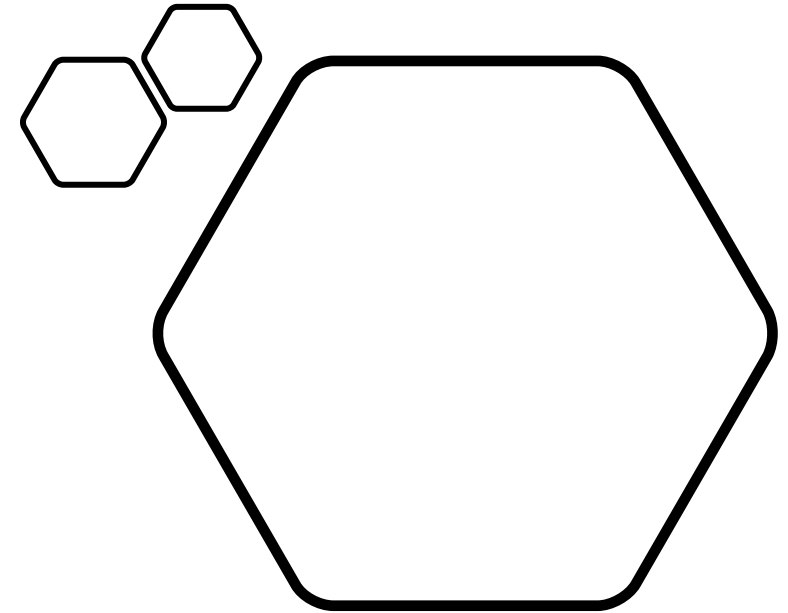


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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT EXP COMMERCIAL REALTY FOR MORE DETAILS.**

7246

§

7268

EL CAJON BOULEVARD

SAN DIEGO


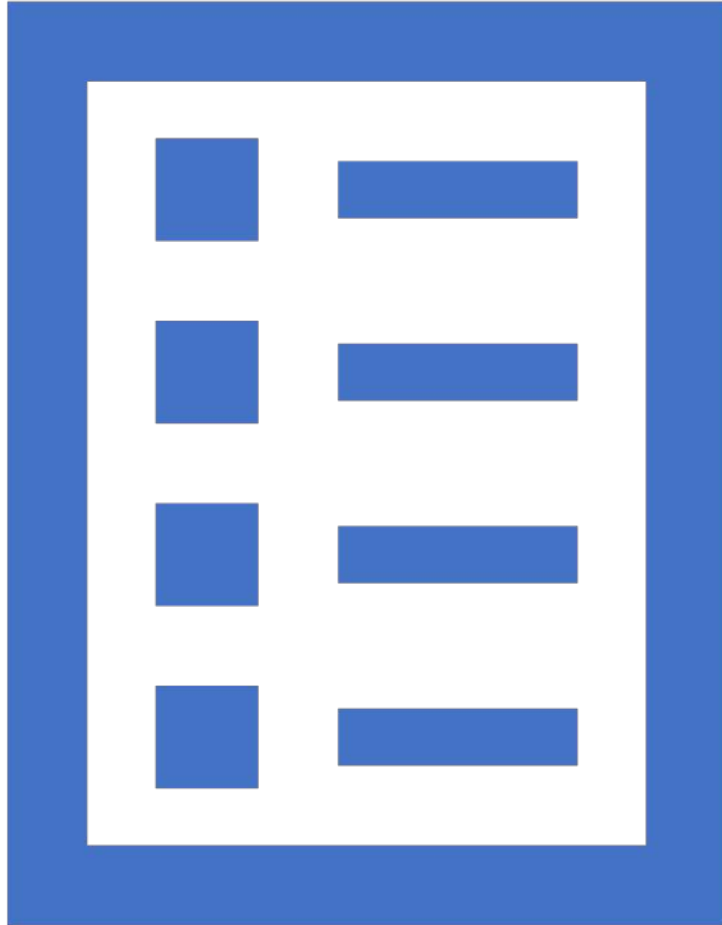
CA

92115

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**OFFERING MEMORANDUM**





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# TABLE OF CONTENTS

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- EXECUTIVE SUMMARY
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- TICOR TITLE ONLINE PRO
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# OFFERING SUMMARY

