

# 100% LEASED SINGLE TENANT INVESTMENT

4699 El Cajon Blvd, San Diego, CA 92115



APPROX. 1,991 SF AUTOMOTIVE REPAIR BUILDING



**BRADLEY COUCH**  
Sales & Leasing Associate  
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information including zoning, financials, leases, square footage, permits and use should be verified during due diligence and prior to completing a purchase or lease.

**OFFICE (619) 469-3600**  
10721 Treena Street, Suite 200  
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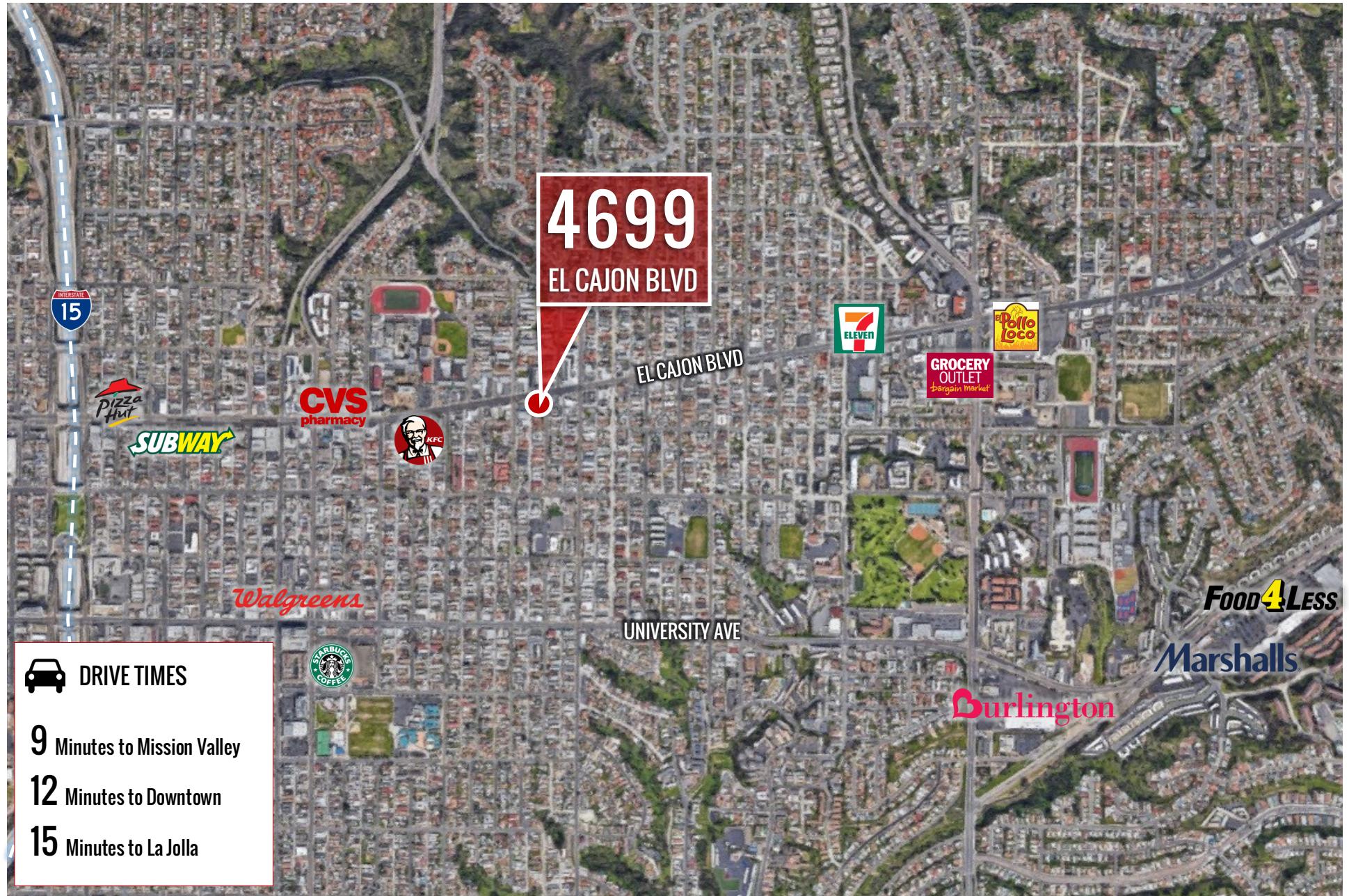
## INVESTMENT OVERVIEW

