

FOR SALE

685-693 EL CAJON BLVD., EL CAJON, CA 92020



OWNER/USER WITH EXISTING INCOME / INVESTMENT OPPORTUNITY



ADAM FOSTER

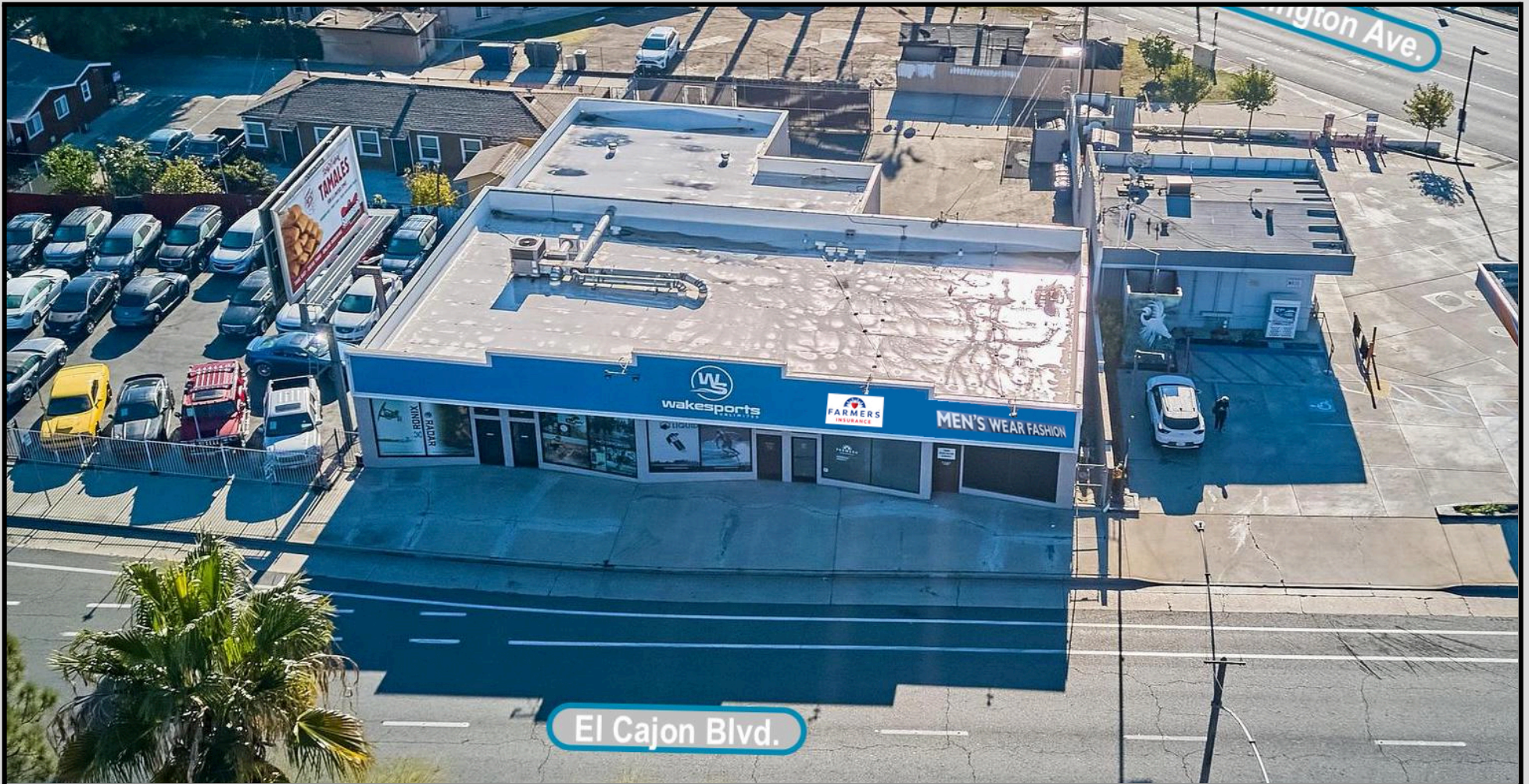
BROKER | OWNER

Phone: (858) 229-4041
adam@fostercommercialre.com
CA DRE License #01831459

Information contained herein has been obtained from sources we deem reliable. We have no reason to doubt it, but we do not guarantee it.

