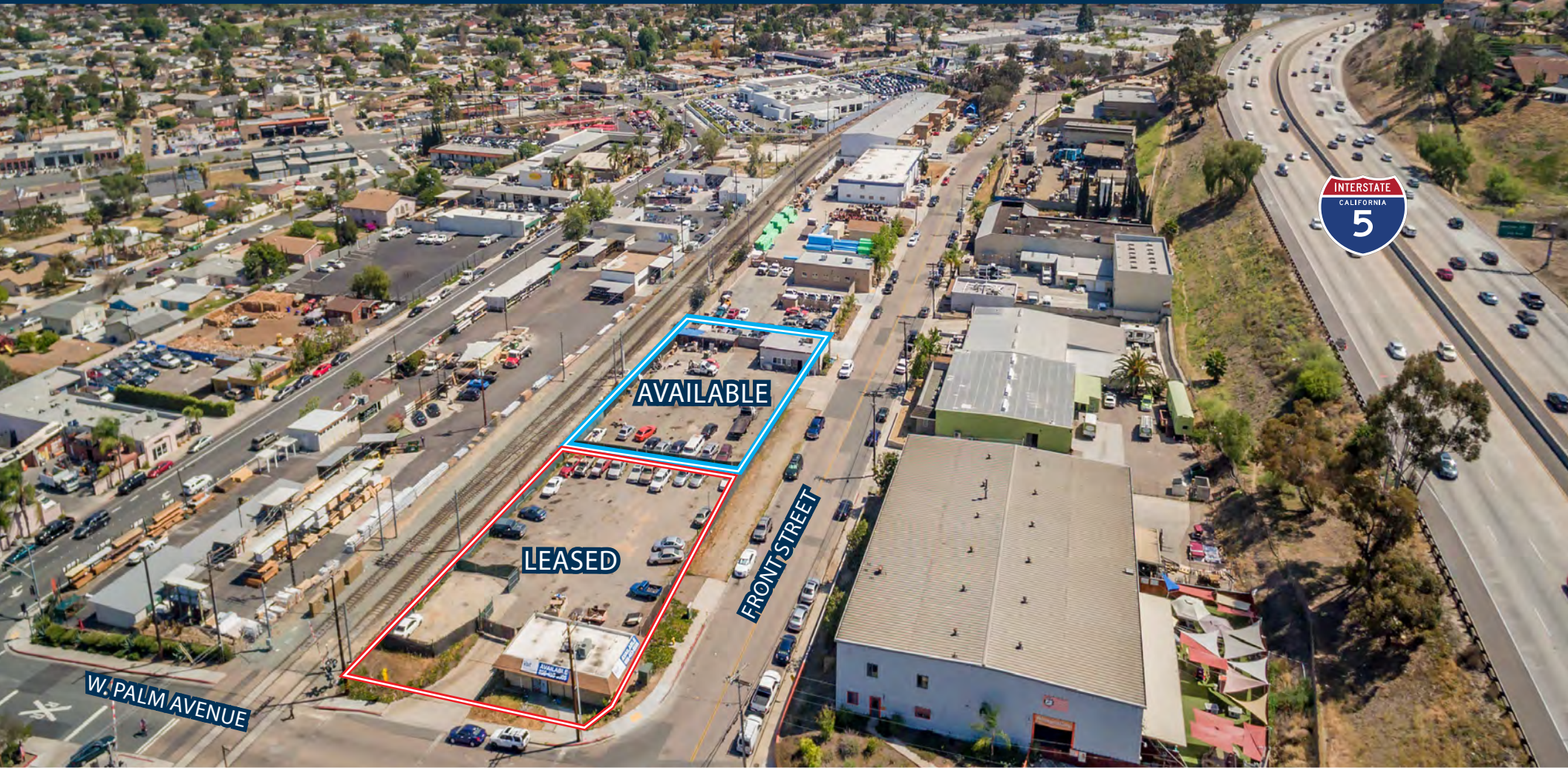


1167 Palm Avenue & 501 Front Street

EL CAJON, CALIFORNIA 92020



FOR SALE OR LEASE | ±12,563 SF TOW YARD IN THE CITY OF EL CAJON

KIPP GSTETTENBAUER, CCIM
Senior Vice President | 858.458.3345
kipp@voitco.com | Lic. #01405420

