

FOR LEASE

FORMER DE LA FUENTE CADILLAC
Showroom | Service Bays | Office | Warehouse



1385 E. Main Street
El Cajon, CA 92021


PACIFIC COAST
COMMERCIAL
SALES - MANAGEMENT - LEASING

01

PROPERTY FEATURES



ADDRESS:

1385 E Main Street, El Cajon, CA 92021

BUILDING SIZE:

± 9,511 SF Showroom/Office/Warehouse
± 1,000 SF of Bonus Mezzanine
± 8,200 SF of Service Bays
± 1,200 SF Service Drive

TOTAL LOT SIZE:

1.78 Acres

AMPS:

1,200 AMPS

VISIBILITY:

111' Frontage on E Main St (16,500 Cars Per Day)

ZONED:

C-G: General Commercial [\(Link\)](#)
Allows for Full Range of Office, Retail, Automotive

CURRENT BUILD-OUT:

Automotive Dealership and Repair. Equipment Included [\(See Page 3\)](#)

POTENTIAL USES:

Included But Not Limited To: General Automotive, Boat Sales, Religious Facilities, RV & Trailer Sales, Off-Road Sales/Rental, Fleet Parking

PRICE:

\$30,000/month + NNN



AMENITY RICH

Surrounded by Numerous Restaurants, Retail, Healthcare Facilities, and Business Service Providers



FREEWAY ACCESS

Immediate Access to I-8 with Close Proximity to Hwy 67, 52 and 125

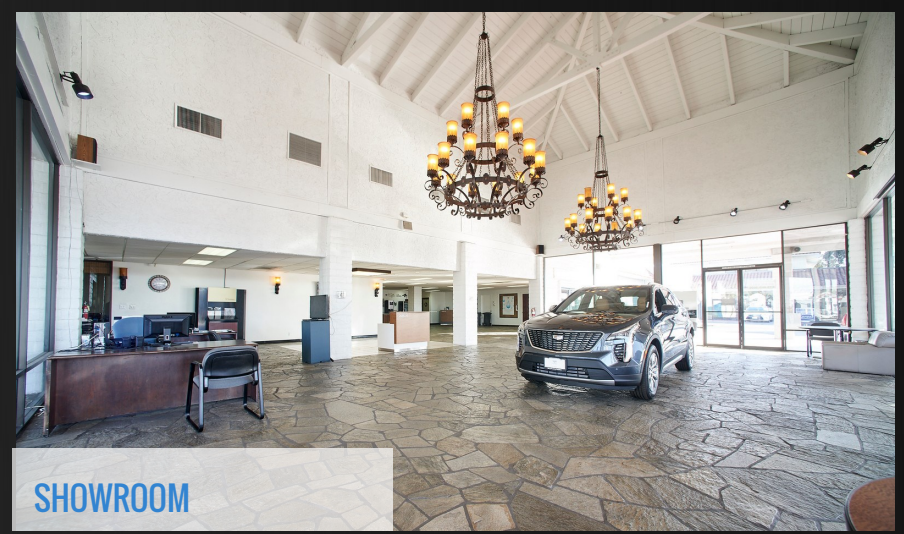
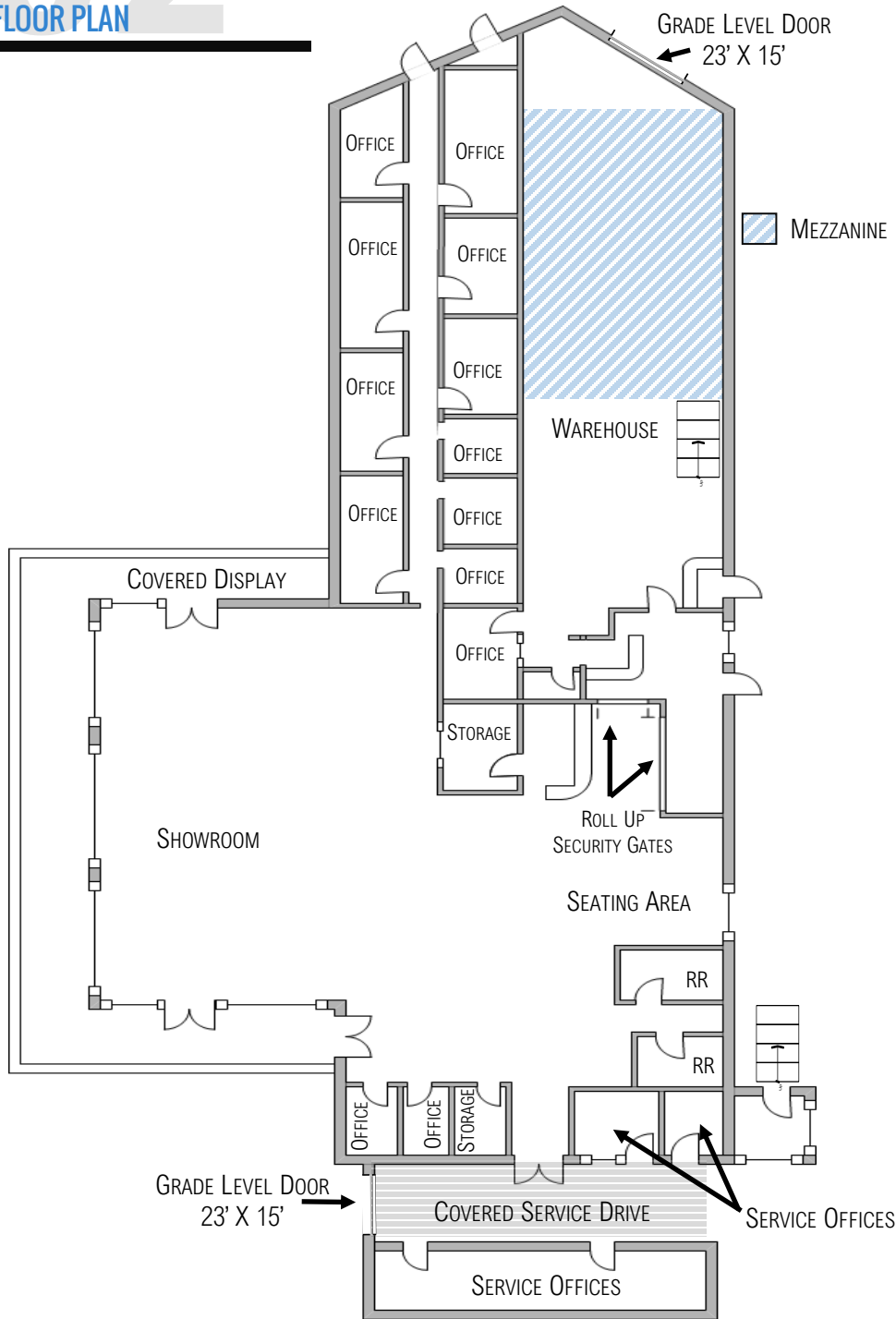