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oster

Commercial Real Estate Services

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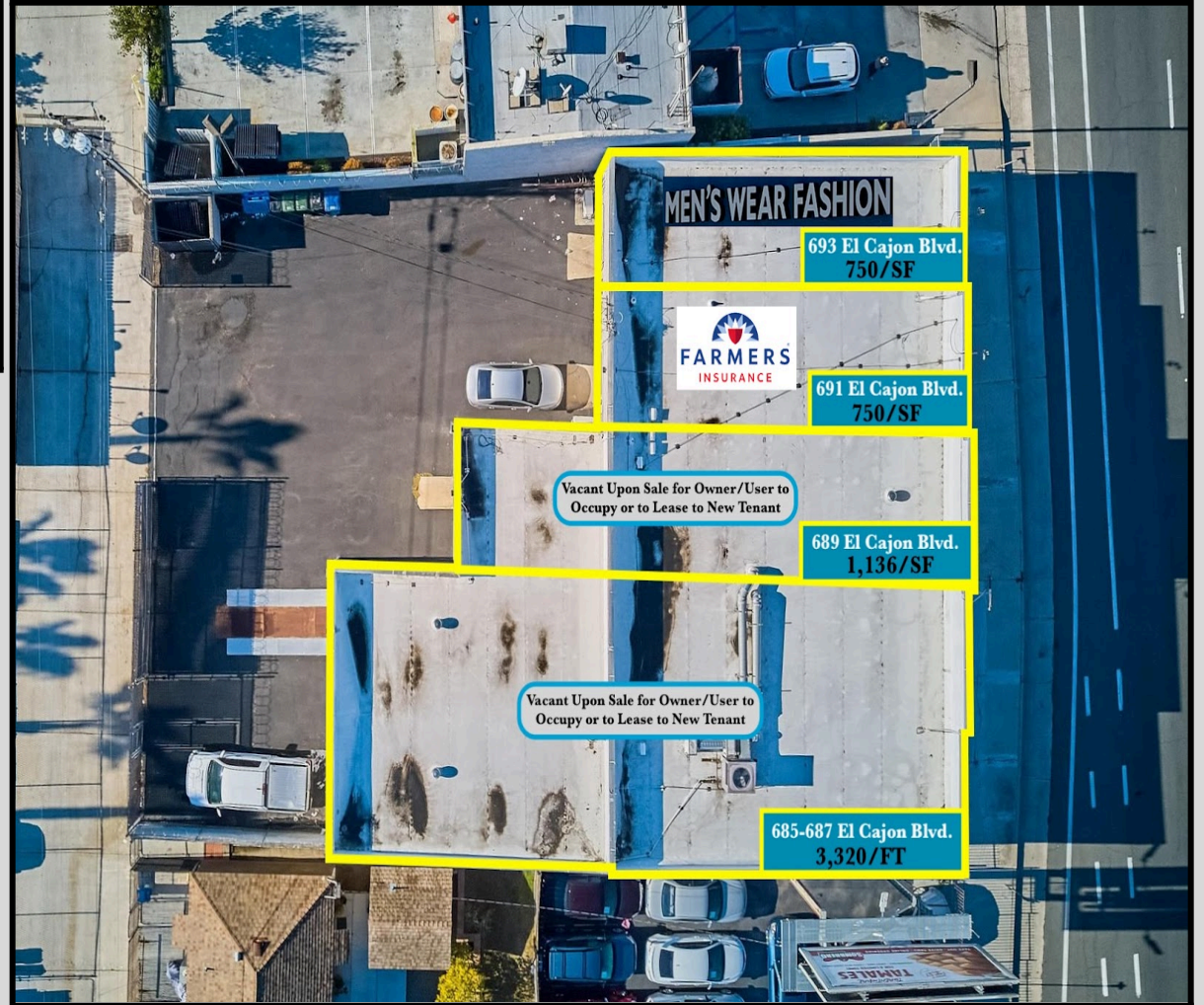
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PROPERTY:

- 5,956/SF Freestanding Commercial Property
- Property Located on a 10,008/SF (.21 AC) Parcel
- Owner/User with Existing Income & Possible Additional Income
- All Existing Tenants on NNN leases
- Dedicated Fenced & Secured Parking in Rear
- Street Parking in Front
- Low Maintenance with Little Management Responsibilities
- Property is Divisible
- Five (5) Separate Electricity Meters
- Gas Service
- Well Maintained Property with New Roof & Paint
- Excellent Visibility from El Cajon Blvd.
- Easy Access to Interstate 8
- Property is located in Opportunity Zone



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EXISTING RENT ROLL/PROPERTY SUMMARY:

