

# Platt College

6250 El Cajon Blvd | San Diego, CA 92115



## OFFERING SUMMARY

Sale Price:	\$4,150,000
Lot Size:	39,204 SF
Year Built:	1981
Building Size:	16,500 SF
Zoning:	CUPD-CU-2-4 [CENTRAL URBANIZED PLANNED DISTRICT:CU-2-4]
Market:	San Diego
Submarket:	College Area
Price / SF:	\$251.52

## PROPERTY OVERVIEW

PLEASE - DO NOT DISTURB TENANTS. Property owner to sell property at the termination of the Ground Lease and after reversion of the buildings is complete on 2018-12-31. Valuation considers the reversion and potential redevelopment of the entire property. Ultimately, the property will consist of approximately .90 acres and approximately 16,500 sf of Office Building [Currently Subleased by Tenant]. Additional sale and property information available. While the information contained in this document is from sources believed to be reliable, we make no guarantee, warranty of representation about the information.

## PROPERTY HIGHLIGHTS

- Ground Lease signed 1978 and expires December 31, 2018 after 40 years. Buildings subject to Reversion 12-31-2018.
- Desirable El Cajon Blvd location with potential for redevelopment.
- Zoning Includes: CUPD-CU-2-4 is intended to accommodate development with pedestrian orientation and high density residential use.
- On Transit Corridor - Bus Stop at corner of property - Close Proximity to College Ave and the SDSU Campus.
- Historic Note: This is the site of the Original "Jack in the Box Restaurant" Drivethru Restaurant of the 1950's & 1960's.

**Rick Hardy BRE#01096543**

Vice President

619.890.7425

rick.hardy@svn.com

CalBRE #01096543



All SVN® offices are independently owned and operated.