# OFFERING SUMMARY



ADDRESS(ES): 7246 & 7268 EL  
CAJON BOULEVARD, SAN DIEGO,  
CA – 92115



COMPLETE “LAND  
PLAY” ASSEMBLAGE:  
ASKING PRICE:  
\$1,690,000

7246 EL CAJON  
BOULEVARD,  
92115: ASKING  
PRICE: \$795,000

7268 EL CAJON  
BOULEVARD,  
92115: ASKING  
PRICE: \$895,000

# EXECUTIVE SUMMARY

INVESTMENT SUMMARY

LOCATION SUMMARY

## PROPERTY ATTRIBUTES

### GENERAL

APN 469-091-15-00  
LOT SIZE (APROX) 0xc0017474f8 Acres - 7,237 SF  
LEGAL DESCRIPTION BLK 17\*LOT 16\*

### PROPERTY OWNER

NAME 1 PETTIT SANDRA M TR  
ADDRESS 1 P O BOX 3663  
ADDRESS 2 SAN DIEGO CA

### ASSESSOR VALUES

LAND \$196,747  
IMPROVEMENTS \$102,584  
TOTAL \$299,331

### SUBDIVISION

NAME LA MESA COLONY  
MAP 000346

### EXISTING STRUCTURE

SF LIVING 1,702  
SF USABLE PAD 7,000

### FIPS CODES

STATE 06  
COUNTY 073

### GEOGRAPHIC COORDINATES

LONGITUDE 32.76920  
LATITUDE -117.04113

## PROPERTY ATTRIBUTES

### GENERAL

APN 469-091-16-00  
LOT SIZE (APROX) 0xc001747098 Acres - 7,396 SF  
LEGAL DESCRIPTION BLK 17\*LOT 17\*

### PROPERTY OWNER

NAME 1 HENDERSON CLIFFORD N TR&HENDERSON  
ADDRESS 1 9424 ALTO DR  
ADDRESS 2 LA MESA CA

### ASSESSOR VALUES

LAND \$61,483  
IMPROVEMENTS \$0  
TOTAL \$61,483

### SUBDIVISION

NAME LA MESA COLONY  
MAP 000346

### EXISTING STRUCTURE

SF LIVING 0

### FIPS CODES

STATE 06  
COUNTY 073

### GEOGRAPHIC COORDINATES

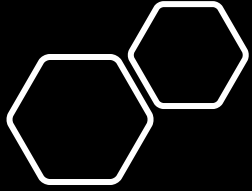
LONGITUDE 32.76916  
LATITUDE -117.04130



# INVESTMENT SUMMARY

With the lease at Galaxy Auto, coming to an end, as the tenant clears his final inventory; we see this as a perfect time to sell these lots together. Both owners, have worked together for countless years & generations, as the properties have been passed down through generations. Luckily, I called the property owners, at the parcel which had never been listed on CoStar, at 7246 El Cajon Blvd., and ever since I have been able to achieve the ability to get this listing, due to the neighboring Solstice Apartments (28 Units) being "For Sale", and this making sense as a potential add-on for a developer to increase the build-out at that site. The site at Solstice Apartments has been listed by Benn Vogelsang of SCC1031.





# LOCATION SUMMARY

These parcels are located along El Cajon Boulevard. The location is just outside of the College Area Business District, and located in the beginnings of La Mesa. Ultimately, the area which these two parcels of Land make most sense for a developer to come in, purchase the Solstice Apartments next door, and eventually just extend this complex down the street due to the recent renovations, already in place, which could make this a very intriguing investment/development “play” for a “savvy buyer” in this market. The street has seen a number of developers come in and take advantage of missed opportunities which have been slowly repurposed, into mixed-use facilities of beautiful natures. This area is poised for development, as S.D.S.U. continues to make their community nicer, to ensure their S.D.S.U. – West Project goes through; the entire area surrounding will increase in value. Ultimately, when the HINES project, in Mission Valley, most likely passes in September for their 195 AC project; promoting high-density, this investment will continue to make sense for whomever decides to jump on the opportunity, first as the investors roll into this final submarket, before it no longer makes much sense to build any further in the East Direction.

