

COLLEGE AREA | RETAIL VISIBILITY W/ WAREHOUSE

EL CAJON BLVD

58TH ST

FOR SALE | ±7,057 SF BUILDING | ±9,406 SF LOT

5730 EL CAJON BLVD. SAN DIEGO 92115



TIM GOSSELIN, CCIM
(760) 822-3730
DRE Lic # 01495432

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



Confidentiality Agreement

DO NOT DISTURB THE OCCUPANT. The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Lee & Associates and should not be made available to any other person or entity without the written consent of Lee & Associates. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Lee & Associates has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Lee & Associates has not verified, and will not verify, any of the information contained herein, nor has Lee & Associates conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein.



PROPERTY HIGHLIGHTS

PRICE:

\$2,500,000 or \$354 PSF

Occupancy/Leases:

Currently occupied by Owner/User and will be vacant at close of escrow with no lease in place

Improvement Features:



SIZE:

±7,057 SF



POWER:

One Meter
(1-Phase 120/240v,
400 AMPS)



GAS:

Stubbed for gas

- ±93' Street Frontage
- Fenced Secured Lot
- Two Grade-Level Doors 12'x10' and 14'x12'
- 10' - 12' Warehouse Ceiling Height
- Great Visibility and Building Signage
- Daily Traffic: +23,000 Cars Per Day as of 2022
- Flexible Zoning: Schools, Medical, Retail & Industrial



