

3,680-7,360 SF MEDICAL OFFICE BUILDING

For Sale or For Lease | 436 S Magnolia Ave | El Cajon, CA

Certified Primary Care Clinic



For more
information
contact

MARY KAY BIER
First Vice President
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MICHAEL D. NEIL, CCIM
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km Kidder
Mathews

FOR SALE OR LEASE

436 S. Magnolia Avenue

EL CAJON, CA 92020

3,680 SF-7,360
SF Certified
Primary Care
Clinic for lease
with private
gated parking.

\$1.95/SF

NNN / MO - ASKING RENT

(cam charges | \$0.50/SF/Month)



**CAN BE USED FOR
OFFICE OR MEDICAL**



**INCLUDES PRIVATE
GATED PARKING**



**LOCATED ON
14,810 SF OF LAND**



**EASY ACCESS TO I-8 AND
CA STATE ROUTES 67 & 54**



**CAN BE ACCESSED BY
GREEN AND ORANGE
TROLLEY LINES**



**IDEALLY LOCATED ALONG
EL CAJON BUS ROUTES**



**BUILDING IS
TWO (2) STORIES**



**C-R
(REGIONAL COMMERCIAL)
ZONING**



**LOCATED IN AN AREA
WITH 10 OTHER HEALTH
CARE PROVIDERS**

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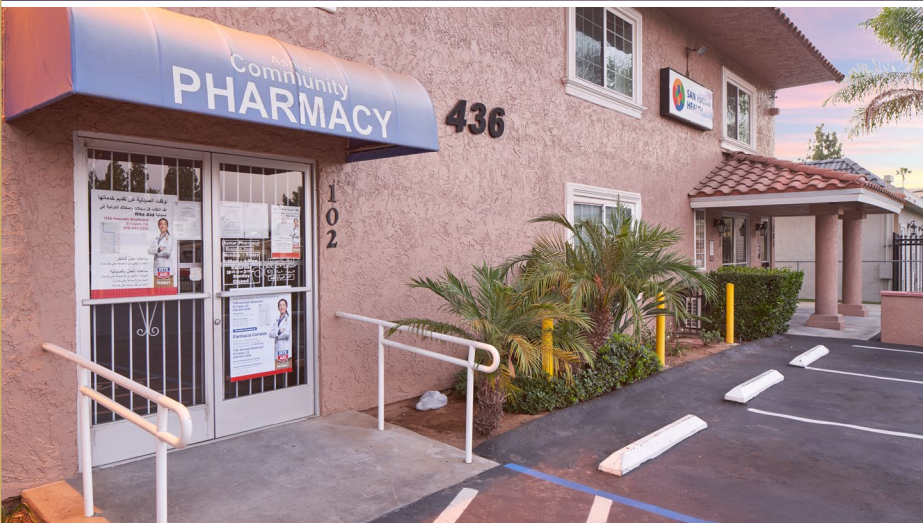
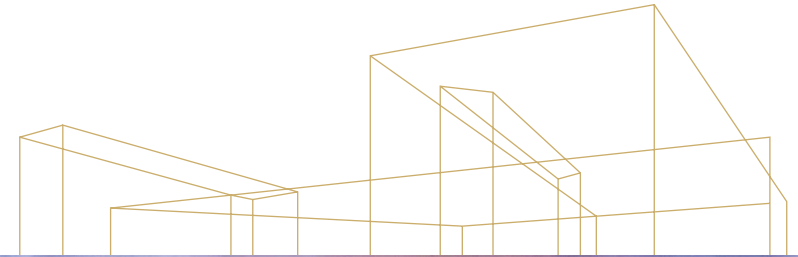
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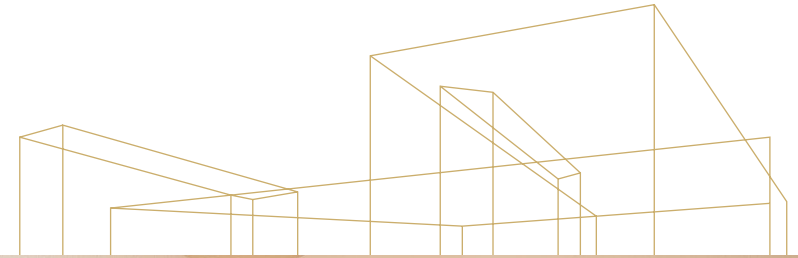
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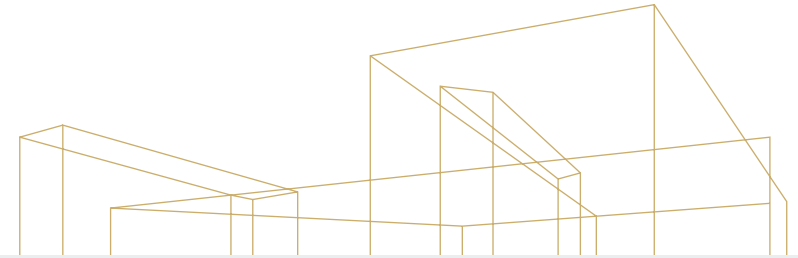
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**km Kidder
Mathews**

