

Former Veterinary Clinic

7047 El Cajon Blvd | San Diego, CA 92115

Owner User or Redevelopment Opportunity



Rally's

Pancake House

NEXT DOOR

Surf & Soul

LUAU ROOM

Terra
american bistro

Pandora

71ST STREET

TASTE OF THAI

EL CAJON BLVD



±75,395 Units within
three mile radius of site

SUBJECT

DUKE'S
GROCERY



Table of Contents

- 05** Executive Summary
- 06** Investment Highlights
- 07** Site Plan

- 08** Floor Plans
- 09** Area Overview
- 13** Demographics



Contact Us

Michael Peterson

Vice President
+1 858 646 4749
michael.peterson@cbre.com
Lic. 01969314

Reg Kobzi

Senior Vice President
+1 858 546 4604
reg.kobzi@cbre.com
Lic. 00917639

Joel Wilson

First Vice President
+1 858 546 4651
joel.wilson@cbre.com
Lic. 01237516

Nate Pepper

Multifamily
+1 858 546 4604
nate.pepper@cbre.com
Lic. 00917639



Executive Summary

The Offering

CBRE is pleased to present a unique opportunity to acquire 7047 El Cajon Blvd, consisting of two separate parcels totaling $\pm 14,000$ SF of land. On the east parcel, there is $\pm 3,723$ SF of existing building structure split between a front office and two residential units in the back. The site is located on the major thoroughfare of the College Area District and sits on the San Diego side of La Mesa's western border. The site offers optionality to the marketplace as a buyer could: i) "owner-occupy" the existing structure, ii) scrape and develop the entire site immediately or iii) exercise a combination of income generation from the current structure and develop only on the vacant western parcel.

Address	7047 El Cajon Blvd La Mesa (San Diego County), CA
Price	\$2,150,000
Building	$\pm 3,723$ SF Building
Land	$\pm 14,000$ SF of land (comprised of two $\pm 7,000$ SF parcels)
Zoning	CU-2-3 (Central Urbanized Planned District)
Parcel #	469-050-06-00, 469-050-05-00
Year Built	1964
Ownership Type	Fee Simple



Investment Highlights



CORE LOCATION

The site is located on the major thoroughfare of the College Area District and sits on the San Diego side of La Mesa's western border, with close proximity to SDSU ($\pm 30,000$ students).



UPSIDE POTENTIAL

The site allows for immediate income generation with an existing structure and the ability to develop residential units adjacent.

- Falls within Tier 3 Complete Communities: 6.5 FAR
- Falls within Transit Priority Area
- Has existing CUP to allow for animal medical facility

The ability to collect income while processing permits is the most sought-after development scenario and the most difficult to find in San Diego, a major benefit for this site.



PARKING

The site provides 7 parking stalls, which equates to a parking ratio of 2.3/1,000 SF

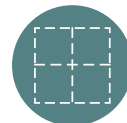
Adjacent lot (469-050-05-00) offers the ability for overflow parking as needed.



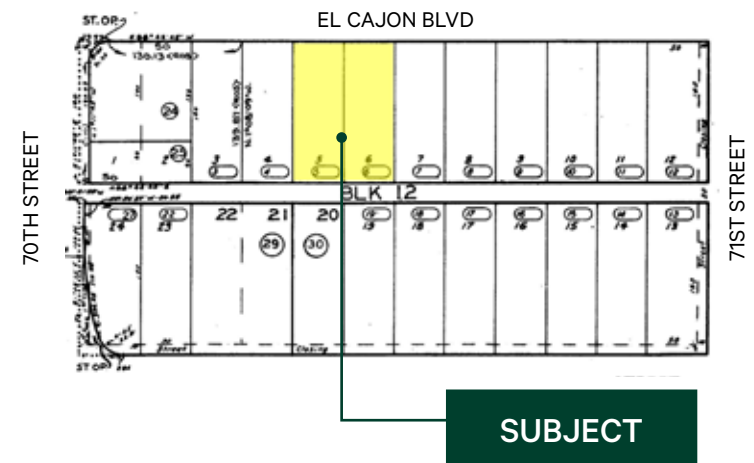
HIGH TRAFFIC | EXCELLENT VISIBILITY

With an established growing community, the site caters heavily to residents while benefiting from a solid daytime population.

