

# 1939 FRIENDSHIP DR, STE B

FOR SALE | ± 1,400 SF WAREHOUSE & OFFICE



EXCLUSIVELY LISTED BY

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INLAND PACIFIC

# PROPERTY HIGHLIGHTS



**1939 Friendship Drive, Suite B, El Cajon CA 92020**



**± 1,400 Total SF (~70% Office)**



**M Zoning**



**1 (12' x 12') Grade Level Door**



**16' Clear Height**



**Built in 1973**



**2.65/1,000 Parking Ratio**



**Proximity to I-8 and Highways 67, 52 & 125**



**100 Amp/3 Phase Power**



**Walking distance to El Cajon Trolley Station**



**Sale Price: \$340,000**



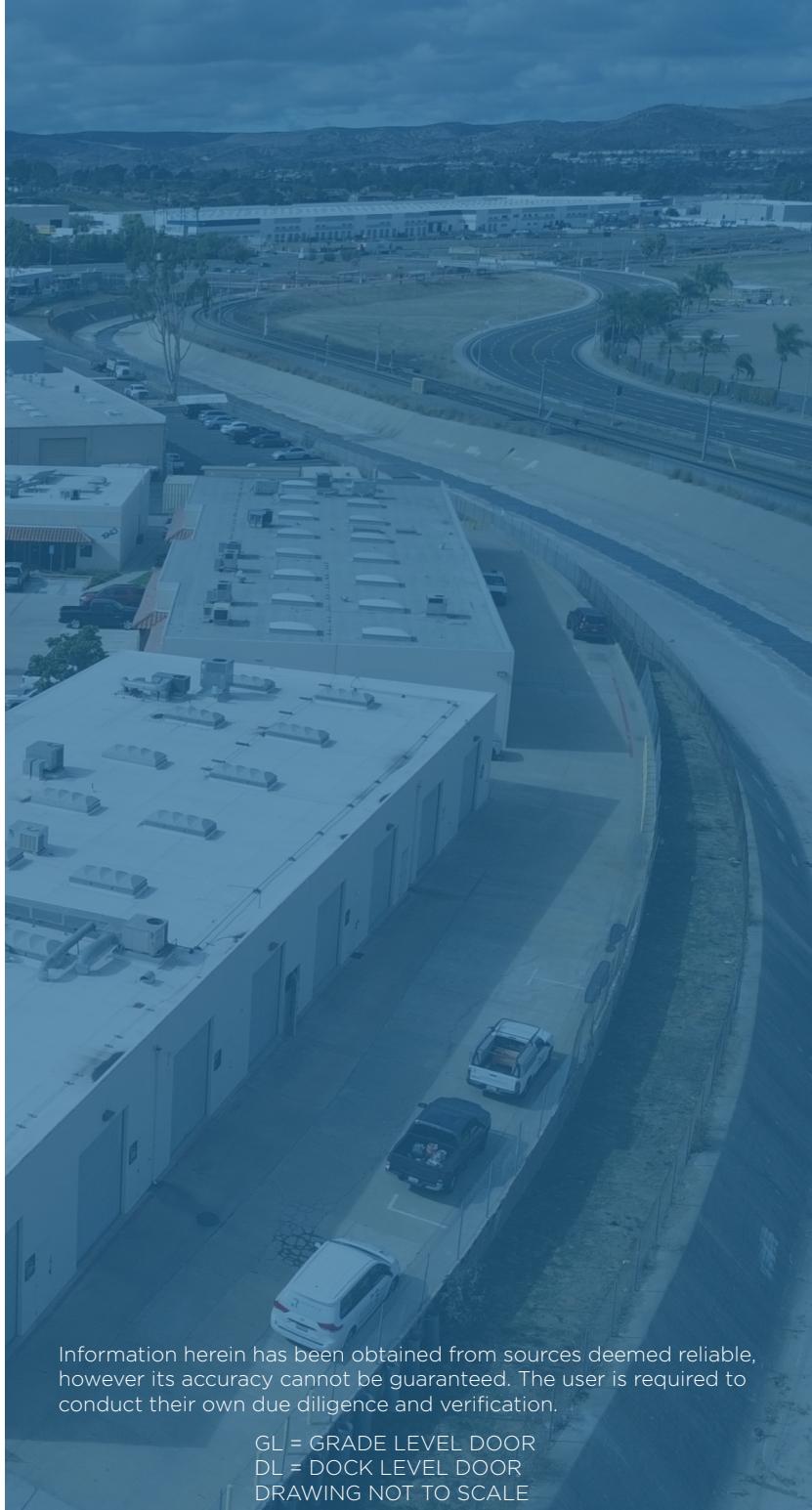
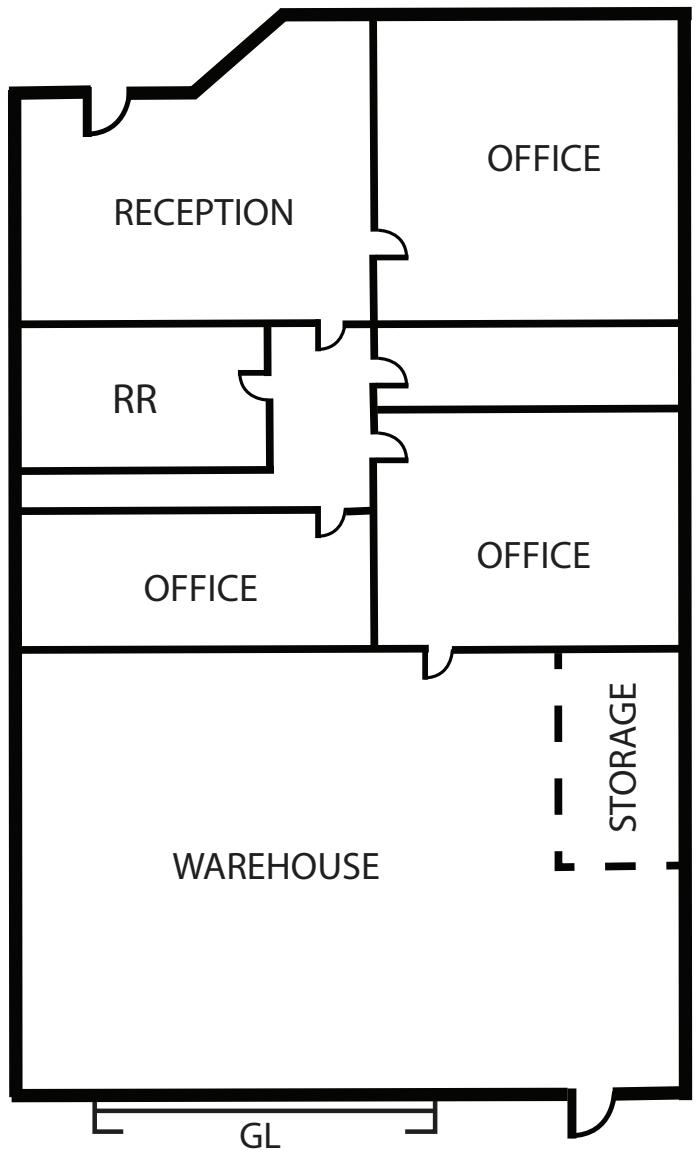
**Property is subject to an Airport Ground Lease  
with county (expires in 2062)**



