Medical/Office/Retail | For Sale or Lease

600 Broadway

El Cajon, CA 92021

±17,000 SF on ±1.44 AC
Available For Sale or Lease

MATTHEWS™

Exclusively Listed By

Sam Sukut
FVP & Senior Director
(949) 939-1219
sam.sukut@matthews.com
License No. 02030355 (CA)

Ben Turner
AVP & Associate Director
(858) 324-1912
ben.turner@matthews.com
License No. 02150960 (CA)

David Harrington
Broker of Record
Broker Lic. No.: 01320460 (CA)
Firm Lic. No.: 02168060 (CA)

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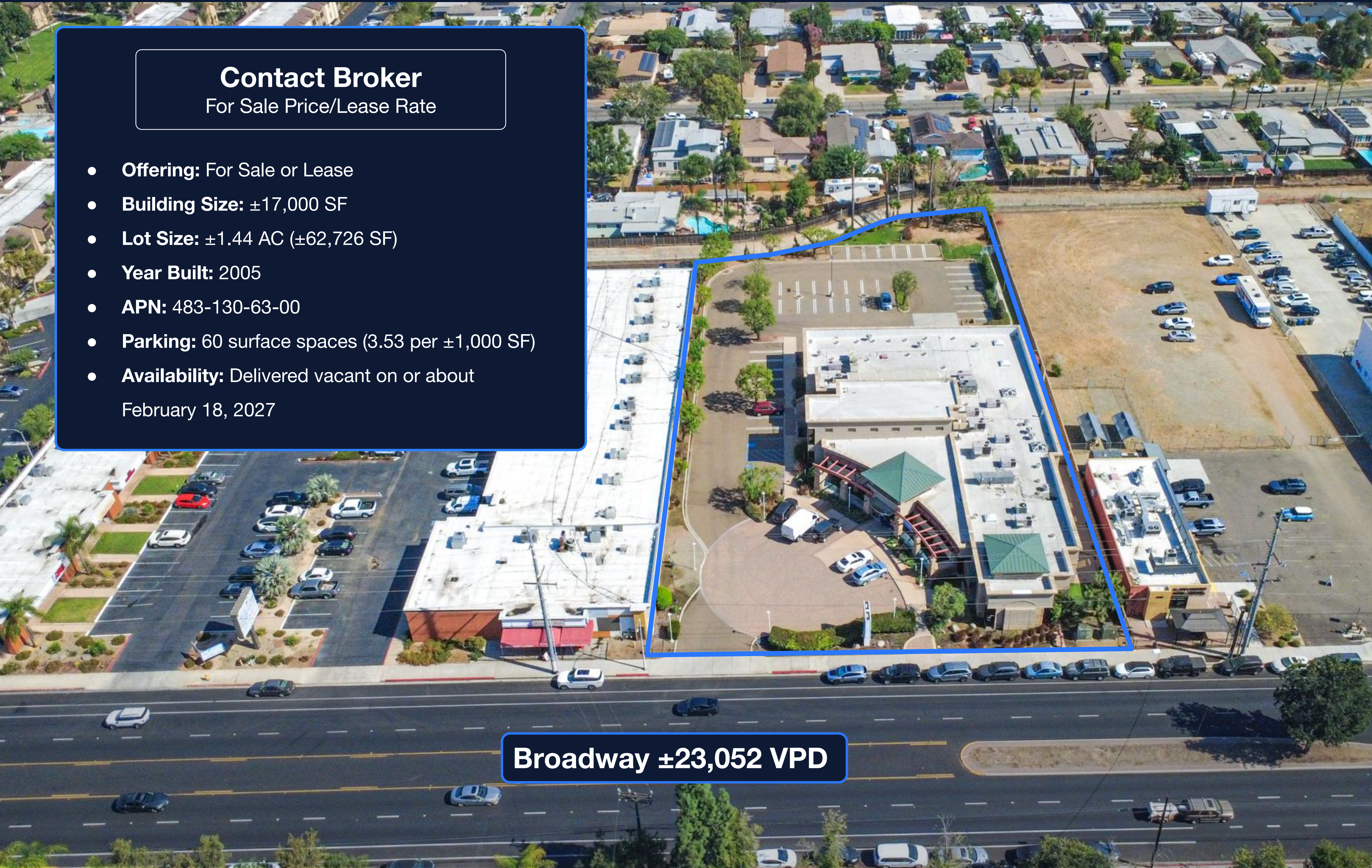
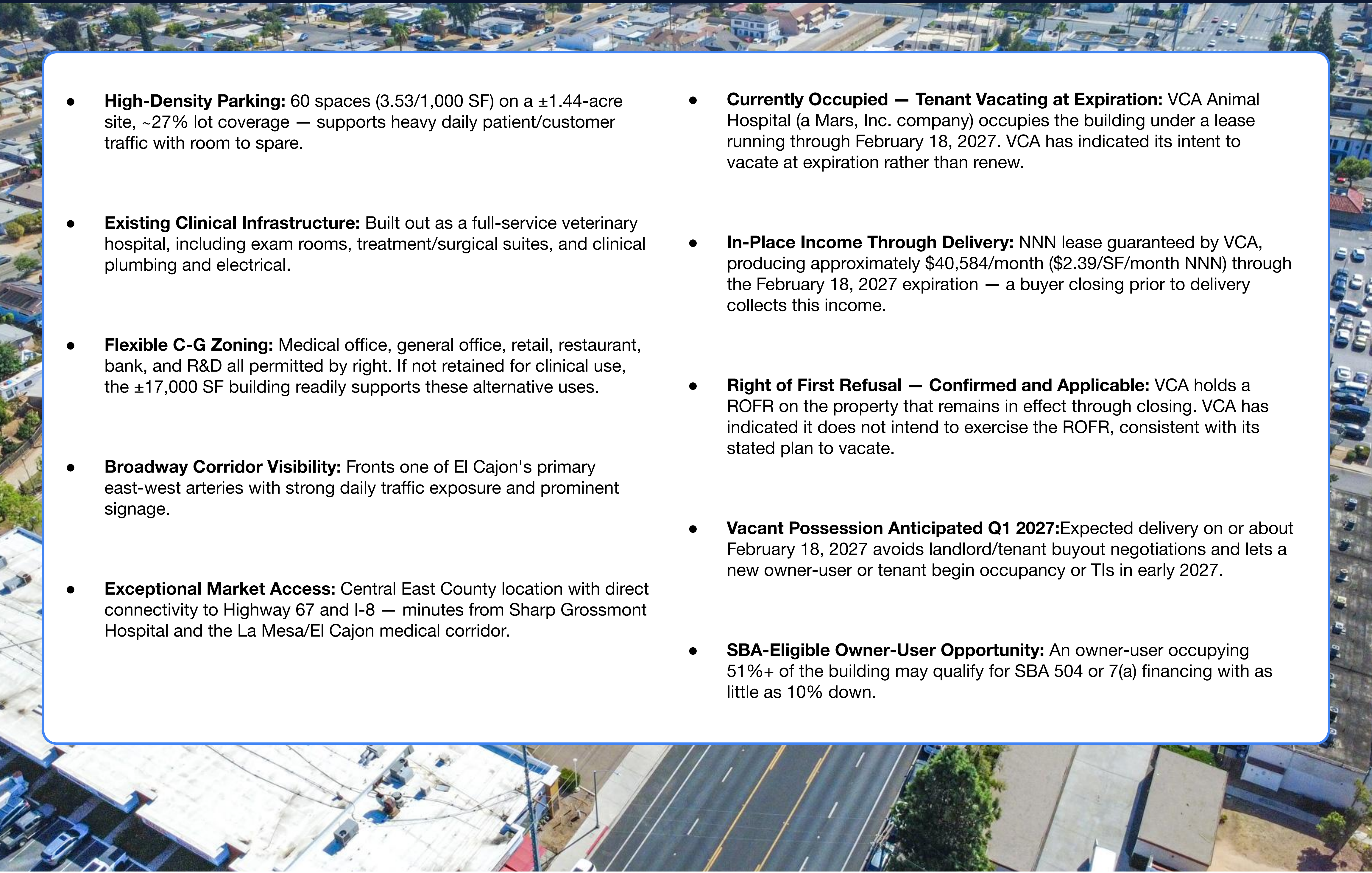
INVESTMENT SUMMARY

Contact Broker
For Sale Price/Lease Rate

- **Offering:** For Sale or Lease
- **Building Size:** ±17,000 SF
- **Lot Size:** ±1.44 AC (±62,726 SF)
- **Year Built:** 2005
- **APN:** 483-130-63-00
- **Parking:** 60 surface spaces (3.53 per ±1,000 SF)
- **Availability:** Delivered vacant on or about February 18, 2027