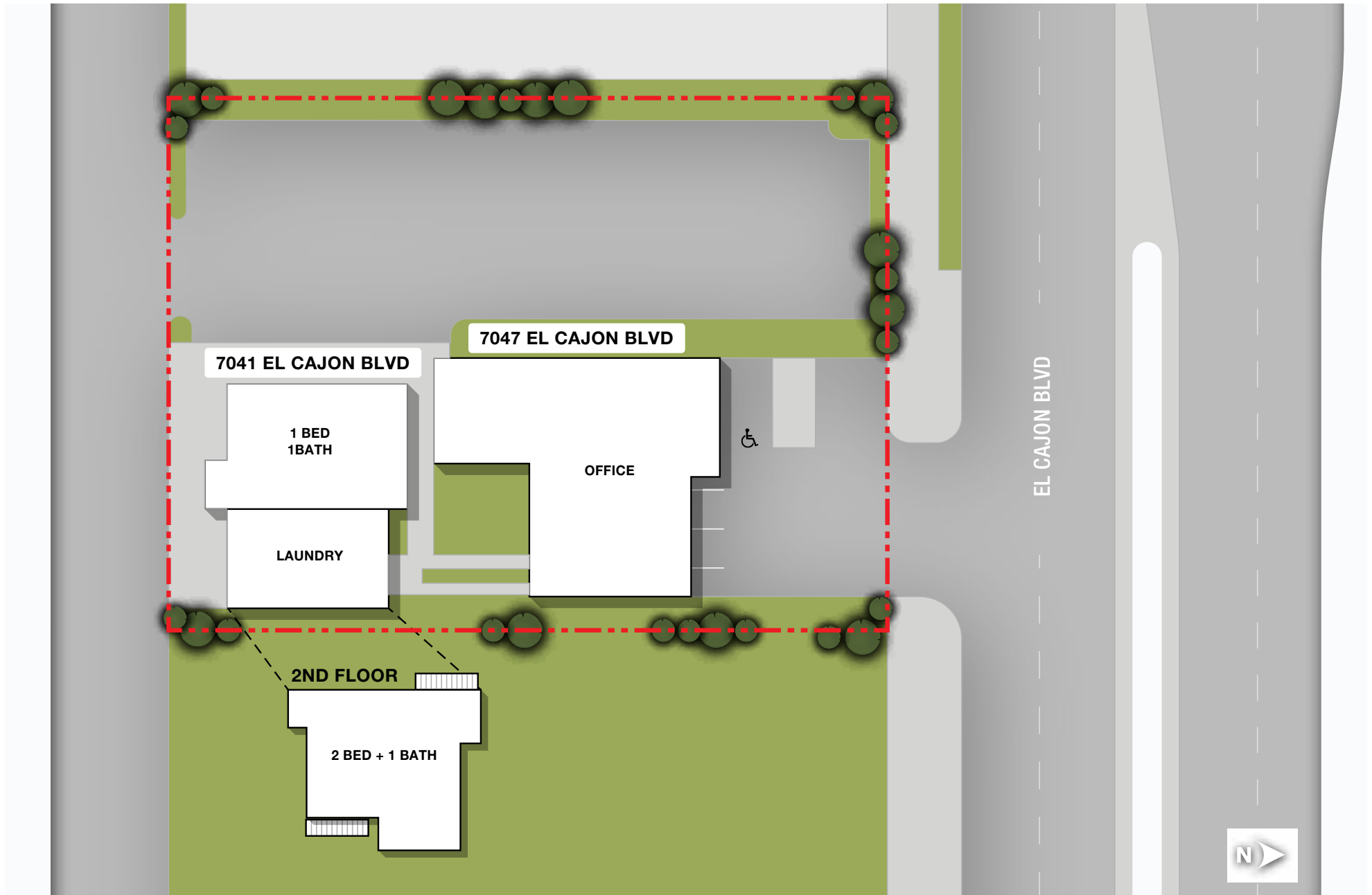
El Cajon Blvd..... $\pm 21,967$ ADT
70th St..... $\pm 22,279$ ADT
71st St..... $\pm 17,140$ ADT