LANDMARK

Tallest Flag West of the Mississippi

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FLOOR PLAN



SERVICE BAY INVENTORY

1 Permitted Wash/Service Bay

1 Rainmaker - Reverse Osmosis Spot Free Water

2 Service Bays

12 Lifts

2 Air Compressors - Kellogg Air Compressor

1 Alignment Rack

Air Lines Distributed Throughout

1 Bulk Fluid Distribution



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INVENTORY



FORMER DE LA FUENTE CADILLAC

RETAIL & REPAIR AUTO DEALERSHIP

± 9,511 SF Showroom/Office/Warehouse
 ± 1,000 SF Bonus Mezzanine
 ± 8,200 Sq. Ft. Service Bays
 ± 1,200 Sq. Ft. Service Drive
 ± 1.78 Acre Lot

LEGEND

| | |
|---|--|
| 1 | 2 Permitted Wash Bays |
| 2 | Service Bays - 12 Lifts |
| 3 | Vehicle Lot / Parking |
| 4 | Service Offices Covered Service Drive Grade Level Roll Up Door |
| 5 | Customer Service / Retail / Parts |
| 6 | Covered Showroom / Interior Showroom |
| 7 | Offices / Conference Room / Break Room |
| 8 | Warehouse with Bonus Mezzanine Grade Level Roll Up Door |
| 9 | Trash Enclosure |



16,500
Cars Per Day

E. MAIN STREET

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TENANT MIX

 SUBJECT PROPERTY - 1.78 ACRES

 BOBBY COMBS RV - 2.28 ACRES

 CALIBER COLLISIONS - 2.24 ACRES





SURROUNDING AREA



E MADISON AVE



N 2ND ST



16,500 Cars Per Day

E MAIN ST



JAMACHA RD




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THE AREA


As the sixth largest city in San Diego County, El Cajon is recognized as a wonderful location to live, work and play. El Cajon boasts a diverse and vibrant community, safe and attractive neighborhoods, many parks and recreation centers, award-winning schools, libraries, and other amenities. El Cajon is a full service City, with first-class police and fire departments.

The community's vitality is evident through the dynamic business environment. The City is home to a long-time retail mall, Parkway Plaza, that boasts over 170 stores and entertainment venues, such as an 18-screen Regal Cinema, Macy's, Best Buy, JCPenney, Dick's Sporting Goods, Forever 21, H&M, and more! El Cajon is also known for the many car dealerships, with 14 currently within its borders, including Mercedes-Benz, BMW, Ford, and Lexus. Additionally, El Cajon has an energetic downtown, with shops and restaurants. El Cajon's location and attributes make it attractive and accessible to small investors and entrepreneurs, enhancing the City's many business districts.

EL CAJON AT A GLANCE



274,738
POPULATION (2018)



261,755
POPULATION (2010 CENSUS)



\$2,781,569
CONSUMER SPENDING



\$474,634
MEDIAN HOME VALUE

\$84,328
AVG. HOUSEHOLD INCOME

98,087
TOTAL HOUSEHOLDS

38
AVERAGE AGE

10,728
TOTAL BUSINESSES

98,064
DAYTIME EMPLOYEES

Within a 5 Mile Radius
Information Source: CoStar



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CONTACT INFORMATION



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information including zoning and use should be verified prior to purchase.

