



7075 EL CAJON BLVD

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SOUTH COAST
COMMERCIAL



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RETAIL PROPERTY FOR SALE

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PROPERTY
INFORMATION



PROPERTY SUMMARY

7075 EL CAJON BLVD
RETAIL PROPERTY FOR SALE



PROPERTY DESCRIPTION

South Coast Commercial is pleased to present 7075 El Cajon Blvd, a commercially zoned retail space in the La Mesa Colony subdivision. This property is vacant and perfect for an owner-user. Previously leased as an auto body shop, this property underwent extensive asphalt and epoxy work in preparation for sale. In addition to the main 1600 sqft retail space, this property also includes alley access and off-street parking.

OFFERING SUMMARY

Sale Price:	\$1,000,000
Number of Units:	1
Lot Size:	6,789 SF
Building Size:	1,600 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	11,818	74,585	186,259
Total Population	27,928	198,650	512,800
Average HH Income	\$75,567	\$86,261	\$85,564

LOCATION DESCRIPTION

7075 EL CAJON BLVD
RETAIL PROPERTY FOR SALE



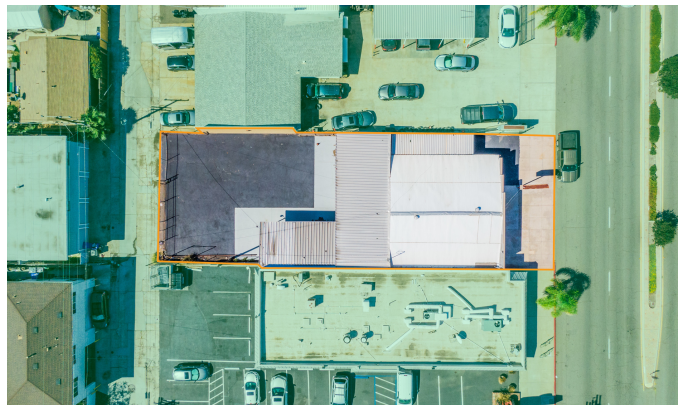
LOCATION DESCRIPTION

7075 El Cajon Blvd is located on the major thoroughfare of the College Area district between SDSU and La Mesa. With easy access to I-8 and public transportation, El Cajon Blvd is a hub for both local and national retailers catering to this densely populated area.

Centrally located in the rolling hills of San Diego County, La Mesa is known as the Jewel of the Hills. A near perfect climate, tree-lined streets, walkable neighborhoods, easy access to retail and commercial areas, and a quaint downtown village make La Mesa a highly desirable community in which to live and work.