PARCEL MAP



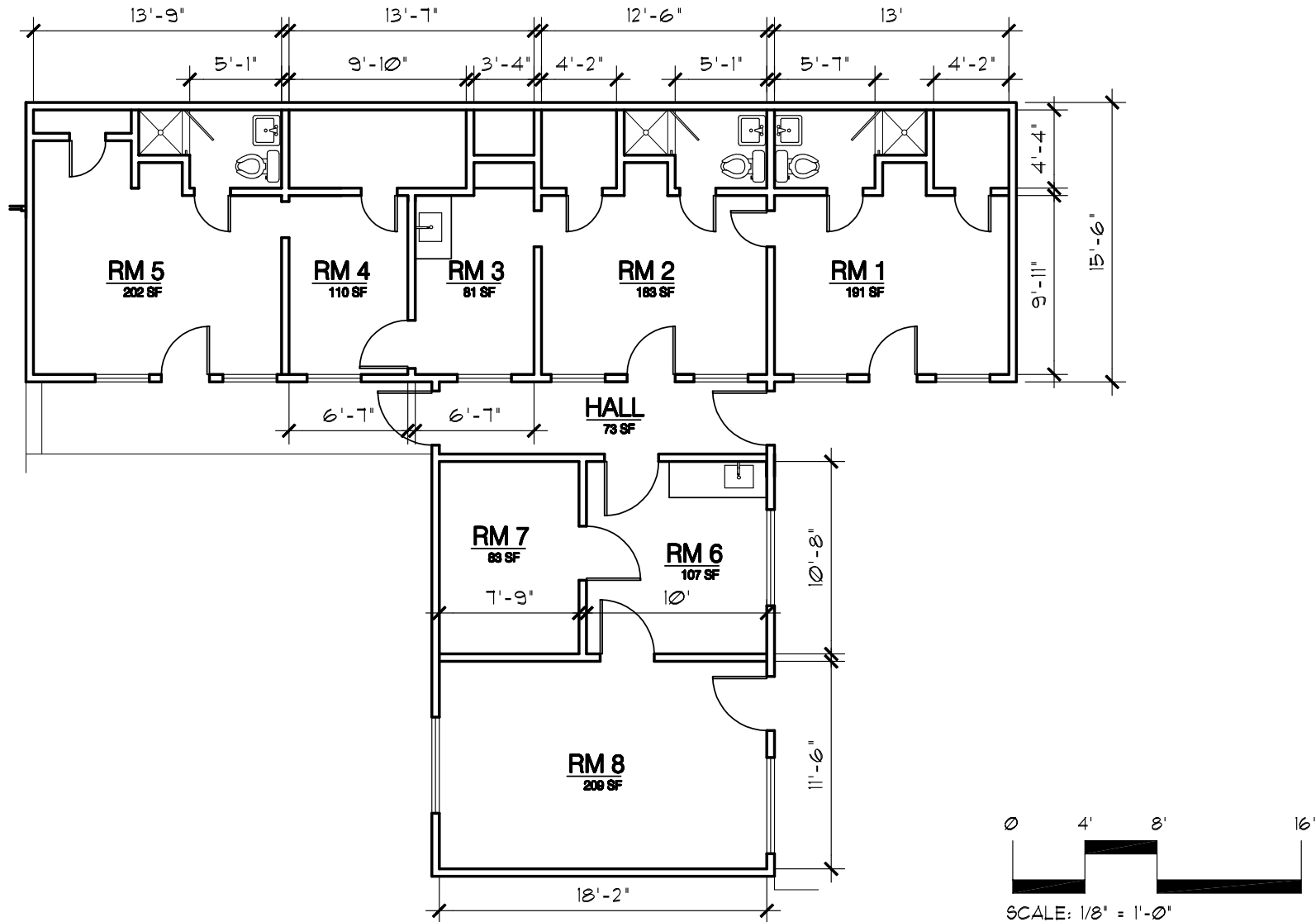
Site Plan



This site plan is not a representation, warranty or guarantee as to size, location or identity of any tenant, and the building, improvements, parking, ingress and egress are subject to such changes, additions and deletions as the architect, Landlord or any governmental agency may direct. Any specified tenant referenced herein is subject to change, deletion, change of location, etc. at any time without prior notice

