



Office/Retail Building For Sale

~~\$1,350,000~~

New Lower Price \$1,250,000



Colonial Corner - 3,727 Sq Ft Office Building



5600-5606 El Cajon Blvd. San Diego CA 92115



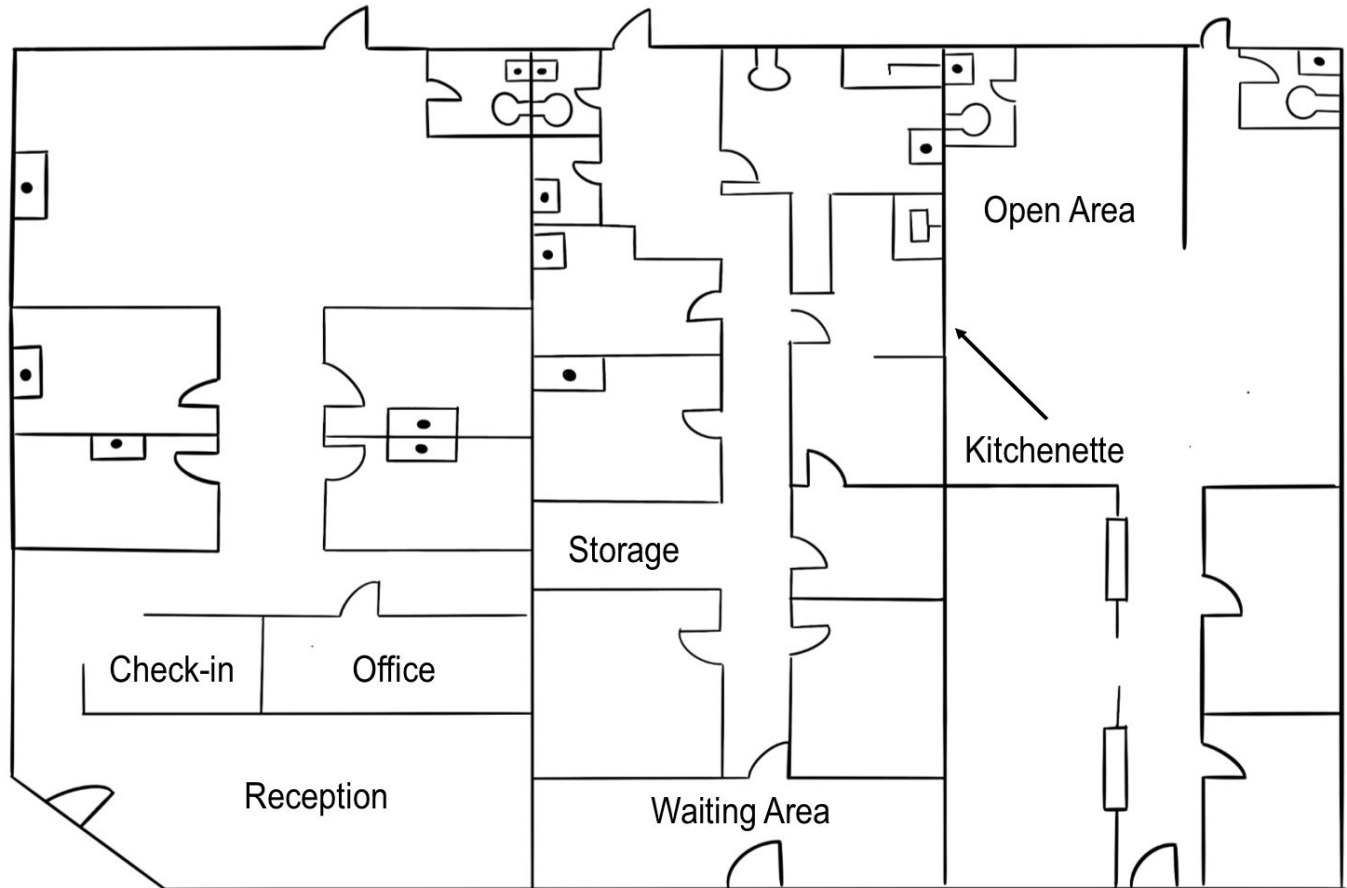
Investment Highlights

- ◆ Corner Location
- ◆ Brick Exterior
- ◆ Passive Billboard Income
- ◆ Great for Owner w/ Income

