

SPACES AVAILABLE FOR LEASE

635-675

**FRONT STREET
EL CAJON, CA 92020**



INTERACTIVE OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY:



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MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES





PROPERTY OVERVIEW

AVAILABLE SPACES FOR LEASE



635 & 651 FRONT STREET EL CAJON, CA 92020
ADDRESS



±5,732 SF (#635) | ±4,954 SF (#651) | ±10,686 TOTAL
UNIT SIZE



\$1.20 PSF NNN
LEASE RATE



METAL
CONSTRUCTION



20'-22' FT
CLEAR HEIGHT



FULLY SPRINKLERED
SPRINKLER SYSTEM



1
GL PER SPACE



MTS TROLLEY LINE





SITE PHOTOS





MAIN ST ± 14,000 VPD



We've Dig San Diego
WHILLOCK CONTRACTING, INC.
Since the 50's



S MARSHALL AVE ± 23,000 VPD

BEAR METAL SUPPLY, INC.



LEGACY AUTO CARE & TIRES



± 231,000 VPD



SUBJECT PROPERTY

CALIFORNIA METALS & ELECTRONIC





AREA OVERVIEW



EL CAJON, CA

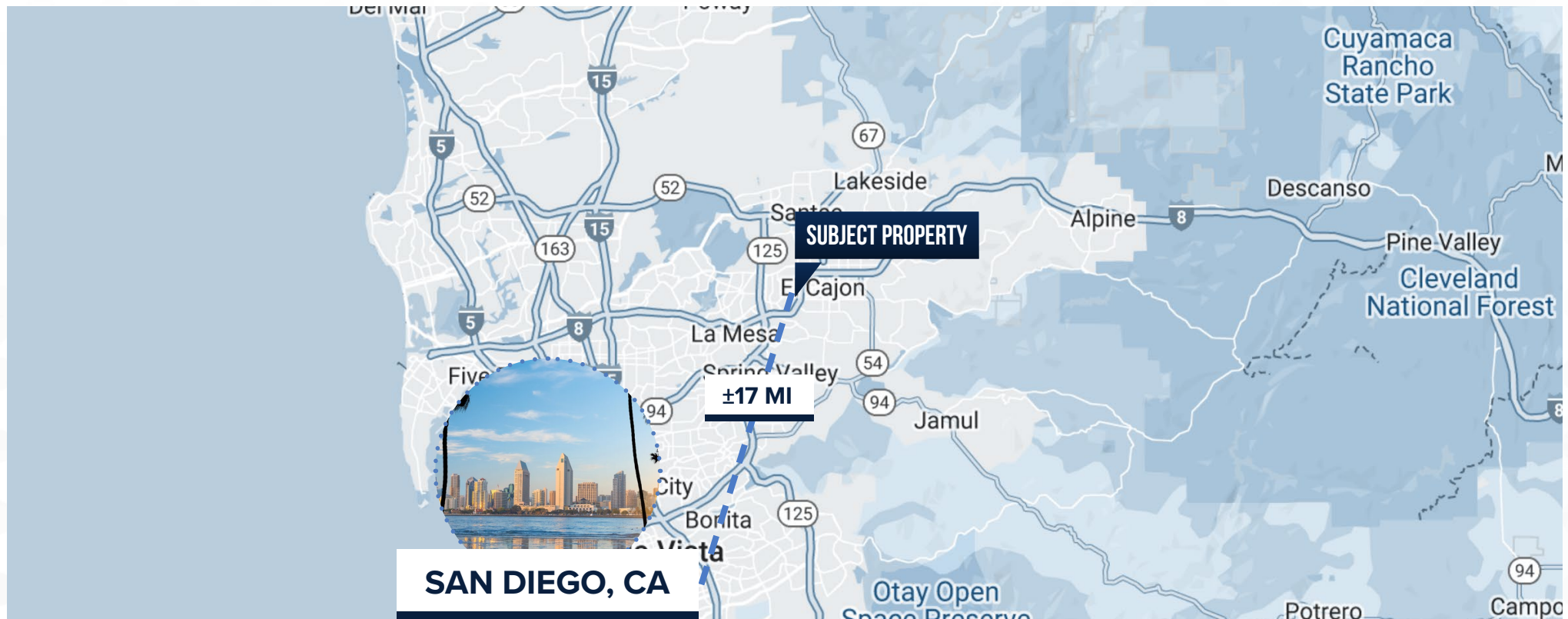
A suburb of San Diego, El Cajon is a scenic city nestled in a valley and surrounded by mountainous terrain, nicknamed “The Box” for its secluded feel. Located about 17 miles east of Downtown San Diego, El Cajon is an ideal choice for commuters. Residents have easy access to public bus routes, Interstate 8, and Highways 125 and 52. In addition to job opportunities in San Diego, there are so many shopping, dining, and entertainment options as well.

El Cajon resides near Mission Trails Regional Park and Harry Griffen Park, so outdoor adventure is always around the corner. Locals can shop the 170 stores at Parkway Plaza, watch the annual Air Show San Diego event at Gillespie Field, try their luck at the Sycuan Casino, or catch some air at Kennedy Skate Park. Residents appreciate the community events in Downtown El Cajon, such as the weekly Cajun Classic Cruise, the summertime Dinner and a Concert Series, the annual HauntFest, America on Main, and the Mother Goose Parade.

POPULATION	1-MILE	3-MILE	5-MILE
2028 Population Projection	23,641	162,902	370,828
2023 Population	23,930	165,184	375,450
2020 Population	22,612	157,635	355,190
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2028 Household Projection	8,132	59,118	136,713
2023 Household	8,231	59,985	138,537
2020 Household	7,755	57,325	131,441
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$91,524	\$93,720	\$101,024

SAN DIEGO, CA

With its great weather, miles of sandy beaches, and major attractions, San Diego is known worldwide as one of the best tourist destinations **and a great place for residents to relax year-round**. California's second-largest city and the United States' eighth-largest, San Diego boasts a metro population of **1.38 million residents and more than 3.29 million residents countywide**. Within its borders of 4,200 sq. miles, San Diego County encompasses 18 incorporated cities and numerous other charming neighborhoods and communities, including downtown's historic Gaslamp Quarter, Little Italy, Coronado, La Jolla, Del Mar, and Carlsbad, just to name a few.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Leasing Package contains select information pertaining to the business and affairs located at 635-651 Front Street, Escondido, CA 92029 (“Property”). It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered. In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services 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 of the Property. This Leasing Package 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 this Leasing Package.

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