<b>PROPERTY TYPE</b>	<ul style="list-style-type: none"> <li>100% Leased Single Tenant Investment</li> </ul>
<b>PROPERTY SIZE</b>	<ul style="list-style-type: none"> <li>+- 1,991 SF Automotive Repair Building</li> <li>+- 0.24 AC (10,624 SF) Lot</li> </ul>
<b>TENANT</b>	<ul style="list-style-type: none"> <li>Budget Muffler Brake &amp; Automotive</li> </ul>
<b>ZONING</b>	<ul style="list-style-type: none"> <li>Commercial, San Diego</li> </ul>
<b>APN</b>	<ul style="list-style-type: none"> <li>471-262-15-00</li> </ul>
<b>EXISTING FAR</b>	<ul style="list-style-type: none"> <li>0.19</li> </ul>
<b>EXTERIOR WALLS</b>	<ul style="list-style-type: none"> <li>Metal</li> </ul>
<b>FOUNDATION</b>	<ul style="list-style-type: none"> <li>Concrete</li> </ul>
<b>FRAMING</b>	<ul style="list-style-type: none"> <li>Steel</li> <li>Fully Paved Lot</li> </ul>
<b>SALE PRICE</b>	<ul style="list-style-type: none"> <li>Contact Agent</li> </ul>

**02**  
4699 EL CAJON BLVD



## AERIAL VIEW



**03**  
4699 EL CAJON BLVD

# 100% LEASED SINGLE TENANT INVESTMENT

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4699 EL CAJON BLVD

	2 mile	5 mile	10 mile
<b>POPULATION</b>			
Total Population (2021)	147,275	650,460	1,459,718
Total Population (2026)	147,880	658,020	1,474,778
2010 Census	143,027	604,414	1,366,581
Change in Population (2021-2026)	0.1%	0.2%	0.2%
Average Age	32.9	35.4	36
<b>HOUSEHOLDS</b>			
Average Household Size	2.8	2.5	2.6
Total Households	50,745	246,591	537,375
HH Growth (2021-2026)	0%	0.2%	0.2%
Owner Occupied Housing	15,811	95,238	244,558
Renter Occupied Housing	35,036	154,317	298,619
<b>INCOME</b>			
Average Household Income	\$76,092	\$91,380	\$98,010
Median Household Income	\$53,459	\$68,370	\$74,542
<b>REAL ESTATE MARKET SNAPSHOT</b>			
Median Home Value	\$566,920	\$566,800	\$618,913
Median Year Built	1963	1969	1970
Total Businesses	4,027	35,667	76,366
Total Employees	25,995	300,824	744,569
<b>TRAFFIC</b>			
El Cajon Blvd & Menlo Ave W	25,773 VPD		
El Cajon Blvd & 46th St W	30,376 VPD		
Euclid Ave & Trojan Ave N	9,546 VPD		



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# CONFIDENTIALITY AGREEMENT

Pacific Coast Commercial\* (hereinafter "PCC") has been retained as exclusive advisor and broker to the Owner regarding the sale of (the "Property") located in the county of San Diego at: **4699 El Cajon Blvd, San Diego, CA 92115** The Information contained in this Offering Memorandum ("Offering") is confidential, furnished solely for the purpose of a review by a prospective purchaser of **4699 El Cajon Blvd** ("Property"), and is not to be used for any other purpose or made available to any other person without the express written consent of Pacific Coast Commercial ("Broker"). The material is based in part upon information supplied by the Owner, and in part upon information obtained by Broker from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outlines of some of the provisions contained therein. No warranty or representation, expressed or implied, is made by Owner, Broker or any affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communications transmitted to a prospective purchaser in the course of its evaluation of the Property. Prospective purchasers should make their own projections and conclusions without reliance upon the material contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material used in the construction or maintenance of the building or located at the site.

This Offering was prepared by Broker and has been reviewed by the Owner. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information which a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition, and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers. In this Offering, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be completely accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Offering is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute recommendations, endorsements or advice as to the value of the Property by Broker or the Owner. Each prospective purchaser is to rely upon its own investigation; evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner shall have no legal commitment or obligation to any purchaser reviewing this Offering or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner and any conditions to Owner obligation thereunder have been satisfied or waived. Broker is not authorized to make any representation or agreements on behalf of Owner.

The Information provided has been reviewed as to both form and content by the owner and/or broker, but its accuracy has not been confirmed by "Broker". By your signature below you acknowledge that the information is derived entirely from the owner, and "Broker" does not warrant or guarantee the accuracy and advises you to undertake an independent investigation of the facts and information contained therein.

In consideration for "Broker" to release the information, including address and location of said "Property", you expressly agree that any and all such information, whether written, oral or electronic format, shall be kept strictly confidential and that you, your agents, employees, or assignees, shall not directly or indirectly disclose, release or give access to said information to any person or entity, except as may be necessary to have the Information reviewed as part of the analysis for the purpose of purchasing same. You further agree to return all the information and documents provided if a transaction is not consummated upon request of "Broker".

## Acknowledged and Agreed: Buyer

By:	Date:	Please Return to:
Print Name:	Phone:	Bradley Couch Bradley@PacificCoastCommercial.com (619) 469-3600 [Tel]   (858) 414-9632 [Cell]
Address:	Fax:	