# MAPS

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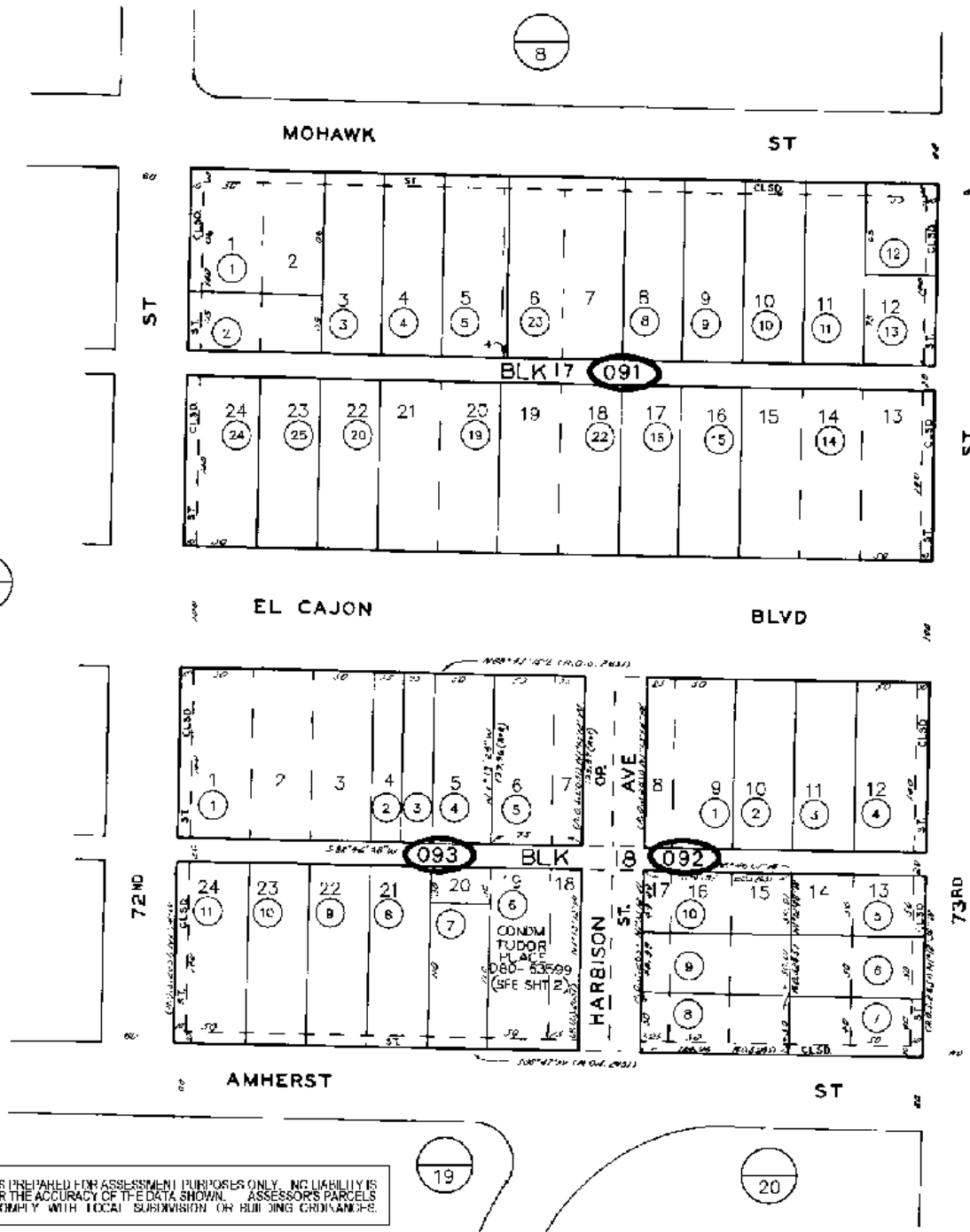
PLAT MAP