**HOA: ~\$700/mo**

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

# FLOOR PLAN





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El Cajon is located within San Diego's East County, strategically situated in close proximity to I-8, highways 67 and 125, an international airport and a deep-water port. It is 5 minutes from Gillespie Field, the largest of East County's regional airports.

The El Cajon industrial submarket has roughly 480,000 SF of space listed as available, for an availability rate of 4.6%. As of the third quarter of 2025, there is no industrial space under construction in El Cajon. In comparison, the submarket has averaged 100,000 SF of under construction inventory over the past 10 years.

With minimal product under construction, increased demand with diminishing supply makes for an increasingly competitive market.

# SAN DIEGO OVERVIEW

San Diego County's beautiful year-round weather combined with a dynamic economy makes the region one of the most desirable places to live and work in the United States. San Diego's quality of life and burgeoning economy attract residents, businesses and visitors from around the world.

Over the last two decades, the San Diego region has developed its own progressive identity as a premier tourist destination and a leader in defense development, biotechnology, sustainable energy, wireless and telecommunications technologies, and electronics



**\$698,955**  
AVERAGE HOME VALUE



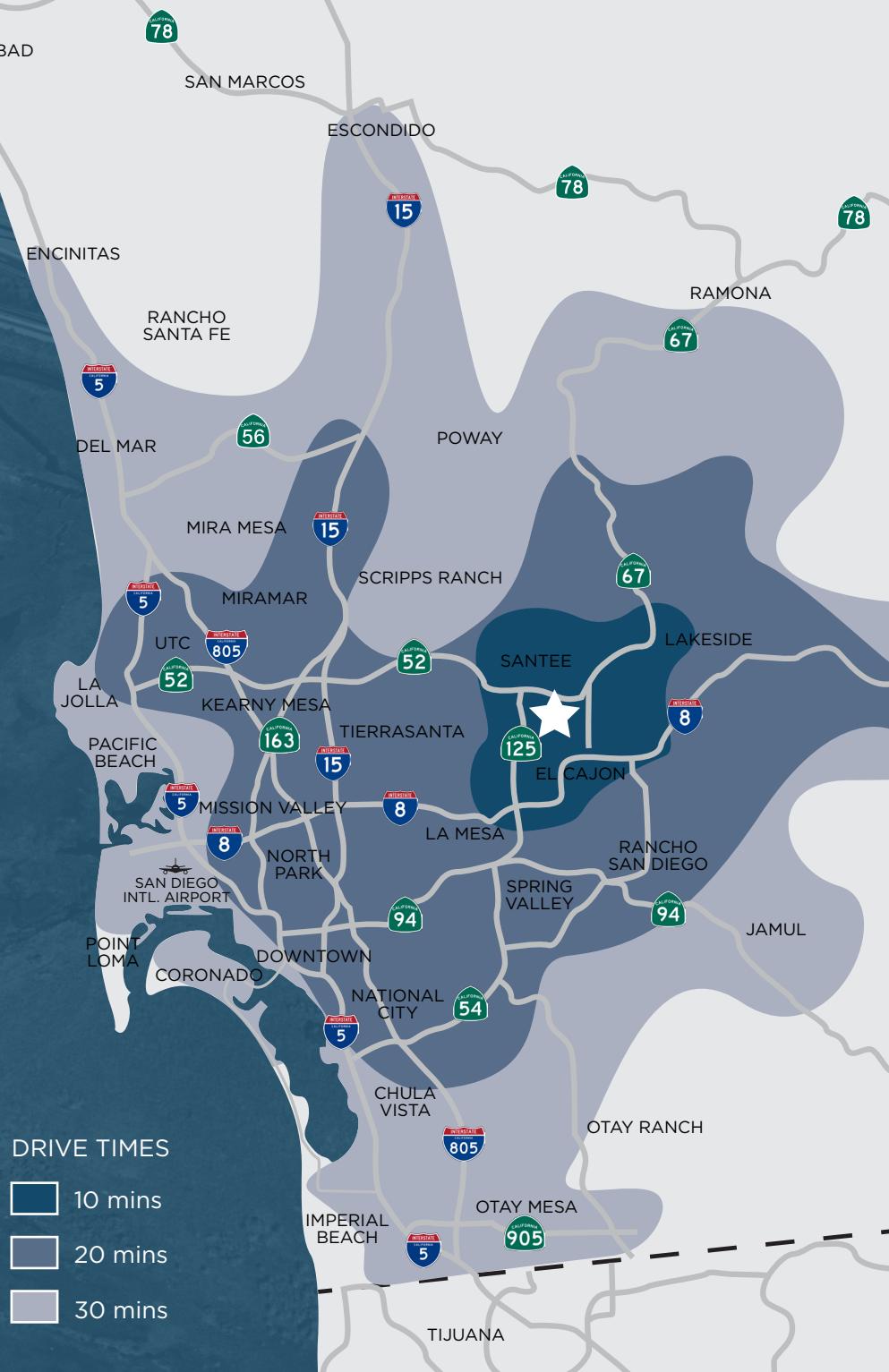
**3,334,024**  
POPULATION



**\$245 B**  
GROSS REGIONAL PRODUCT



**1,165,877**  
HOUSEHOLDS



# AMENITIES MAP

- Chick-fil-A
- Starbucks
- Epic Wings
- Subway
- Phil's BBQ
- Chipotle
- Taco Bell
- Jersey Mike's
- Chevron
- USPS
- 7-Eleven
- O'Reilly
- Costco
- Vons
- Sprouts
- Lowe's
- UPS Store
- Target
- Chase Bank
- Union Bank
- Verizon
- AT&T
- T-Mobile
- AutoZone



- In-N-Out
- Urbane Cafe
- Dunkin'
- KFC
- McDonald's
- Panera Bread
- Burger King
- Jamba Juice
- Five Guys
- Texas Roadhouse
- Home Depot
- Walmart
- CVS
- Best Buy
- Smart & Final
- Bank of America
- Mission Federal
- Wells Fargo
- Navy Federal

# CORPORATE NEIGHBORS





FOR MORE INFORMATION PLEASE CONTACT

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