ADDITIONAL PHOTOS

7075 EL CAJON BLVD
RETAIL PROPERTY FOR SALE



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LOCATION INFORMATION



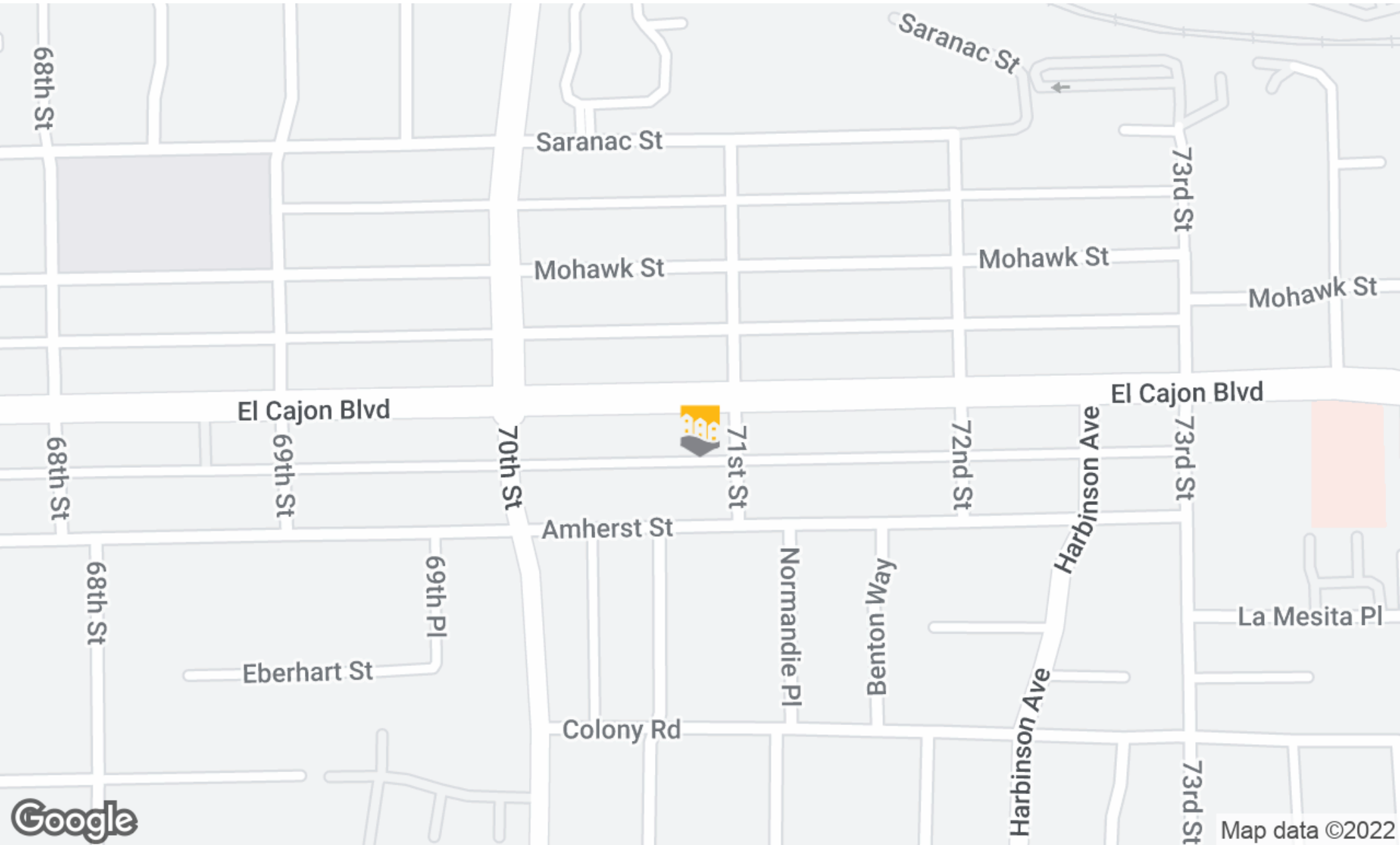
REGIONAL MAP

7075 EL CAJON BLVD
RETAIL PROPERTY FOR SALE



LOCATION MAP

7075 EL CAJON BLVD
RETAIL PROPERTY FOR SALE



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FINANCIAL
ANALYSIS



FINANCIAL SUMMARY

7075 EL CAJON BLVD
RETAIL PROPERTY FOR SALE

INVESTMENT OVERVIEW

Price	\$1,000,000
Price per SF	\$625
Price per Unit	\$1,000,000

OPERATING DATA

FINANCING DATA

Down Payment	\$1,000,000
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PROPOSED LEASE INCOME

Building Sq Ft	1600	1600
\$/ Sq Ft (Range)	\$24	\$30
ESTIMATED ANNUAL RENT	\$38,400	\$48,000



PROPOSED SBA 504 LOAN STRUCTURE

Sample



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BUILDING ACQUISITION	\$1,000,000
TI, equipment and other eligible costs	\$0
TOTAL PROJECT COST	\$1,000,000

SOURCE OF FUNDS	AMOUNT	RATES	MATURITY	COLLATERAL	MONTHLY PAYMENT	ANNUAL PAYMENT
BANK	50% \$500,000	6.25%	10 Years 25 Yr. Amort.	1st Deed	\$3,298	\$39,580
SBA 504/ TMC	41% \$412,000	6.43% Oct '22	25 Yr. Fixed 25 Full Amort.	2nd Deed	\$2,764	\$33,166
BORROWER	10% \$100,000					
TOTALS:					\$6,062	\$72,746

RATES: Bank: Rate is estimated and determined during underwriting.
 SBA: Rate is FIXED for entire 25 year term at the time of the debenture sale.
 Blended Rate: The weighted average interest rate of both loans is: 6.33%

ESTIMATED FEES: Bank: Determined by bank during underwriting.
 SBA: SBA Loan fees plus legal fees are financed, and therefore included in the SBA loan amount.
 Based on an SBA loan of this amount, the SBA fees would be appx. \$12,000

Related costs: Appraisal, environmental reports, and escrow closing costs (including insurance and legal closing costs) may be included in the loan.

COLLATERAL: 90% financing generally does not require any additional collateral.

