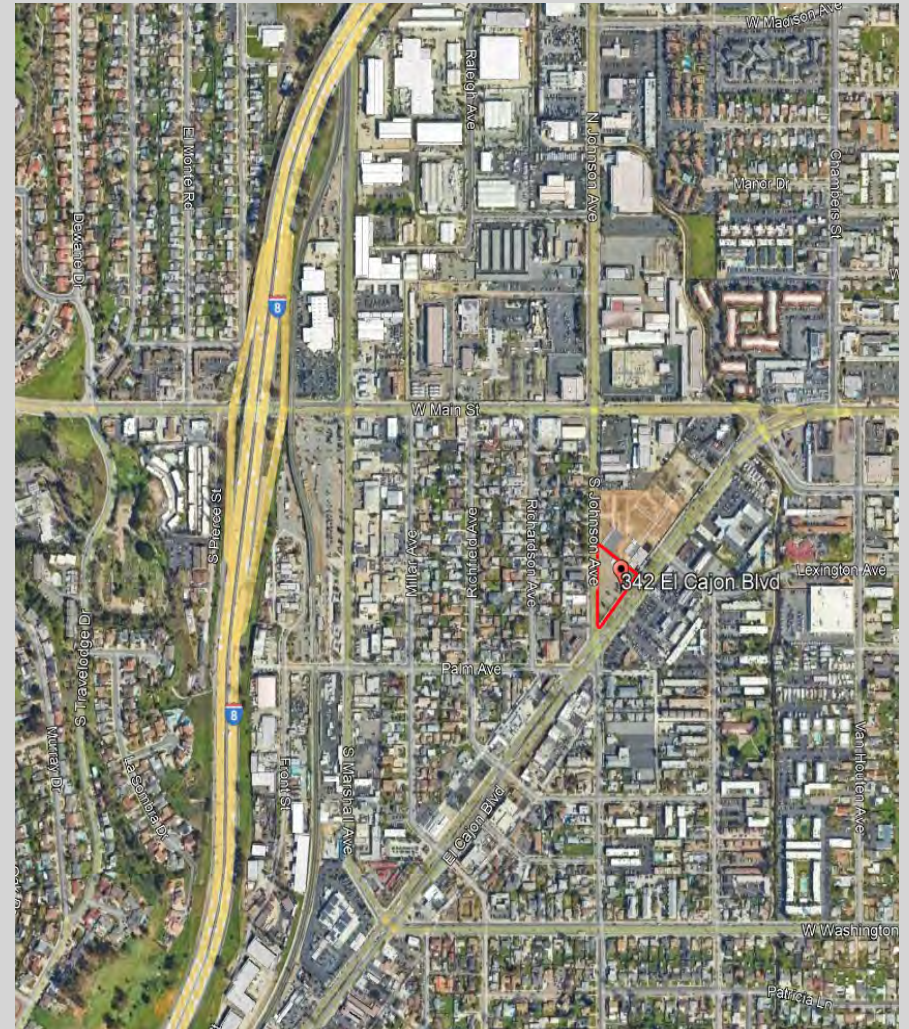
### PROPERTY HIGHLIGHTS

#### LOCATION

The Subject Property's strategic positioning on either side of El Cajon Boulevard and S. Johnson Avenue (with 14,300 cars per day) extends the opportunity for strong frontage and high visibility for an interested developer. Not only does the Subject Property include features that can be beneficial for a prospective developer, but the land is also minutes away from the I-8 for easy ingress and egress.

Moreover, multiple amenities are within a short distance, enhancing the property's appeal. For instance, the Main Street Shopping Center is nearby, offering a range of conveniences such as a Starbucks, Panda Express, 24 Hour Fitness, and Ross Dress for Less. Furthermore, residents and visitors alike will appreciate the proximity to essential services like the United States Post Office, making errands more convenient. Additionally, public transportation options such as the El Cajon Trolley provide accessibility, while the nearby Health and Wellness Center promotes community well-being.

With such a blend of convenience and accessibility, the Subject Property presents an enticing opportunity for development.