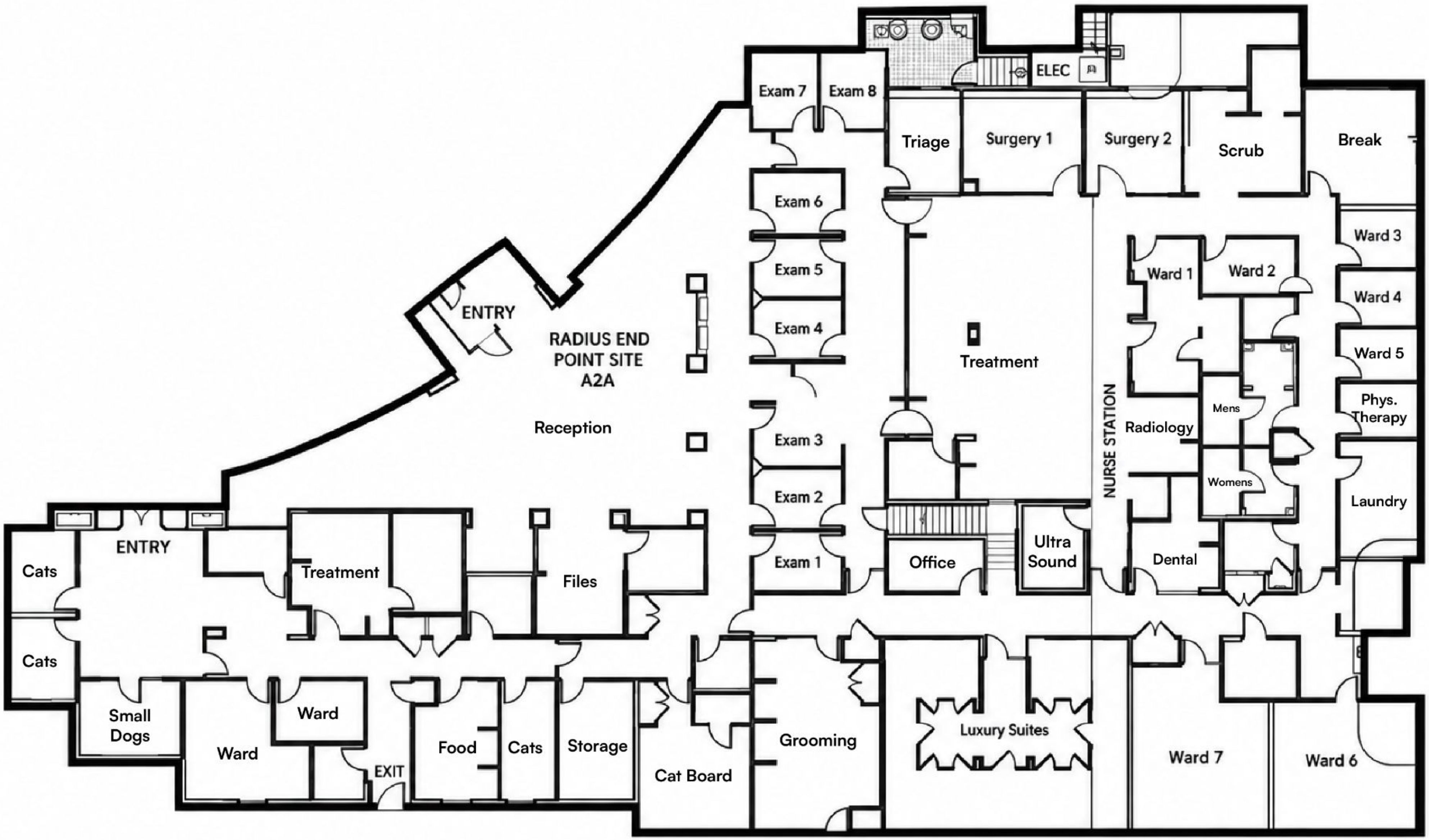
PROPERTY OVERVIEW



- **High-Density Parking:** 60 spaces (3.53/1,000 SF) on a ±1.44-acre site, ~27% lot coverage — supports heavy daily patient/customer traffic with room to spare.
- **Existing Clinical Infrastructure:** Built out as a full-service veterinary hospital, including exam rooms, treatment/surgical suites, and clinical plumbing and electrical.
- **Flexible C-G Zoning:** Medical office, general office, retail, restaurant, bank, and R&D all permitted by right. If not retained for clinical use, the ±17,000 SF building readily supports these alternative uses.
- **Broadway Corridor Visibility:** Fronts one of El Cajon's primary east-west arteries with strong daily traffic exposure and prominent signage.
- **Exceptional Market Access:** Central East County location with direct connectivity to Highway 67 and I-8 — minutes from Sharp Grossmont Hospital and the La Mesa/El Cajon medical corridor.
- **Currently Occupied — Tenant Vacating at Expiration:** VCA Animal Hospital (a Mars, Inc. company) occupies the building under a lease running through February 18, 2027. VCA has indicated its intent to vacate at expiration rather than renew.
