

# — FOR SALE —

## OWNER-USER RESTAURANT WITH ADDITIONAL RENTAL INCOME (POTENTIAL FOR REDEVELOPMENT)

901-917 EL CAJON BLVD, EL CAJON, CA 92020



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# INVESTMENT SUMMARY

Pacific Coast Commercial is pleased to present a owner-user or redevelopment opportunity consisting of a two building lot located on the highly visible corner of El Cajon Blvd and Boulevard Place in El Cajon.

## THE OFFERING

PROPERTY FEATURES	
Property Type	Two Building Lot with Restaurant & Liquor Store. Potential Redevelopment of Site.
Property Size	Approx. 0.65 AC
Building Sizes	Restaurant: Approx. 2,850 SF Liquor Store: Approx. 1,445 SF
Zoning	C-G ( <a href="#">View Link</a> )
Sale Price	\$2,695,000

PROPERTY HIGHLIGHTS	
Store lease expires January 1, 2026, no options or extensions with under market monthly rent. Restaurant is operated by property owner/seller.	
Location is easily accessible from the I-8 exit. Freeway access going West is only one block from the property.	
El Cajon is going through a process of revitalization.	
Just four minutes from the property is the development of 116 upscale for sale townhomes located on El Cajon Blvd. The townhomes consist of 3 bedrooms, 3 bathrooms and 2 car garages.	
Restaurant business is potentially available for purchase.	









# LOCATED IN THE HEART OF EL CAJON



I-8 W  
Entrance

I-8 E  
Exit

**U-HAUL®**

**COMICS-N-STUFF**



**BAG**  
BOSS AUTO GROUP

**COLLISION  
TECH**

**DIAMOND  
AUTO SALES**

El Cajon Blvd

Boulevard Pl

03  
LOCATION





# 04

THE AREA

As the sixth largest city in San Diego County, El Cajon is recognized as a wonderful location to live, work and play. El Cajon boasts a diverse and vibrant community, safe and attractive neighborhoods, many parks and recreation centers, award-winning schools, libraries, and other amenities. El Cajon is a full service City, with first-class police and fire departments.

The community's vitality is evident through the dynamic business environment. The City is home to a long-time retail mall, Parkway Plaza, that boasts over 170 stores and entertainment venues, such as an 18-screen Regal Cinema, Macy's, Best Buy, JCPenney, Dick's Sporting Goods, Forever 21, H&M, and more! El Cajon is also known for the many car dealerships, with 14 currently within its borders, including Mercedes-Benz, BMW, Ford, and Lexus. Additionally, El Cajon has an energetic downtown, with shops and restaurants. El Cajon's location and attributes make it attractive and accessible to small investors and entrepreneurs, enhancing the City's many business districts.

## EL CAJON AT A GLANCE



**377,340**

POPULATION (2022)



**359,272**

POPULATION (2010 CENSUS)



**4,956,164,021**

CONSUMER SPENDING



**\$592,810**

MEDIAN HOME VALUE

**\$97,106**

AVG. HOUSEHOLD INCOME

**138,641**

TOTAL HOUSEHOLDS

**38**

AVERAGE AGE

**16,332**

TOTAL BUSINESSES

**127,508**

DAYTIME EMPLOYEES

Within a 5 Mile Radius

Information Source: CoStar







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