AMENITIES MAP (VIA GOOGLE MAPS)

AERIAL MAP (VIA GOOGLE EARTH)



# PLAT MAP



THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

4 SHT

07/26/2

CH	BLK	LOT
091	17	1
091	17	2
091	17	3
091	17	4
091	17	5
091	17	6
091	17	7
091	17	8
091	17	9
091	17	10
091	17	11
091	17	12
091	17	13
091	17	14
091	17	15
091	17	16
091	17	17
091	17	18
091	17	19
091	17	20
091	17	21
091	17	22
091	17	23
091	17	24
091	17	25
093	18	1
093	18	2
093	18	3
093	18	4
093	18	5
093	18	6
093	18	7
093	18	8
093	18	9
093	18	10
093	18	11
093	18	12
093	18	13
093	18	14
093	18	15
093	18	16
093	18	17
093	18	18
093	18	19
093	18	20
093	18	21
093	18	22
093	18	23
093	18	24



# AMENITIES MAP

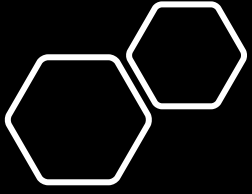
Nearby Retail Amenities



Community

# AERIAL MAP





# TICOR TITLE ONLINE PRO





Assessor Parcel Number: 469-091-16-00

Census Tract: 0029.05

Housing Tract Number: 346

Lot Number: 17

Legal description: Lot: 17 Block: 17 Tract No: 346 Map Ref: 000346 Abbreviated Description: LOT:17 BLK:17 CITY:SAN DIEGO SUBD:LA MESA COLONY TR#:346 TR 346 BLK 17\*LOT 17\* MAP REF:000346City/Muni/Twp: SAN DIEGO

#### Property Characteristics

Bedrooms:	Year Built:	Pool:	
Bathrooms:	Square Feet:	Lot Size: 7,396 SF	
Partial Baths:	Number of Units: 0	No of Stories:	
Total Rooms:	Garage:	Fire Place:	
Property Type: Commercial Vacant Land		Building Style:	Owner Exclusions:
Use Code: Commercial-Vacant Land		Zoning: COMMERCIAL	

7246 EL CAJON BOULEVARD, SAN DIEGO, CA - 92115



Assessor Parcel Number: 469-091-15-00

Census Tract: 0029.05

Housing Tract Number: 346

Lot Number: 16

Legal description: Lot: 16 Block: 17 Tract No: 346 Map Ref: 000346 Abbreviated Description: LOT:16 BLK:17 CITY:SAN DIEGO SUBD:LA MESA COLONY TR#:346 TR 346 BLK 17\*LOT 16\* MAP REF:000346City/Muni/Twp: SAN DIEGO

#### Property Characteristics

Bedrooms:	Year Built:	Pool:
Bathrooms:	Square Feet: <b>1,702 SF</b>	Lot Size: <b>7,237 SF</b>
Partial Baths:	Number of Units: 0	No of Stories:
Total Rooms:	Garage:	Fire Place:
Property Type: <b>Commercial</b>		Building Style:
		Owner Exclusions:
Use Code: <b>Retail Stores ( Personal Services, Photography, Travel)</b>		Zoning: <b>COMMERCIAL</b>