<u>TENANT</u>	<u>ADDRESS</u>	<u>SIZE</u>	<u>BASE RENT</u>	<u>RENT INCREASES</u>	<u>LEASE TYPE</u>	<u>LEASE EXPIRATION</u>	<u>OPTIONS</u>
Men's Wear Fashion	693 El Cajon Blvd.	750/sf	\$1,739.00/mo, NNN	3%	NNN	8/31/2028	NO
Farmers Insurance	691 El Cajon Blvd.	750/sf	\$1,435.00/mo, NNN	3%	NNN	4/30/2027	NO
Vacant Upon Sale for Owner/User to Occupy or to Lease to New Tenant	689 El Cajon Blvd.	1,136/sf	\$2,840.00/mo, NNN (PRO FORMA)	TBD	TBD	TBD	TBD
Vacant Upon Sale for Owner/User to Occupy or to Lease to New Tenant	685-687 El Cajon Blvd.	3,320/sf	\$8,300.00/mo, NNN (PRO FORMA)	TBD	TBD	TBD	TBD
<u>TOTALS (EXISTING)</u>		5,956/SF	\$3,174.00/mo, NNN				
<u>TOTALS (PRO FORMA)</u>		5,956/SF	\$14,314.00/mo, NNN (PRO FORMA)				

PURCHASE PRICE - ~~\$2,295,000.00~~ \$1,750,000.00

PLEASE DO NOT DISTURB EXISTING TENANTS AND/OR THEIR EMPLOYEES

PLEASE CONTACT BROKER FOR MORE INFORMATION



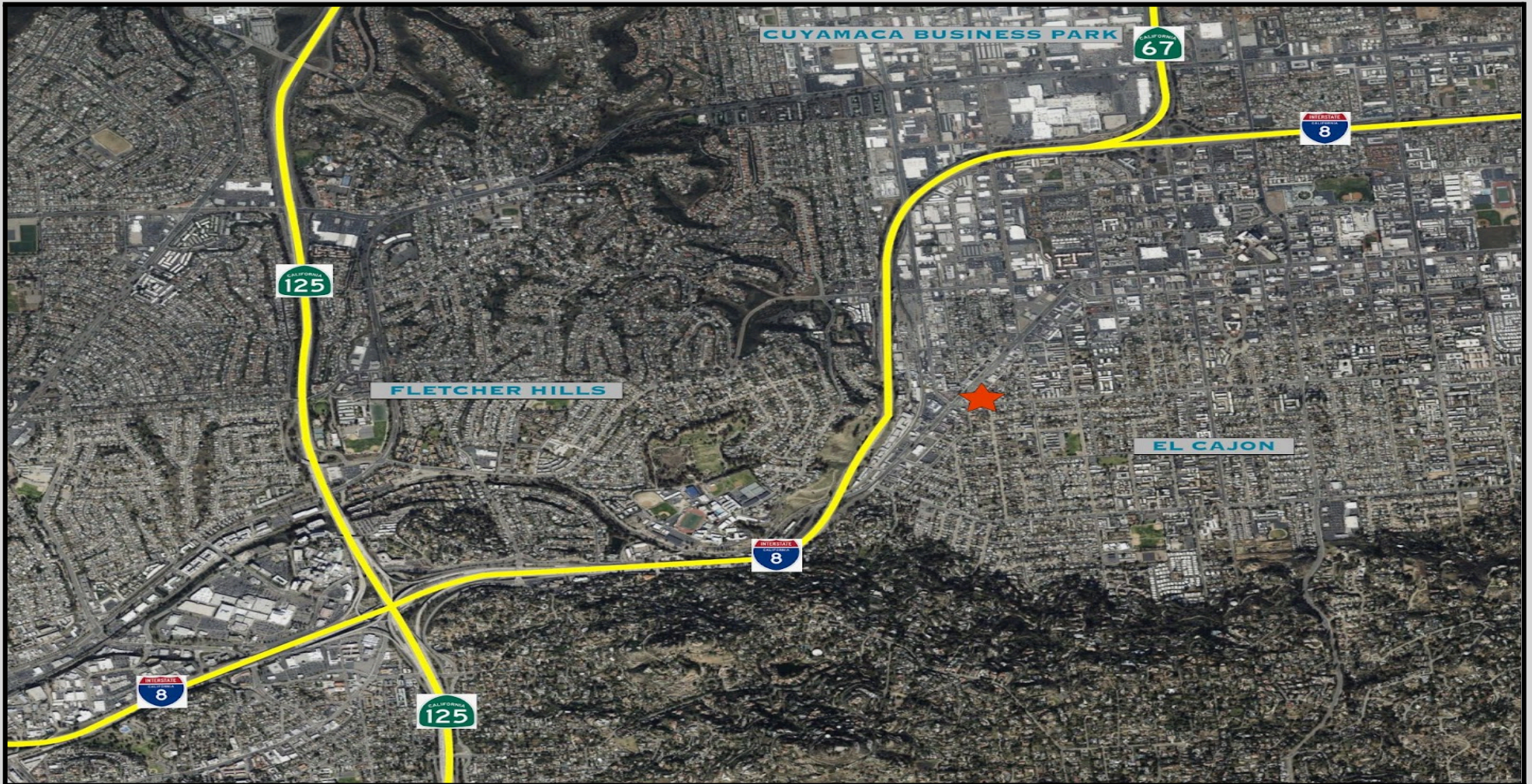
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