Floor Plans

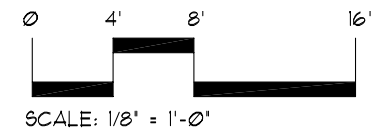
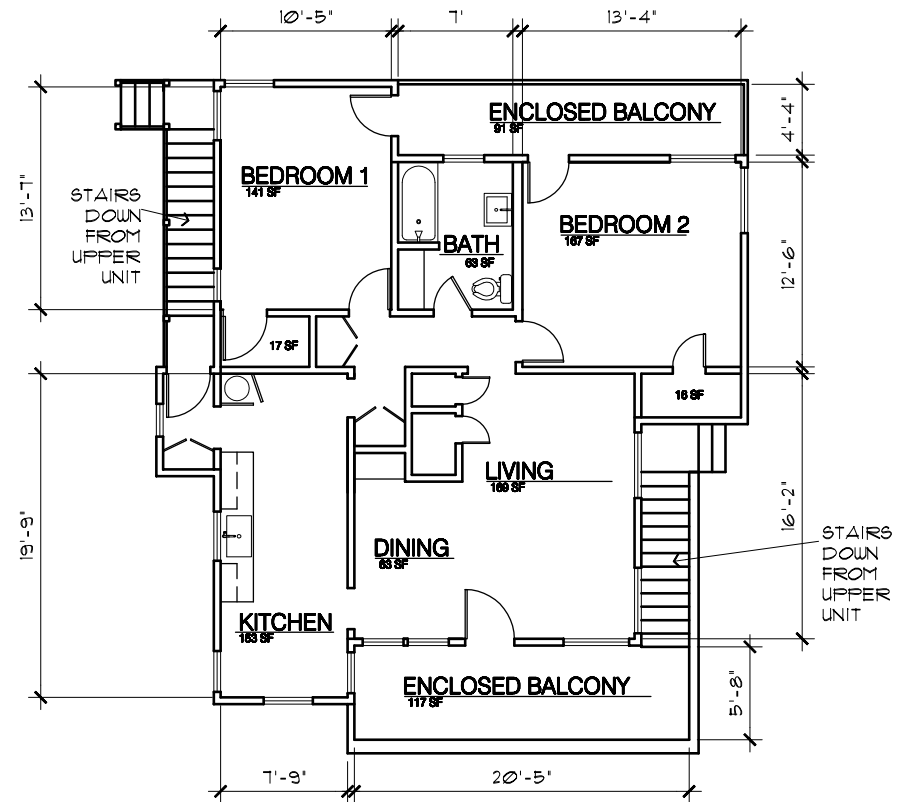
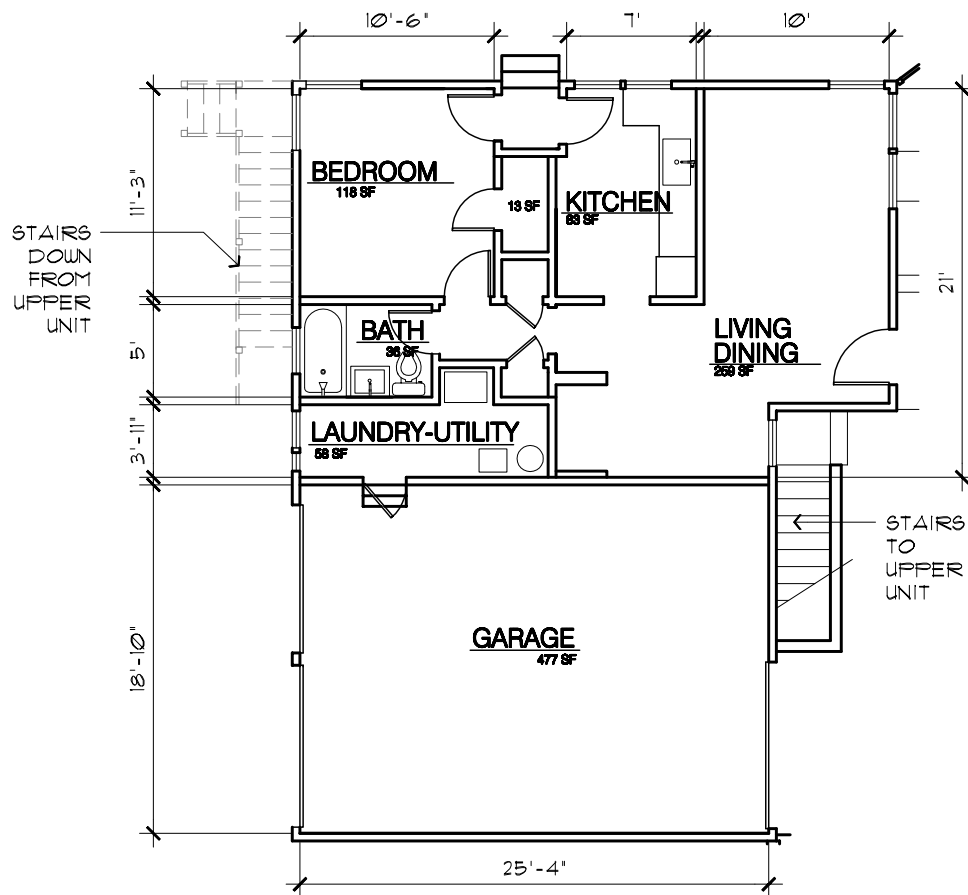
Retail Component (±1,372 SF)