MAX STONE
Senior Associate | 858.458.3348
mstone@voitco.com | Lic. #01944151

Voit
REAL ESTATE SERVICES

PROPERTY DESCRIPTION

SALE PRICE \$1,925,000

ADDRESS 1167 W. Palm Avenue & 501 Front Street, El Cajon, CA 92020

LAND SIZE ±38,881 SF (±0.90 Acres)

PARCEL NUMBERS 487-640-12, 487-640-11

ZONING M (Manufacturing)

LEASE RATE \$7,500/Mo Gross

AVAILABLE 501 Front Street, El Cajon, CA 92020
Building SF: ±1,000 SF
Lot SF: ±12,563 SF

PROPERTY HIGHLIGHTS

- » Tow Yard Available For Sale Or Lease
- » CUP Permit For Heavy Industrial Towing In El Cajon City
- » Direct Access To Interstate 5
- » Option For Co-Tenancy
- » Owner User Opportunity with Existing Income



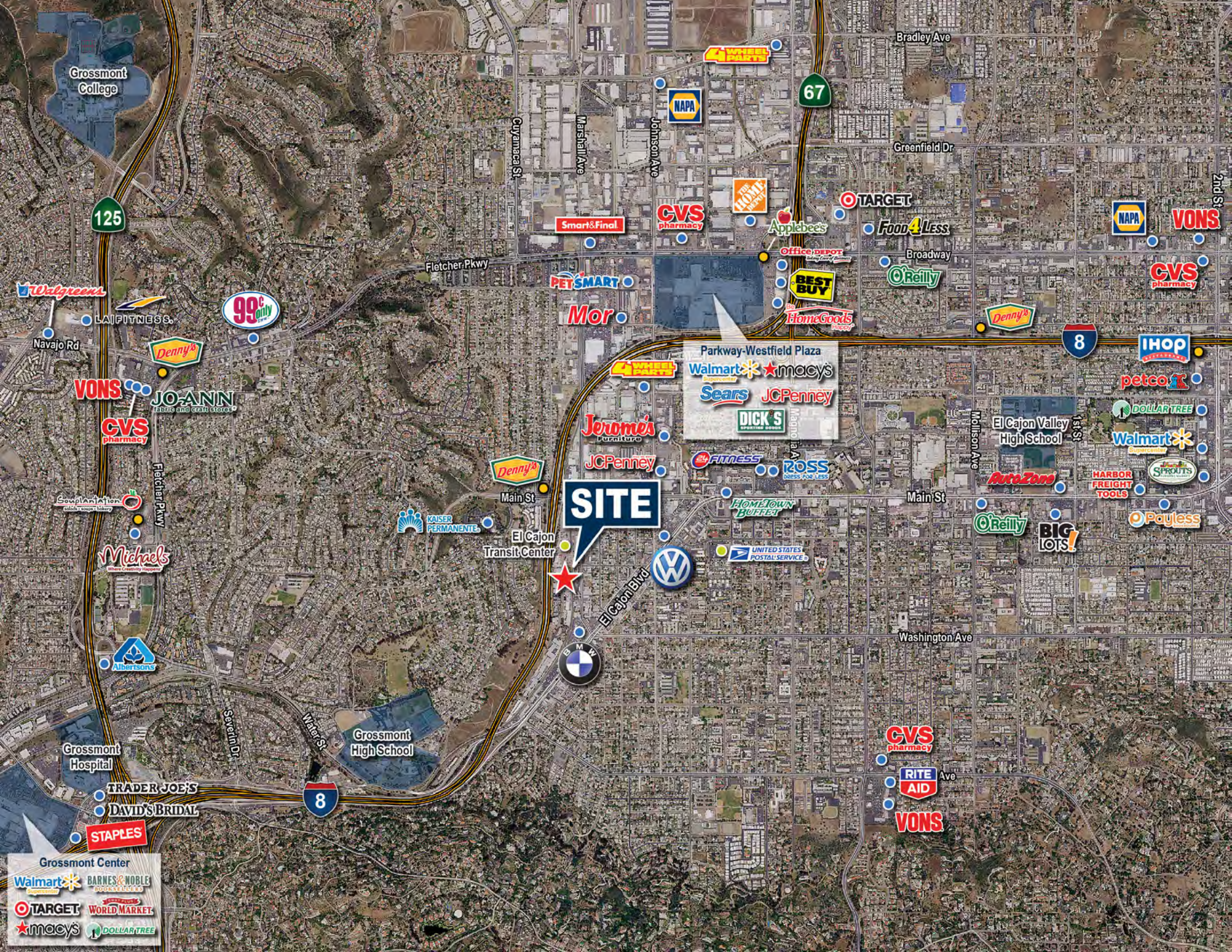


AVAILABLE

FRONT STREET

LEASED

W. PALM AVENUE



Grossmont College

125

67

8

VONS

JO-ANN
Fabric and Craft Stores

SITE

Parkway-Westfield Plaza
Walmart
Sears
JCPenney
DICK'S
JCPenney

El Cajon Transit Center

El Cajon Valley High School

Grossmont Hospital

Grossmont High School

CVS pharmacy

RITE AID

VONS

Grossmont Center
Walmart
BARNES & NOBLE
TARGET
WORLD MARKET
macys
DOLLAR TREE

Walgreens

99¢ ONLY

Denny's

CVS pharmacy

Michaels

Albertsons

TRADER JOE'S

DAVID'S BRIDAL

STAPLES

PET SMART

Mor

Denny's

Jerome's Furniture

JCPenney