7268 EL CAJON BOULEVARD, SAN DIEGO, CA - 92115



# DEMOGRAPHICS

	1 Mile	3 Mile
<b>Population:</b>		
25 Projection	27,370	195,185
20 Estimate	26,846	191,198
10 Census	25,367	179,275
growth 2020-2025	1.95%	2.09%
growth 2010-2020	5.83%	6.65%
20 Population Hispanic Origin	6,397	54,058
<b>Population by Race:</b>		
White	19,723	139,464
Black	2,670	19,129
Hispanic, Indian & Alaskan	335	2,362
Asian	2,471	19,082
Hawaiian & Pacific Island	192	1,348
Other	1,456	9,813
<b>Armed Forces:</b>	<b>152</b>	<b>1,596</b>
<b>Households:</b>		
25 Projection	11,882	74,125
20 Estimate	11,677	72,731
10 Census	11,171	68,929
growth 2020 - 2025	1.76%	1.92%
growth 2010 - 2020	4.53%	5.52%
Owner Occupied	4,892	35,819
Renter Occupied	6,785	36,912
<b>Avg Household Income</b>	<b>\$76,821</b>	<b>\$88,258</b>
<b>Med Household Income</b>	<b>\$60,058</b>	<b>\$67,538</b>
<b>Households by Household Inc:</b>		
25,000	2,093	12,524
5,000 - \$50,000	2,566	14,432
0,000 - \$75,000	2,340	13,073
5,000 - \$100,000	1,550	9,961
00,000 - \$125,000	1,284	7,327
25,000 - \$150,000	848	4,871
50,000 - \$200,000	558	5,508
00,000+	438	5,034

# DEMOGRAPHICS



Business Employment By Type	# Businesses			# Employees			# Emp/Bus		
	1 Mile	3 Mile	5 Mile	1 Mile	3 Mile	5 Mile	1 Mile	3 Mile	5 Mile
<b>Total Businesses</b>	1,462	7,776	17,024	8,726	59,768	139,754	6	8	8
Retail	141	907	1,996	899	9,114	18,051	6	10	9
Wholesale	18	100	307	91	445	3,566	5	4	12
Hospitality & Food Service	94	531	1,086	1,177	7,225	13,982	13	14	13
Real Estate, Renting, Leasing	98	465	946	338	2,404	4,887	3	5	5
Finance & Insurance	135	560	1,148	609	2,572	5,507	5	5	5
Information	15	125	293	53	845	2,923	4	7	10
Scientific & Technology Services	157	721	1,590	671	3,312	7,488	4	5	5
Management of Companies	3	10	29	9	43	100	3	4	3
Health Care & Social Assistance	412	1,988	4,228	2,673	14,398	32,896	6	7	8
Education Services	32	212	427	628	3,985	15,778	20	19	37
Public Administration & Sales	2	73	115	17	1,001	2,178	9	14	19
Arts, Entertainment, Recreation	30	167	333	101	1,227	2,316	3	7	7
Utilities	1	1	4	50	50	80	50	50	20
Admin Support & Waste Management	38	282	688	120	3,546	6,649	3	13	10
Construction	69	494	1,208	280	3,525	8,011	4	7	7
Manufacturing	19	155	390	123	1,258	4,722	6	8	12
Agriculture, Mining, Fishing	1	13	29	3	43	97	3	3	3
Other Services	197	972	2,207	884	4,775	10,523	4	5	5