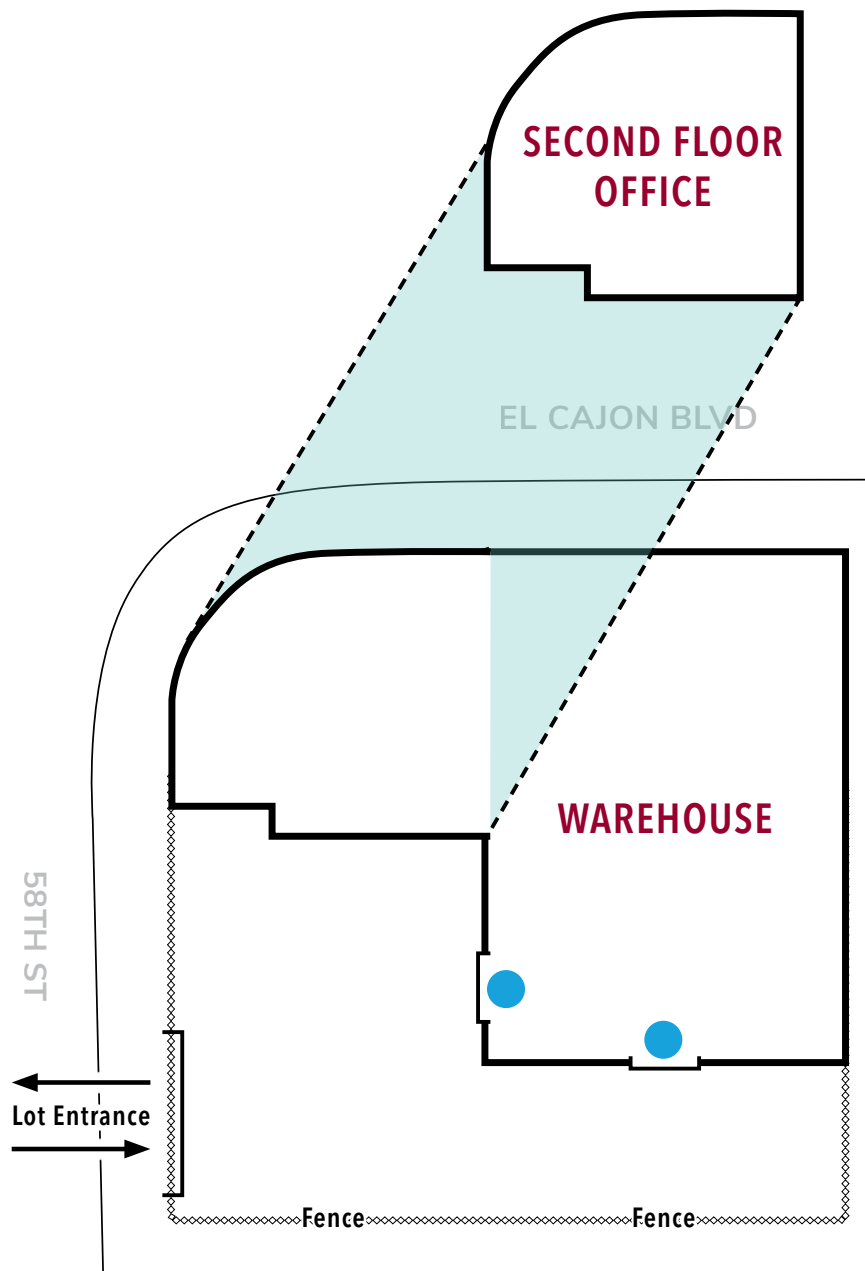


EL CAJON BLVD

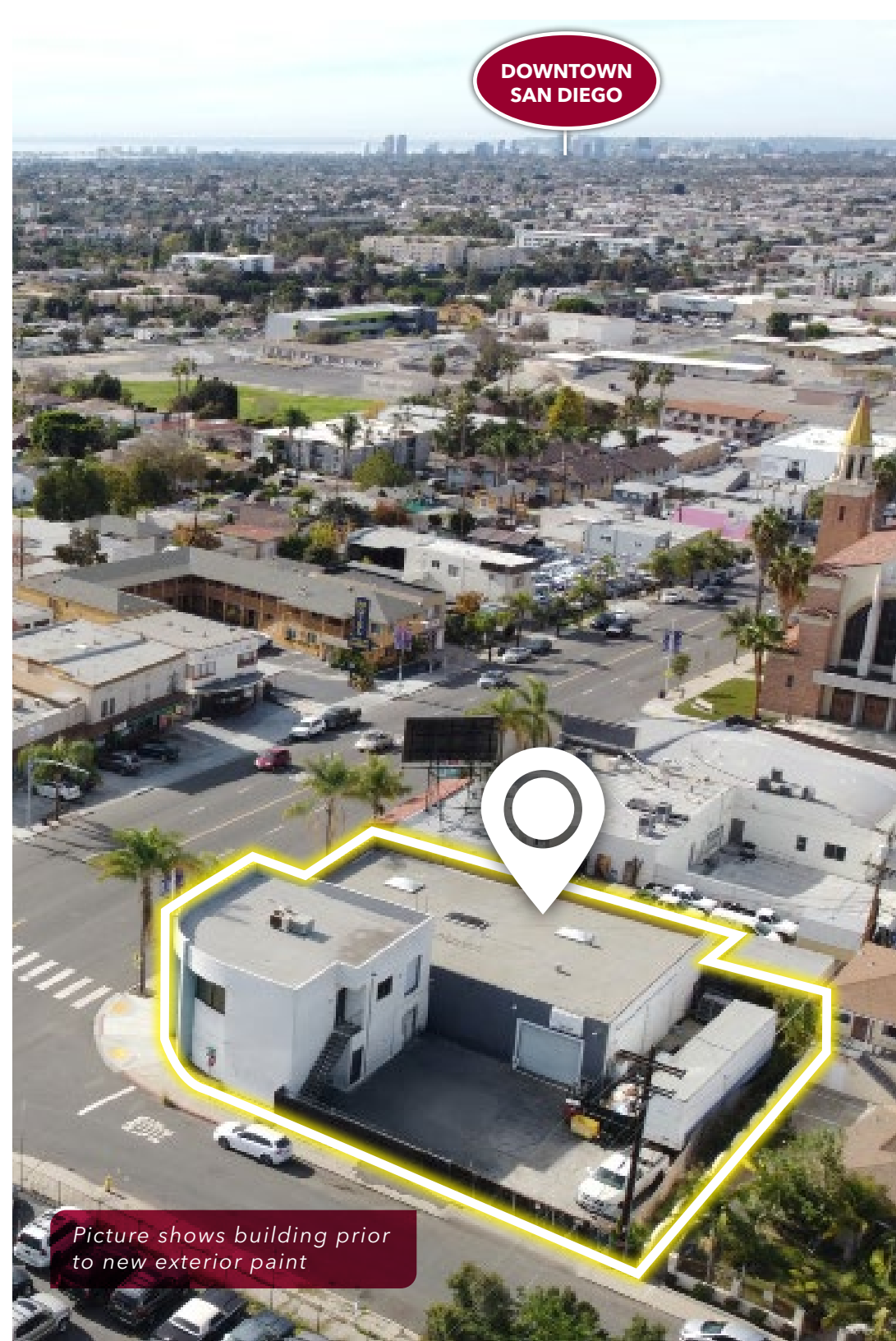
58TH ST

58TH ST

EL CAJON BLVD



● = Loading Door, floor plan/site plan not to scale and subject to errors



Picture shows building prior to new exterior paint

DRIVE TIMES

Located just minutes from San Diego International Airport, El Cajon Blvd is a dynamic area to grow your business. Centrally situated in San Diego County, it provides quick access to iconic attractions like the San Diego Zoo, SeaWorld San Diego, and the bustling Downtown Gaslamp District – all within a 15-minute drive. The area boasts affordable accommodations, family-friendly dining, and a variety of shopping destinations, making it a vibrant and convenient location for both business and leisure.