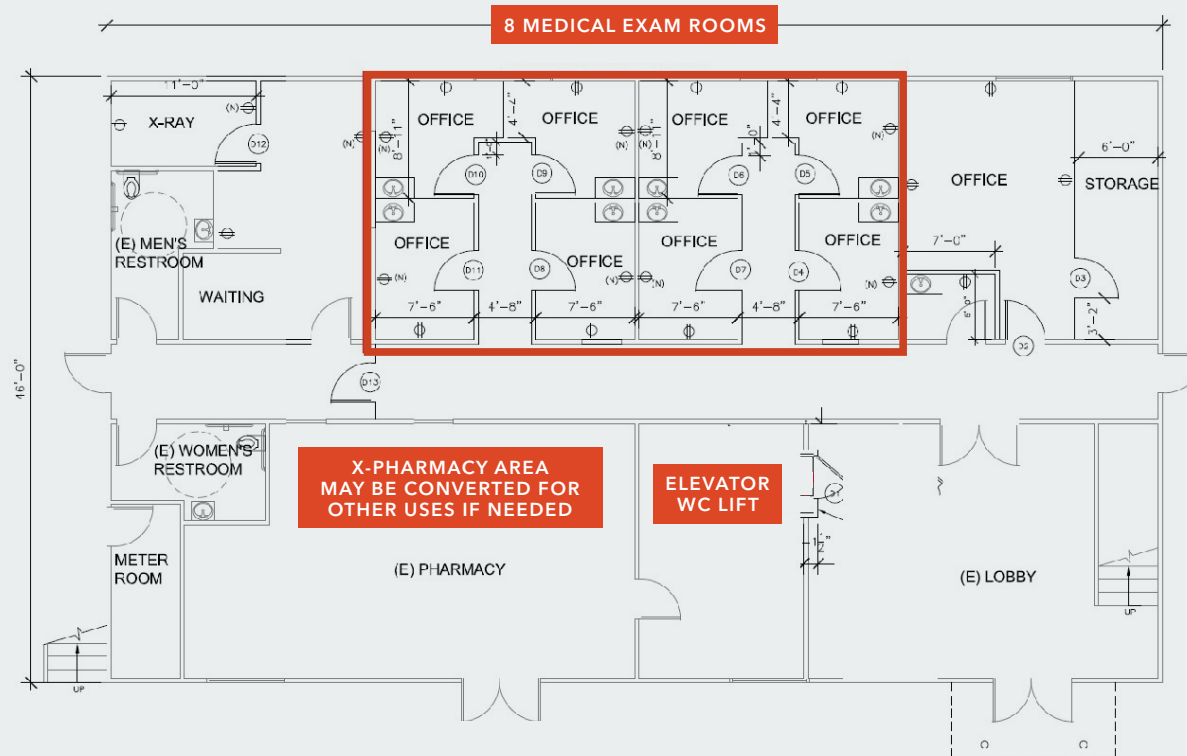
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FIRST FLOOR LAYOUT



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436 S. Magnolia Avenue

A line drawing of a modern building with a complex, angular roofline and a large, open-plan interior space. The drawing is composed of thin, dark lines on a light background, showing the structural elements of the building. The roof features several sharp angles and a series of overlapping planes. The interior space is defined by vertical lines representing columns and horizontal lines representing the floor and ceiling. The overall impression is one of a minimalist, geometric architectural design.

