

727 El Cajon Blvd

El Cajon, CA 92020

Offering Memorandum

**Owner-User Opportunity
For Sale**



MATTHEWS™

727 El Cajon Blvd

El Cajon, CA

Exclusively Listed By



Jack DeLine

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Property Overview

727 El Cajon Blvd
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Property Highlights

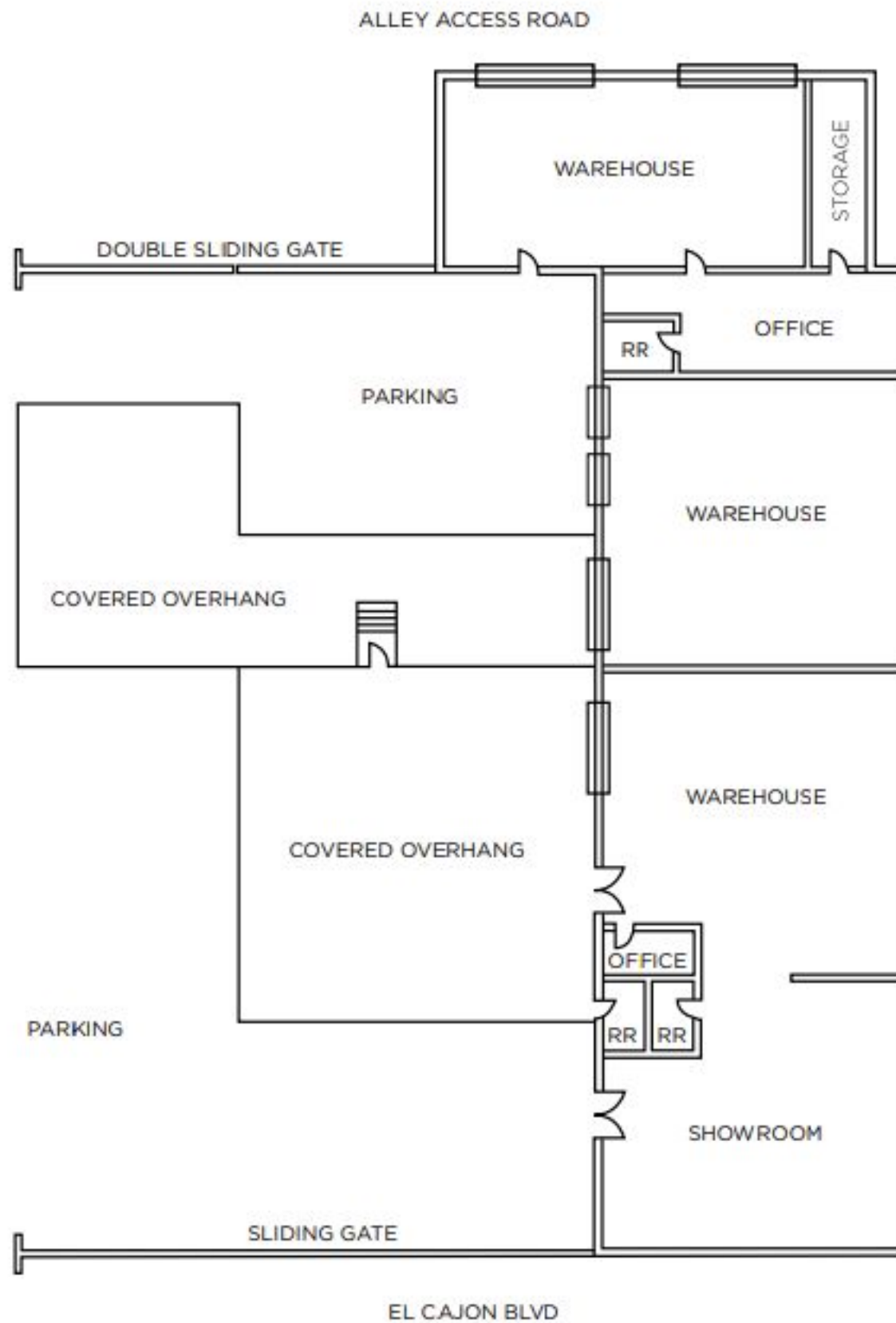
\$1,950,000

List Price

- Owner-User/Investment
- Asking Price: \$1,950,000
- $\pm 5,592$ SF
- 6 Grade Level Doors
- 12' Ceiling Height
- Two Points of Access (El Cajon Blvd & Alley)
- C-G (General Commercial) Zoning