1

9 MIN
SNAPDRAGON
STADIUM

2

14 MIN
MISSION
VALLEY

3

17 MIN
DOWNTOWN

4

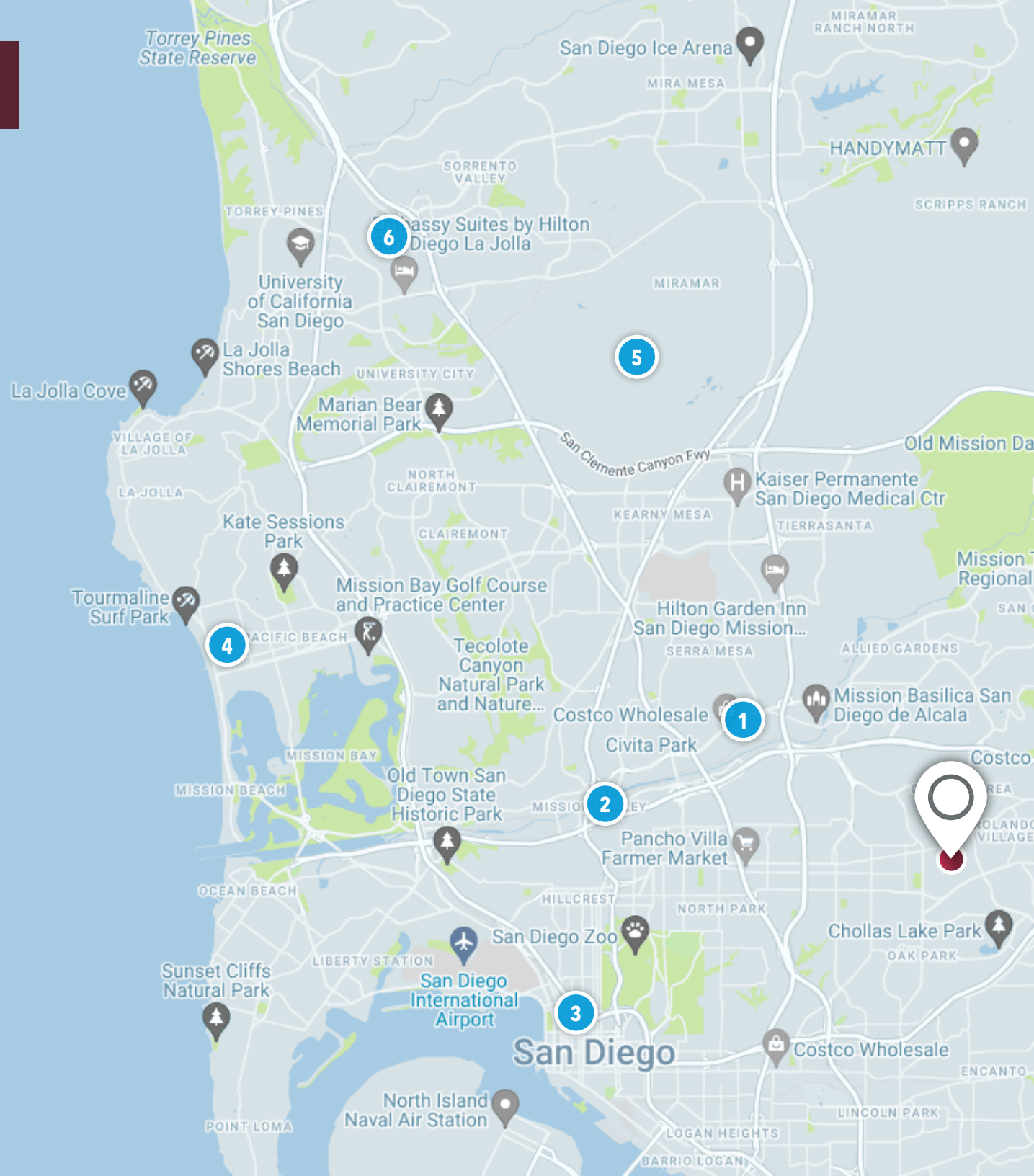
20 MIN
PACIFIC BEACH

5

20 MIN
MIRAMAR

6

26 MIN
LA JOLLA UTC



DEVELOPMENT OPPORTUNITIES

SUBJECT PROPERTY
is 1.3 miles from



APN:
466-731-15



Lot Size:
± 9,406 SF



Zoning:
[CUPD-CU-2-3](#) (Residential,
Commercial, and Retail Uses)



Complete Communities:
FAR Tier 3: 6.5 FAR



Potential Development:
[By Right: 14,109 SF w/10 Dwelling Units](#)
[Complete Comm: 61,139 SF w/63 DU](#)

DEMOGRAPHICS

(within 3 miles of the subject property)



POPULATION:
236,552



HOUSEHOLDS:
88,765



AVG HH INCOME:
\$110,249



MEDIAN HH INCOME:
\$88,030



EMPLOYEES:
54,423



BUSINESSES:
7,976



Tim Gosselin, CCIM
tgosselin@lee-associates.com
760.822.3730
CalDRE #01495432



Lee & Associates Commercial Real Estate Services, Inc. - NSDC | 1902 Wright Place, Suite 180, Carlsbad, CA 92008 | P: (760) 929-9700

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE TO THE ACCURACY THEREOF AND SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS PRIOR TO SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE. NO LIABILITY OF ANY KIND IS TO BE IMPOSED ON THE BROKER HEREIN. ©2024 TIM GOSSELIN. ALL RIGHTS RESERVED.