[illegible]

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HEALTH CARE PROVIDER OFFICES

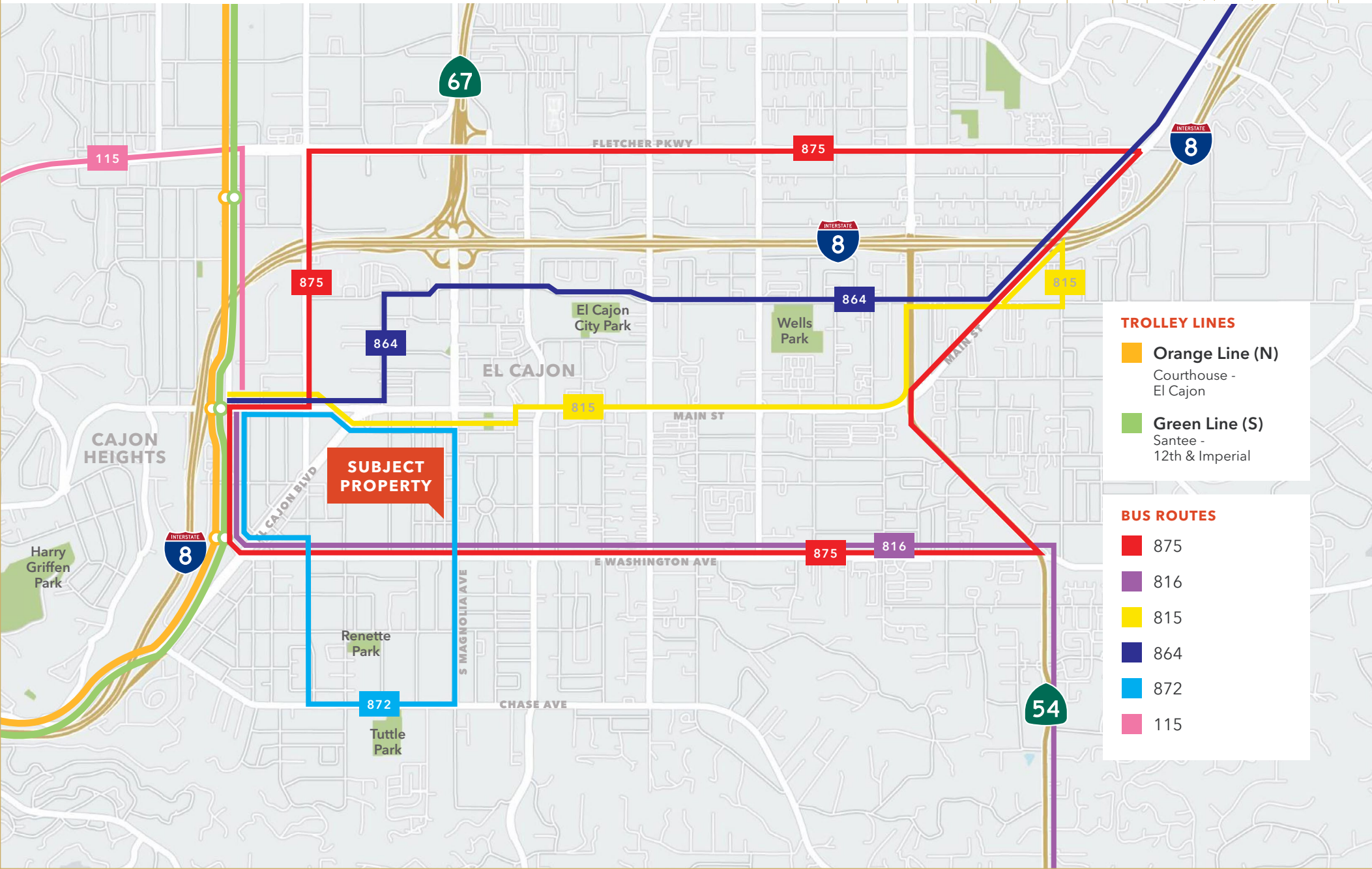
- 1 Children's Primary Care Medical Group
- 2 Magnolis Adult Day Health Care
- 3 Borrego Health El Cajon
- 4 Kaiser Permanente
- 5 Centro Medico Urgent Care
- 6 Angela Panah Medical Center
- 7 El Cajon Family Health Center
- 8 Sharp Laboratory Services
- 9 Parkside Health and Wellness Center
- 10 East County Family Health Center

SUBJECT PROPERTY

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