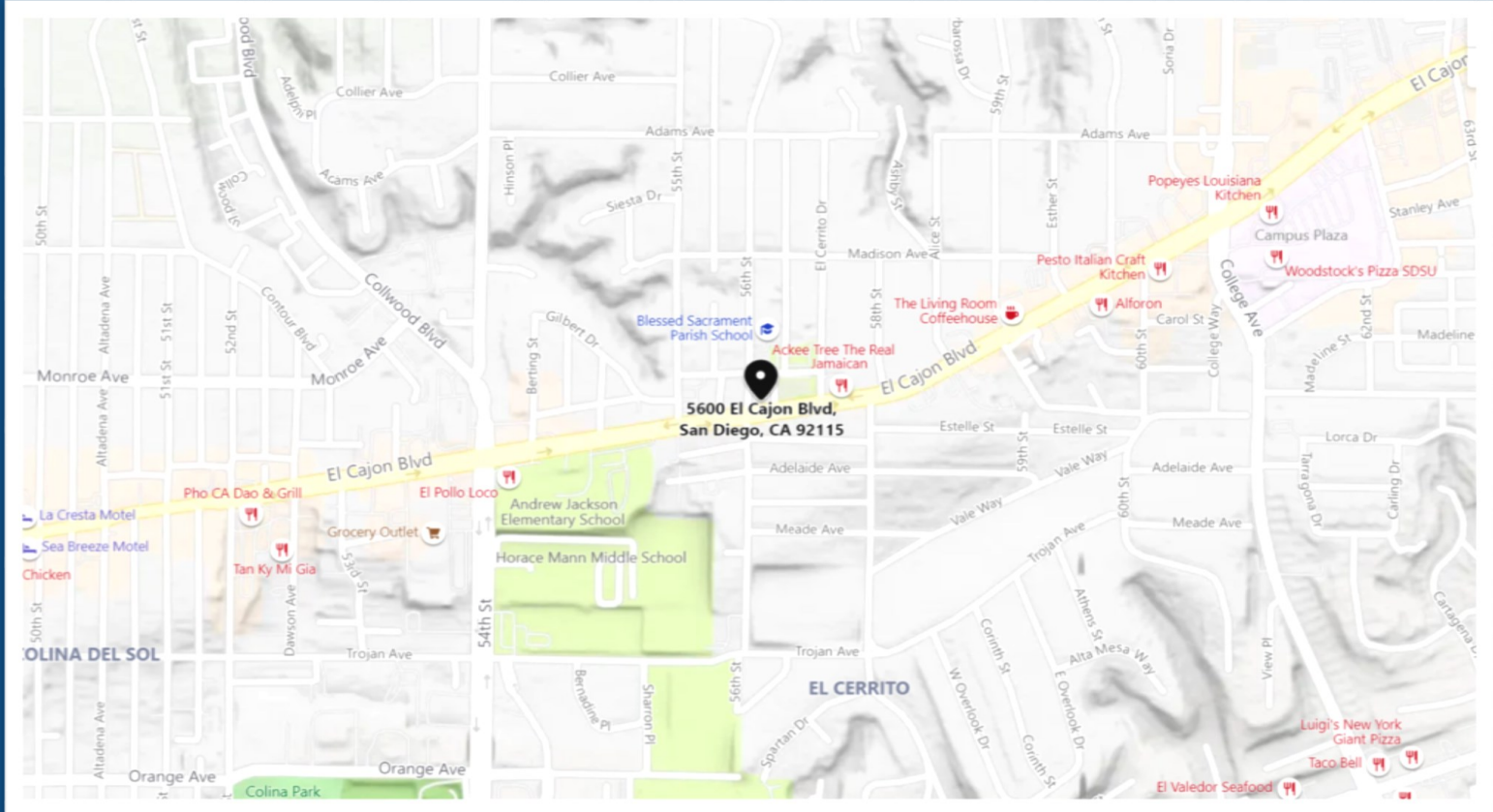
Executive Summary

Great opportunity located on El Cajon Blvd. at a four-way signalized intersection. There are currently 3 separate suites available for immediate occupancy. Occupy the entire 3,727 SF or occupy one unit and lease out the other two. There are several options for a new buyer. There are two billboard leases on roof producing passive income. Beautiful brick exterior. Zoning allows for a variety of office and retail uses.

Floor Plan - 3,727 Sq Ft



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Property Facts

Sale Type: **Investment or Owner Occupy**

Property Type: **Office/Retail**

Property Subtype: **Medical**

Building Size: **3,727 SF**

Building Class: **C**

Zoning: **CUPD-CU-2-3** (Retail, Office, Medical)

Opportunity Zone: **No**

Year Built: **1953**

Price Reduced to: **\$1,250,000**

Price Per SF: **\$362**

Tenancy: **Multiple**

Building Size: **3727 SF**

Building Height: **1 Story**

Slab to Slab: **9**

Building FAR: **0.86**

Land Acres: **0.10 AC**



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