- **In-Place Income Through Delivery:** NNN lease guaranteed by VCA, producing approximately $40,584/month ($2.39/SF/month NNN) through the February 18, 2027 expiration — a buyer closing prior to delivery collects this income.
- **Right of First Refusal — Confirmed and Applicable:** VCA holds a ROFR on the property that remains in effect through closing. VCA has indicated it does not intend to exercise the ROFR, consistent with its stated plan to vacate.
- **Vacant Possession Anticipated Q1 2027:** Expected delivery on or about February 18, 2027 avoids landlord/tenant buyout negotiations and lets a new owner-user or tenant begin occupancy or TIs in early 2027.
- **SBA-Eligible Owner-User Opportunity:** An owner-user occupying 51%+ of the building may qualify for SBA 504 or 7(a) financing with as little as 10% down.


E
Broadway ± 23,052 VPD

FLOOR PLAN



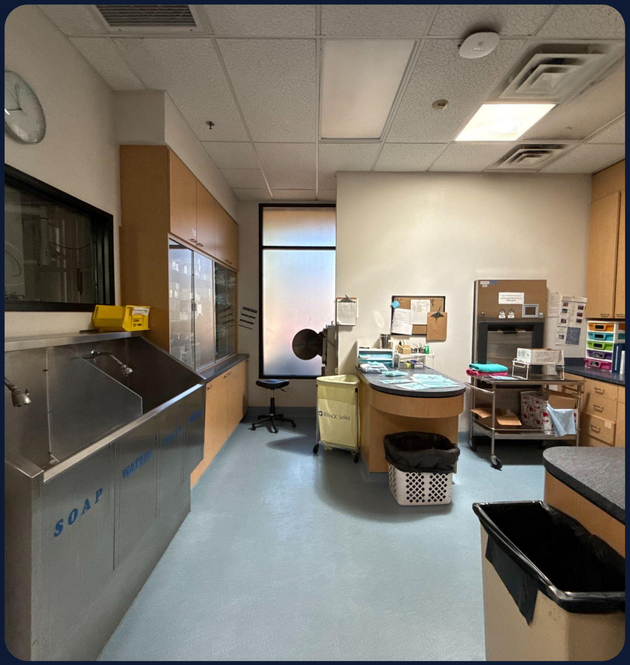
Exam 7
Exam 8
ELEC
Triage
Surgery 1
Surgery 2
Scrub
Break
Exam 6
Exam 5
Exam 4
Ward 3
Ward 1
Ward 2
Ward 4
ENTRY
RADIUS END
POINT SITE
A2A
Treatment
Ward 5
Mens
Phys.
Therapy
Reception
Exam 3
Radiology
NURSE STATION
Womens
Exam 2
Laundry
Cats
ENTRY
Treatment
Files
Exam 1
Office
Ultra
Sound
Dental
Cats
Small
Dogs
Ward
Ward
EXIT
Food
Cats
Storage
Cat Board
Grooming
Luxury Suites
Ward 7
Ward 6


