



269-291 E Lexington Ave

269-291 E Lexington Ave, El Cajon, CA 92020

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269-291 E Lexington Ave

\$3,950,000

Located in the heart of downtown El Cajon, 269-291 E Lexington Ave presents an opportunity to acquire a multi-tenant office asset in one of East San Diego County's established commercial districts. The property is positioned within a walkable downtown environment surrounded by restaurants, retail services, civic amenities, and public transportation, creating convenient access for tenants, visitors, and future occupants. The building is configured to support multiple tenants, with individual suites featuring dedicated reception areas and private in-suite restrooms. A gated parking area with 17 on-site spaces is complemented by nearby street parking, providing practical accessibility in a downtown setting. Its central location also offers convenient connectivity to Interstate 8 and the broader San Diego metropolitan area. Beyond its current office use, the property's location within the Mixed-Use Overlay Zone and Downtown Master Design Plan enhances its long-term appeal. Investors and developers may benefit from future redevelopment or adaptive reuse possibilities, subject to applicable approvals and municipal requirements. The combination of existing income-producing office functionality and potential mixed-use positioning creates multiple pathways for ownership strategies. Whether acquired as a stabilized investment, owner-user opportunity, or redevelopment candidate, this asset offers a compelling blend of downtown presence, accessibility, and future flexibility. Its proximity to the El Cajon Library, local businesses, dining establishments, and transit services further supports its role within a vibrant and active downtown environment....

- Located in the heart of downtown El Cajon near shops, dining, and civic amenities.
- Multi-tenant configuration supports diverse occupancy strategies.
- Suites feature dedicated reception areas and private in-suite restrooms.
- Includes 17 gated on-site parking spaces plus nearby street parking.
- Convenient access to Interstate 8 and public transportation options.
- Positioned within the Mixed-Use Overlay Zone and Downtown Master Design Plan.

Price:	\$3,950,000
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Sale Type:	Investment or Owner User
Lot Size:	0.54 AC
Gross Building Area:	9,471 SF
Rentable Building Area:	9,471 SF

Sale Conditions:	Redevelopment Project
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No. Stories:	1
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Year Built:	1973
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Tenancy:	Multi
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Parking Ratio:	1.79/1,000 SF
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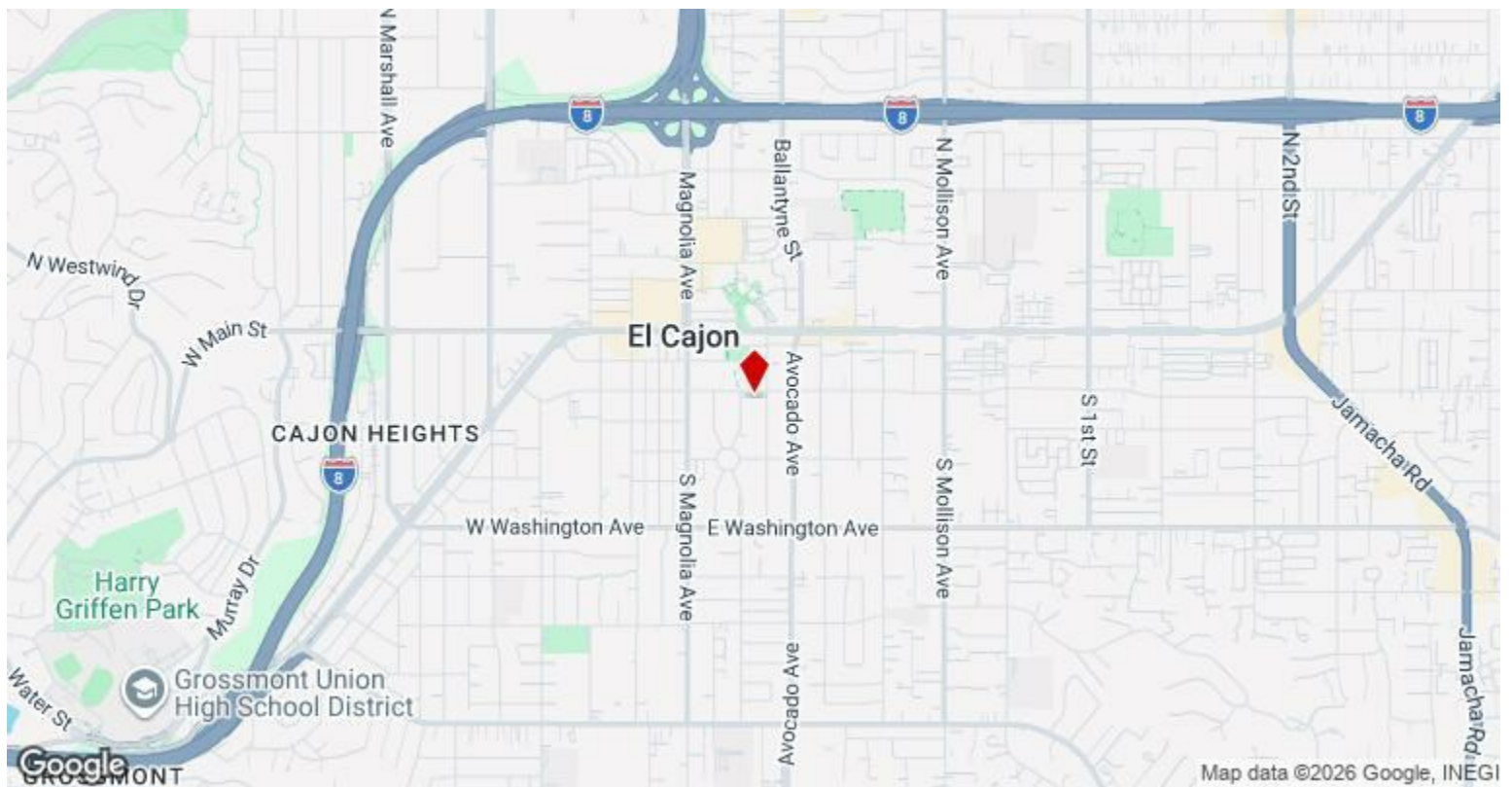
Zoning Description:	O-P
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APN / Parcel ID:	488-221-31-00
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Major Tenant Information

Tenant	SF Occupied	Lease Expired
Chanel Salon	-	
May Tax	-	
May Tax R US	-	



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Property Photos



Property Photos



Property Photos



Interior Photo