

6602

EL CAJON BOULEVARD

SAN DIEGO, CA 92115

For Sale or Lease Excellent Owner-User Office Opportunity



CONNOR WIECK
858.458.3329
cwieck@voitco.com
Lic No. 02007940

PATRICK CONNORS
858.458.3359
pconnors@voitco.com
Lic No. 02009924

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4747 Executive Drive, Suite 800, San Diego, CA 92121 • 858.453.0505 • 858.408.3976 Fax • Lic #01991785 | www.voitco.com

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PROPERTY FEATURES

- » 8,160 SF Office Building For Sale with 1,000 SF - 8,160 SF Available for Lease
- » Brand new roof (2017)
- » 10 Parking spots on-site with abundant street parking
- » Building fully secured with security card access
- » Zoned for Medical, Dental and Health Practitioner
- » Outdoor patio with soft seating
- » Walking distance to several eateries (Wings-N-Things, Milo's Pizza and Subs, Tokyo Sushi Loha, etc.)
- » Zoned for residential for potential redevelopment
- » Bus stop two blocks away/SDSU Transit Center \pm 1.5 miles away
- » 48 Existing workstations, wired for potential call center type use

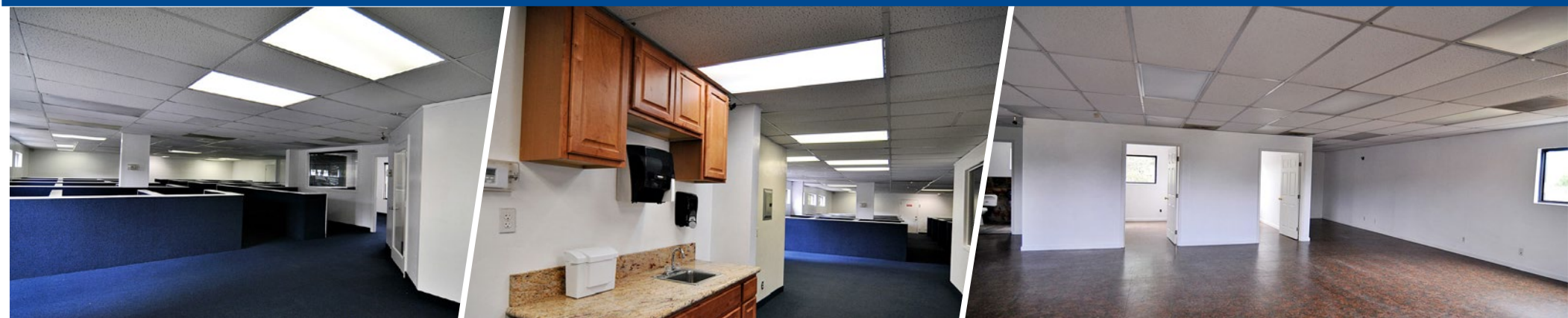
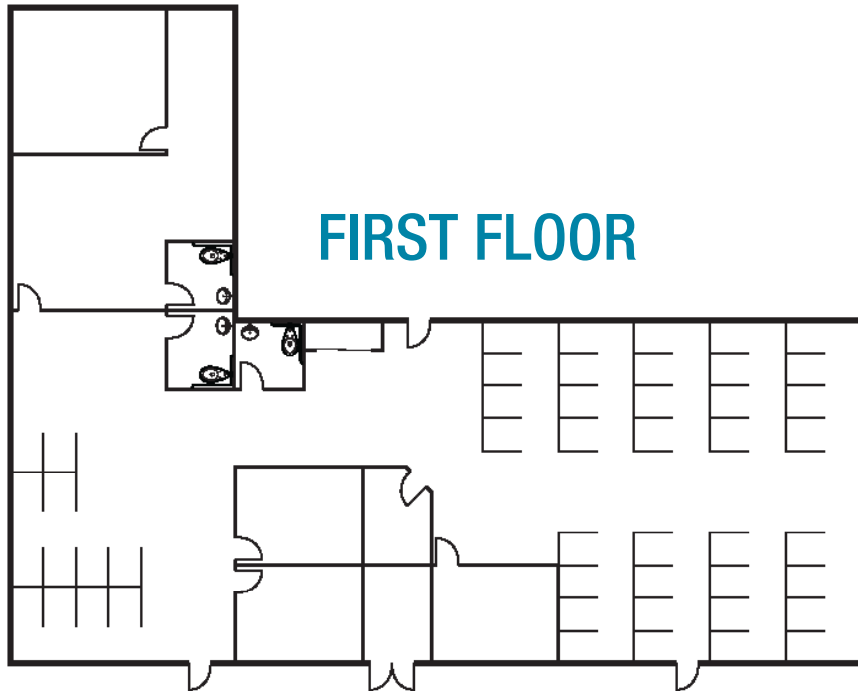
SALE PRICE: \$1,700,000 (\$208/SF)

LEASE RATE: \$1.25 - \$1.35 MG



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FLOOR PLANS





Marketplace at the Grove

- Walmart Supercenter
- ROSS DRESS FOR LESS
- TARGET
- KOHL'S
- 24 FITNESS
- Payless
- Sam's Club

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