N
67
Parkway Plaza
DICK'S SPORTING GOODS
BOB'S DISCOUNT FURNITURE
Walmart Supercenter
Ashley HOMESTORE
Bath & Body Works
JCPenney
H&M
ULTA
FAMOUS FOOTWEAR
TILLYS
zumiez
FINISH LINE
± 100,000 VPD
FOOD 4 LESS
Subject Property
Broadway ± 23,050 VPD
target
HONDA
TOYOTA
Naranca Elementary Schools
±876 Students
8
± 148,000 VPD
ROSS DRESS FOR LESS
SUBWAY
Jerome's Furniture
Cajon Valley Middle School
±967 Students
SHARP Grossmont Hospital
±126 Beds | ±5.4 Miles Away
THE MAGNOLIA
El Cajon Valley High School
±1,652 Students
W Main St ± 13,890 VPD
Magnolia Ave ±53,050 VPD
SDGE
Camden Park Apartments
±70 Units
Cypress Park Apartments
±99 Units
UNITED STATES POSTAL SERVICE
Google Earth

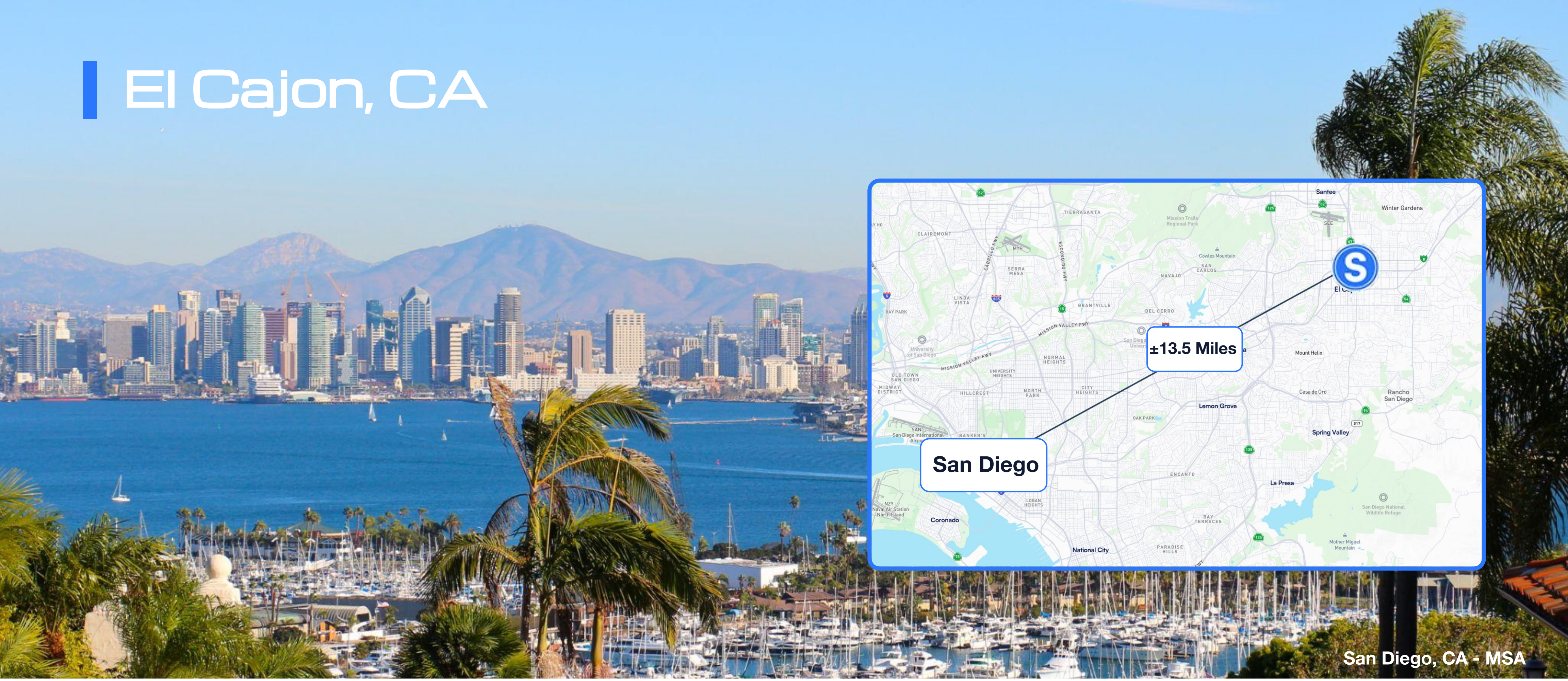
PROPERTY PHOTOS

PROPERTY PHOTO

INTERIOR PHOTOS



El Cajon, CA



El Cajon serves as a major employment, manufacturing, and service center for East San Diego County, benefiting from direct connectivity to the broader San Diego economy while maintaining a comparatively accessible inland cost structure. The city has approximately 102,000 residents and nearly 34,000 households, with a median household income of approximately $67,500. Its location within the I-8/SR-67 transportation network provides industrial users with efficient access to central San Diego, regional freeways, employment centers, and the U.S.-Mexico border trade corridor. Downtown San Diego is approximately 15 miles west, reinforcing El Cajon's position as an established infill industrial location.