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**kb**  
HOME

165 Brand New  
Town Homes  
Constructed in 2024



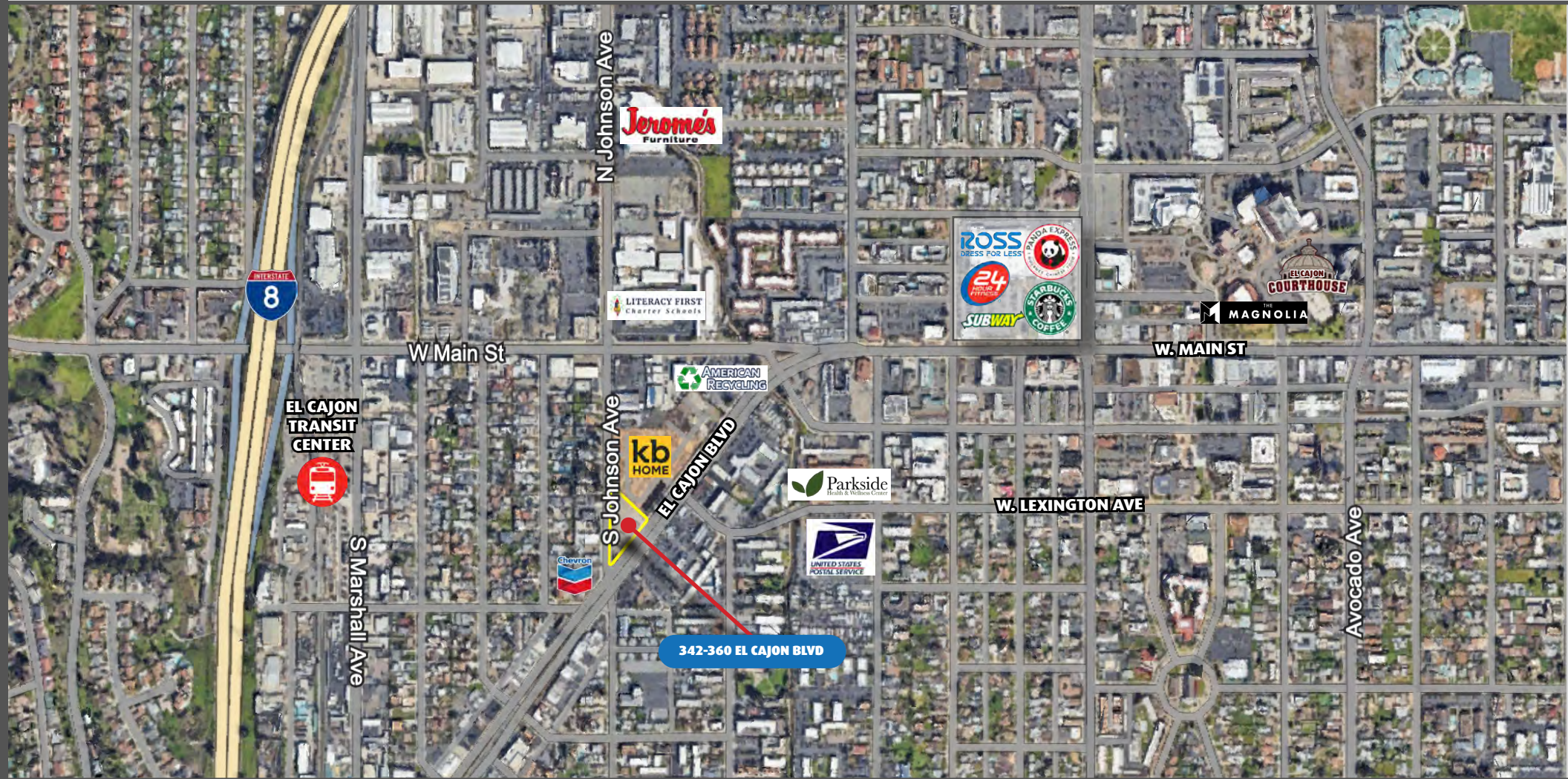
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# EL CAJON AT A GLANCE

POPULATION (2023)



**360,303**

POPULATION (2010 CENSUS)



**341,035**

CONSUMER SPENDING



**\$4,809,056,849**

MEDIAN HOME VALUE



**\$609,380**

## CITY OF EL CAJON

As one of San Diego County's notable locales, El Cajon offers a thriving environment for residential, professional, and leisure pursuits. Renowned for its diverse population and inviting neighborhoods, the city provides an array of recreational facilities, top-tier educational institutions, and essential services including exceptional law enforcement and fire protection.

Highlighting the city's economic vibrancy is its bustling commercial landscape. Anchored by the longstanding Parkway Plaza, El Cajon hosts a wealth of retail options with over 170 stores and entertainment destinations, such as the popular 18-screen Regal Cinema. Noteworthy retailers include Macy's, Best Buy, JCPenney, Dick's Sporting Goods, Forever 21, H&M, among others. Furthermore, El Cajon boasts a significant presence of automotive dealerships, totaling 14 establishments featuring brands like Mercedes-Benz, BMW, Ford, and Lexus. Complementing this commercial hub is the lively downtown area, dotted with diverse shops and eateries. El Cajon's strategic location and amenities position it as an enticing destination for aspiring entrepreneurs and investors, enriching the city's diverse business sectors.