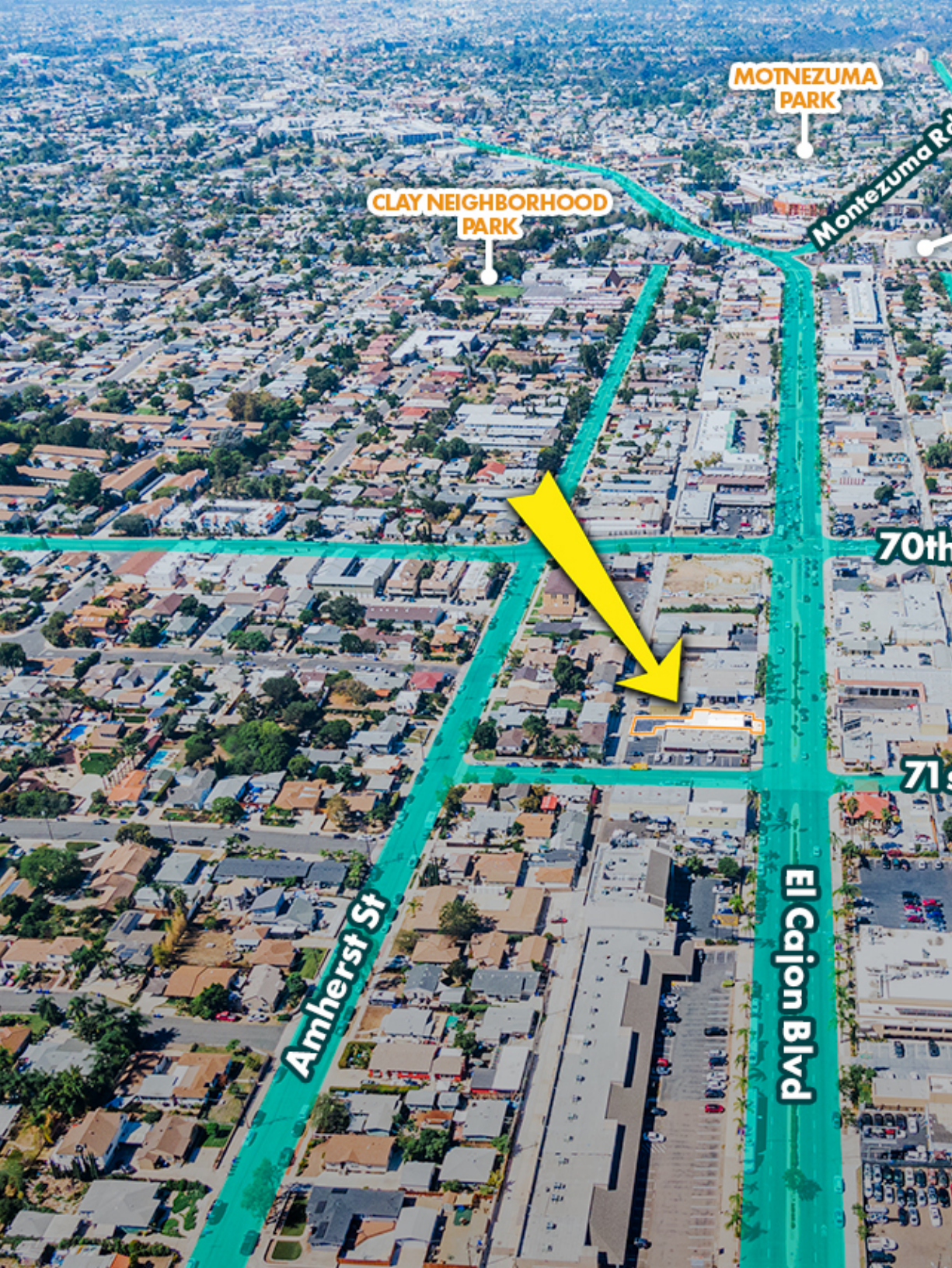
TMC will perform a **free prequalification** for prospective buyers upon receiving complete financial information.

FOR MORE INFORMATION, PLEASE CONTACT:

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TMC Financing is a nonprofit
Certified Development Company (CDC)
certified and regulated by the:



MOTNEZUMA PARK

CLAY NEIGHBORHOOD PARK

Montezuma Rd

Amherst St

El Cajon Blvd

70th St

71st St

Mohawk St



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DEMOGRAPHICS

SAN DIEGO STATE UNIVERSITY

DEMOGRAPHICS MAP & REPORT

7075 EL CAJON BLVD
RETAIL PROPERTY FOR SALE

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	27,928	198,650	512,800
Average Age	33.8	35.8	35.9
Average Age (Male)	33.7	34.7	35.0
Average Age (Female)	35.8	37.3	37.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	11,818	74,585	186,259
# of Persons per HH	2.4	2.7	2.8
Average HH Income	\$75,567	\$86,261	\$85,564
Average House Value	\$485,168	\$495,137	\$469,737

* Demographic data derived from 2020 ACS - US Census