This floor plan is not a representation, warranty or guarantee as to size, location or identity of any tenant, and the building, improvements, parking, ingress and egress are subject to such changes, additions and deletions as the architect, Landlord or any governmental agency may direct. Any specified tenant referenced herein is subject to change, deletion, change of location, etc. at any time without prior notice.

Residential Component Second Floor (±1,160 SF)

Residential Component First Floor (±1,191 SF)



This floor plan is not a representation, warranty or guarantee as to size, location or identity of any tenant, and the building, improvements, parking, ingress and egress are subject to such changes, additions and deletions as the architect, Landlord or any governmental agency may direct. Any specified tenant referenced herein is subject to change, deletion, change of location, etc. at any time without prior notice

SDSU

Ralphs



±30,000 students enrolled at SDSU



PAPA JOHN'S



El Rodeo MEXICAN RESTAURANT



ELSA'S KITCHEN Greek & American Food



70TH STREET

DUKE'S GROCERY

SUBJECT

EL CAJON BLVD

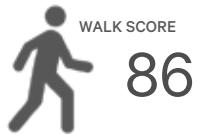
Area Overview

College Area

COLLEGE AREA, SAN DIEGO, CALIFORNIA, is a residential community in the Mid-City region, named for San Diego State University, whose campus features Mission Revival-style architecture like the 1931 Hardy Memorial Tower. Beyond the campus are dense residential streets and trendy eateries on El Cajon Boulevard. Living in the College Area offers residents an urban feel and is occupied by many young professionals.

“Very Walkable”

Most errands can be accomplished on foot.



NEARBY RETAIL (1 MILE)