Site Plan



Interior Photos



Property Photos





INTERSTATE 8 ± 116,000 VPD



W Main St ± 13,800 VPD



El Cajon Blvd ± 21,000 VPD



± 175,000 VPD



Google Earth

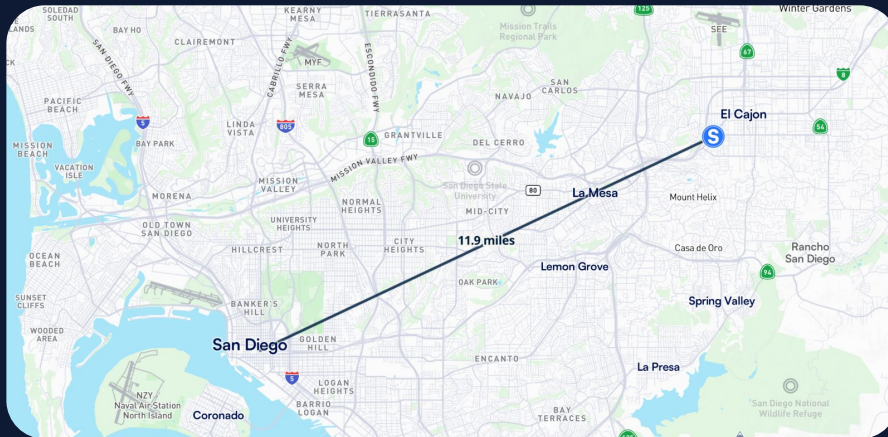
Market Overview

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El Cajon, CA

Market Demographics



105,000
Total Population

\$66,478
Median HH Income

\$2.38B
Consumer Spending

22.2%
Bachelor's Degree or Higher

Local Market Overview

El Cajon, located in San Diego County's East County region, continues to experience steady population growth supported by strong residential demand and regional accessibility. The city's housing market remains active, with pricing trends that indicate long-term stability and continued interest from both homeowners and renters. Homeownership rates trail those of coastal communities, but affordability and market momentum contribute to a resilient residential foundation.

Strategically positioned along the Interstate 8 corridor, El Cajon offers efficient access to central San Diego, East County suburbs, and key employment nodes. The city functions as a commercial hub for the surrounding area, drawing consistent traffic to its retail, service, and light industrial sectors. Its proximity to Gillespie Field Airport enhances its appeal for logistics, aviation-adjacent, and distribution users. Industrial leasing conditions across East County remain favorable, with limited supply supporting strong occupancy and healthy rent performance. El Cajon's location advantages, market activity, and connectivity create an appealing environment for sustained investment performance and long-term tenant demand.

Population	3-Mile	5-Mile	10-Mile
2020 Population	167,984	381,106	985,813
2025 Population	162,878	369,464	964,245
2030 Population Projection	160,980	365,148	954,688
Households	3-Mile	5-Mile	10-Mile
2020 Households	59,071	136,154	344,732
2025 Households	56,833	131,157	335,763
2030 Household Projection	56,063	129,408	332,029
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$97,931	\$105,444	\$105,357

San Diego, CA MSA

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.

Retailers and businesses operating in San Diego enjoy access to a diverse consumer base, a steady flow of domestic and international tourists, and strong demand across its neighborhoods. With its thriving tourism industry, well-developed transit connections, and strategic location near the U.S.–Mexico border, San Diego supports long-term growth and resilience. The city consistently outperforms national tourism trends, driven by its unmatched coastal amenities, global reputation, and strong demographic fundamentals.

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 **(727 El Cajon Blvd, El Cajon, CA 92020** ("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.

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