# DAY TIME EMPLOYMENT



Annual Consumer Spending	Aggregate (in thousands)					
	2020			2025		
	1 Mile	3 Mile	5 Mile	1 Mile	3 Mile	5 Mile
<b>Radius</b>						
<b>Total Specified Consumer Spending (\$)</b>	286,168	1,982,005	4,852,181	320,475	2,217,823	5,434,841
<b>Apparel:</b>						
<b>Total Apparel</b>	16,084	113,237	287,994	17,420	122,549	311,152
Women's Apparel	6,406	45,346	113,635	6,868	48,740	122,618
Men's Apparel	3,549	24,781	62,275	3,813	26,723	67,362
Girl's Apparel	1,164	8,418	22,202	1,333	9,392	24,193
Boy's Apparel	790	5,656	15,086	909	6,337	16,452
Infant Apparel	804	5,360	13,620	858	5,821	14,715
Footwear	3,371	23,675	61,177	3,638	25,535	65,812
<b>Entertainment, Hobbies &amp; Pets:</b>						
<b>Total Entertainment, Hobbies &amp; Pets</b>	23,227	156,258	377,355	24,447	164,355	396,948
Entertainment	5,015	35,682	88,612	5,309	37,600	93,198
Audio & Visual Equipment/Service	10,278	67,130	162,613	10,824	70,705	171,334
Reading Materials	1,266	8,435	19,465	1,316	8,791	20,413
Pets, Toys, Hobbies	6,668	45,011	106,664	6,998	47,259	112,003
Personal Items	19,888	137,470	328,244	21,842	150,546	360,706
<b>Food &amp; Alcohol:</b>						
<b>Total Food &amp; Alcohol</b>	79,835	539,214	1,342,340	89,181	602,193	1,499,521
Food at Home	43,154	293,970	744,773	48,369	329,363	835,020
Food Away From Home	31,243	209,510	512,125	35,061	234,812	573,361
Alcoholic Beverages	5,438	35,733	85,442	5,751	38,018	91,140
<b>Household:</b>						
<b>Total Household</b>	41,105	293,358	698,247	43,725	312,419	744,484
House Maintenance & Repair	6,140	45,734	109,197	6,469	48,227	115,229
Household Equipment & Furnishings	16,372	113,630	274,112	17,104	118,724	286,624
Household Operations	13,837	98,689	233,288	15,047	107,694	255,178
Housing Costs	4,756	35,305	81,650	5,105	37,775	87,452
<b>Transportation and Maintenance:</b>						
<b>Total Transportation and Maintenance</b>	72,199	501,637	1,237,918	85,782	595,233	1,468,603
Vehicle Purchases	28,305	203,880	506,501	32,370	233,242	578,313
Vehicle Expenses	2,260	16,852	39,109	2,645	19,647	45,597
Gasoline	24,468	163,853	409,830	31,519	210,973	527,398
Transportation	7,318	50,648	120,644	8,468	58,609	139,788
Automotive Repair & Maintenance	9,847	66,404	161,834	10,780	72,762	177,507
<b>Health Care:</b>						
<b>Total Health Care</b>	14,280	99,649	240,843	16,364	113,913	276,897
Medical Services	8,490	59,345	143,434	9,725	67,817	164,375
Prescription Drugs	4,406	30,772	74,175	5,045	35,142	85,659
Medical Supplies	1,384	9,533	23,234	1,594	10,954	26,863
<b>Education &amp; Day Care:</b>						
<b>Total Education &amp; Day Care</b>	19,551	141,182	339,239	21,714	156,615	376,531
Education	12,185	87,777	213,726	13,829	99,789	243,296
Fees & Admissions	7,366	53,405	125,513	7,885	56,826	133,236

# CONSUMER SPENDING



Collection Street	Cross Street	Cross St Dist/Dir	Traffic Volume	Count Year	Dist from Subject	Type
Harbinson Ave	Alley	0.00 N	1,711	2018	0.06	MPSI...
el Cajon Blvd	73rd St	0.03 W	16,034	2018	0.08	MPSI...
el Cajon Blvd	Keeney St	0.01 W	19,756	2018	0.14	MPSI...
el Cajon Blvd	71st St	0.04 W	19,462	2018	0.18	MPSI...
Alvarado Rd	Sunland Dr	0.15 E	2,500	2016	0.22	MPSI...
I- 8	Lake Murray Blvd	0.34 W	221,120	2018	0.25	MPSI...
Harbinson Ave	Colony Rd	0.04 N	4,068	2018	0.26	MPSI...
Parkway Dr	Alley	0.03 E	4,752	2018	0.27	MPSI...
el Cajon Blvd	Alley	0.01 NW	18,919	2018	0.28	MPSI...
I- 8	Lake Murray Blvd	0.21 NW	184,021	2016	0.28	MPSI...

TRAFFIC



# CONTACT INFORMATION

- If interested in learning more, please contact Davis L. Niehaus, of, eXp Realty of California, Inc.
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- Co-Director of Commercial Real Estate Transactions – Southern California
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