The local economy is supported by manufacturing, healthcare, retail, education, construction, and public-sector employment. El Cajon also contains an established manufacturing base encompassing aerospace, electronics, metal fabrication, musical-instrument production, and related industrial operations. Gillespie Field further strengthens the area's industrial infrastructure, with roughly 700 acres and substantial land devoted or planned for aviation and industrial uses.

Population	3 miles	5 miles	10 miles
2020 Population	162,708	331,311	775,167
2025 Population	160,260	324,929	762,834
2030 Population Projection	160,244	324,572	762,607
Households	**3 miles**	**5 miles**	**10 miles**
2020 Households	55,274	117,373	267,867
2025 Households	54,065	114,394	262,277
2030 Household Projection	53,974	114,108	261,910
Income	**3 miles**	**5 miles**	**10 miles**
Average Household Income	$105,480	$121,424	$121,566

SAN DIEGO, CA

San Diego is a dynamic metropolitan area and one of California's most desirable destinations, offering a unique blend of coastal lifestyle, innovation, and economic strength. As a hub for defense, biotech, higher education, and cross-border trade with Mexico, it benefits from an extraordinary combination of research institutions, entrepreneurial activity, and international connectivity. The region's mild climate, vibrant cultural scene, and high quality of life create compelling conditions for both retail and investment opportunities.

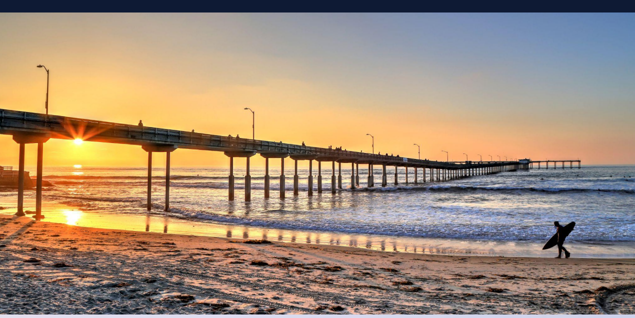
San Diego's industrial market is fueled by sustained tenant demand, geographic constraints, and strategic access to the U.S.–Mexico border. Submarkets such as Otay Mesa, Kearny Mesa, and Miramar are characterized by low vacancy rates, rising rents, and a diverse tenant mix spanning logistics, defense, and life sciences. Limited land availability and strict development regulations have created a supply-constrained environment, enhancing long-term asset value. As cross-border trade and e-commerce continue to expand, San Diego remains a high-performing industrial hub attracting institutional investment.

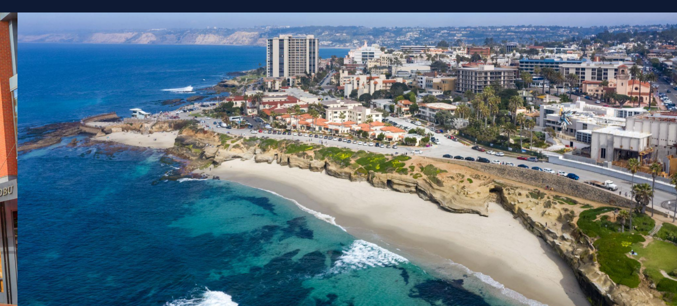
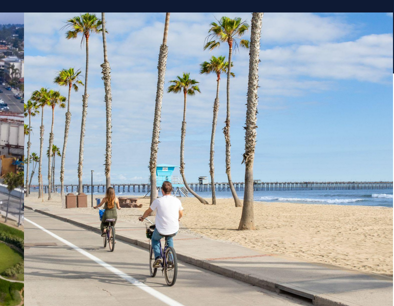
Total Population
3.3 Million

Annual Visitors
32 Million

Tourism Economic Impact
$22 Billion

GDP
$295.6 Billion

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **8600 Broadway, El Cajon, CA 92021** “Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;

2. You will hold it and treat it in the strictest of confidence; and

3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

The existing tenant holds a right of first refusal on any sale of the property.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.