AVG HOUSEHOLD

**\$101,684**

TOTAL HOUSEHOLD

**133,102**

AVERAGE AGE

**38**

TOTAL BUSINESSES



**16,032**

DAYTIME EMPLOYEES



**124,320**

Within a 5 Mile Radius



SOURCES  
CA Census, Costar

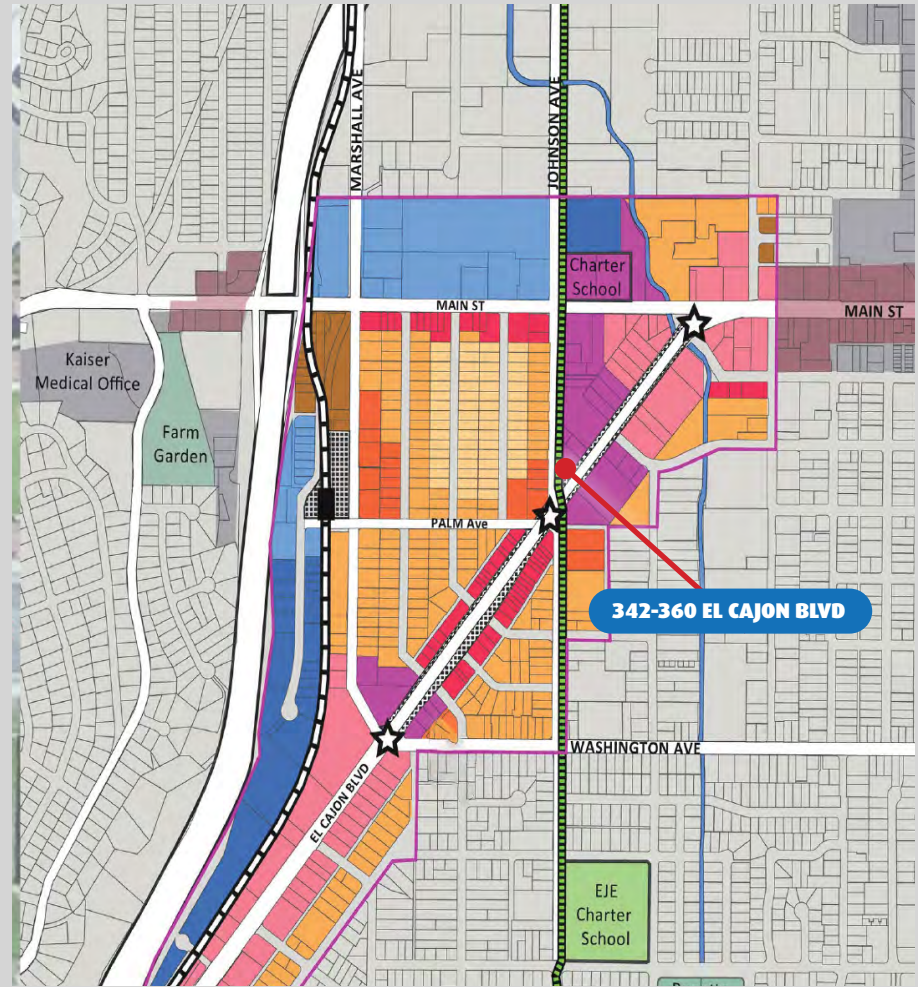
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# TRANSIT SPECIFIC PLAN

## “EL CAJON VILLAGE” AND NEIGHBORHOOD ANCHOR

The middle section of El Cajon Blvd. (as it crosses through the city) has the potential to become a commercial “village” with a fine-grain, “Main Street” feeling and a highly walk-able environment. The key focus of land uses in this area is to encourage small-scale, fine-grain commercial with active sidewalks and engaging storefronts in the middle section of the boulevard, flanked on the ends by higher intensity commercial, mixed-use developments with an active ground floor. By reclaiming a portion of the right-of-way, the street can be reconfigured with wide sidewalks, plazas and sidewalk cafes to complement active commercial uses. In addition, new developments are encouraged to provide public spaces at the street to help enliven the street experience.



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\* No 3rd party studies or engineering have been completed. Buyer to do their own due diligence regarding feasibility.



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