Restaurants
83+



Specialty Shops
37+



92115 HOUSING MARKET

\$795,400
MEDIAN LIST PRICE

\$820,000
MEDIAN SALE PRICE

27.2%
HOME VALUES GREW IN THE
LAST YEAR

\$571
THE MEDIAN LISTING HOME PRICE PER
SQUARE FOOT

92115 Demographics

62,955

Population

\$87,577

Average Household Income

1,876

Businesses

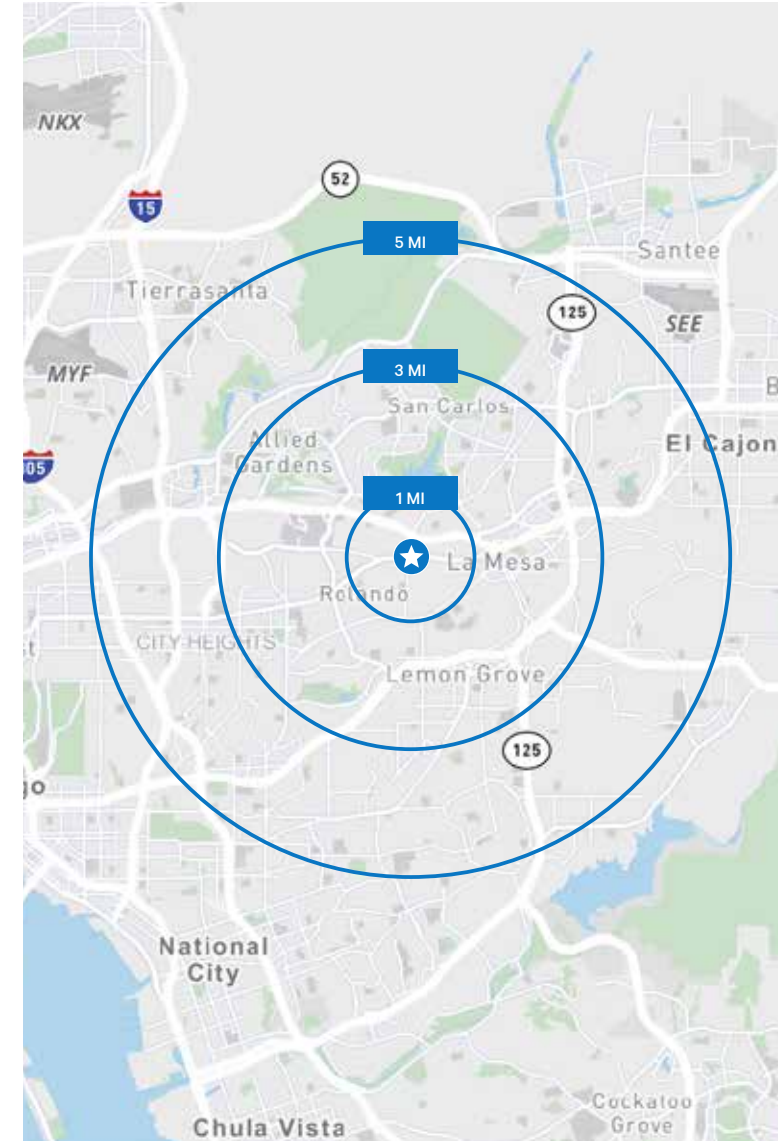


Local Map



Demographics

	1 Mile	3 Miles	5 Miles
2022 Businesses	1,281	7,029	16,084
2022 Employees	7,497	57,403	138,840
2022 Population - Current Year Estimate	28,042	199,705	500,383
2027 Population - Five Year Projection	28,176	199,577	497,463
2022 Average Household Income	\$89,186	\$106,351	\$105,489
2027 Average Household Income	\$109,649	\$127,907	\$126,239
2022 Average Value of Owner Occ. Housing Units	\$661,991	\$671,307	\$648,167
2016-2020 Housing Units	12,214	75,359	186,608
2022 Daytime Population	22,126	169,253	421,797
Daytime Workers	9,276	66,472	164,589
Daytime Residents	12,850	102,781	257,208



DOWNTOWN SAN DIEGO

VONS

Smart
Final

CVS
pharmacy

PAPA JOHN'S



70TH STREET



SUBJECT

EL CAJON BLVD





Affiliated Business Disclosure

CBRE, Inc. (“CBRE”) operates within a global family of companies with many subsidiaries and related entities (each an “Affiliate”) engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the “Property”) and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates’ interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms’ length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc. (“CBRE”), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. **ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.**

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.



Contact Us

Michael Peterson

Vice President
+1 858 646 4749
michael.peterson@cbre.com
Lic. 01969314

Reg Kobzi

Senior Vice President
+1 858 546 4604
reg.kobzi@cbre.com
Lic. 00917639

Joel Wilson

First Vice President
+1 858 546 4651
joel.wilson@cbre.com
Lic. 01237516

Nate Pepper

Multifamily
+1 858 546 4604
nate.pepper@cbre.com
Lic. 00917639

© 2022 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.