KAISER PERMANENTE

El Cajon Transit Center

El Cajon Blvd

UNITED STATES POSTAL SERVICE

HOME TOWN BUFFET

e-FITNESS

ROSS Dress 4 Less

Walmart

Sears

JCPenney

DICK'S

JCPenney

e-FITNESS

ROSS Dress 4 Less

HOME TOWN BUFFET

UNITED STATES POSTAL SERVICE

UNITED STATES POSTAL SERVICE

HOME TOWN BUFFET

e-FITNESS

ROSS Dress 4 Less

Walmart

Sears

JCPenney

DICK'S

JCPenney

e-FITNESS

ROSS Dress 4 Less

HOME TOWN BUFFET

UNITED STATES POSTAL SERVICE

UNITED STATES POSTAL SERVICE

HOME TOWN BUFFET

e-FITNESS

ROSS Dress 4 Less

Walmart

Sears

JCPenney

DICK'S

JCPenney

e-FITNESS

ROSS Dress 4 Less

HOME TOWN BUFFET

UNITED STATES POSTAL SERVICE

UNITED STATES POSTAL SERVICE

HOME TOWN BUFFET

e-FITNESS

ROSS Dress 4 Less

Walmart

Sears

JCPenney

DICK'S

JCPenney

e-FITNESS

ROSS Dress 4 Less

HOME TOWN BUFFET

UNITED STATES POSTAL SERVICE

UNITED STATES POSTAL SERVICE

HOME TOWN BUFFET

e-FITNESS

ROSS Dress 4 Less

Walmart

Sears

JCPenney

DICK'S

JCPenney

e-FITNESS

ROSS Dress 4 Less

HOME TOWN BUFFET

UNITED STATES POSTAL SERVICE

UNITED STATES POSTAL SERVICE

HOME TOWN BUFFET

e-FITNESS

ROSS Dress 4 Less

Walmart

Sears

JCPenney

DICK'S

JCPenney

e-FITNESS

ROSS Dress 4 Less

HOME TOWN BUFFET

UNITED STATES POSTAL SERVICE

UNITED STATES POSTAL SERVICE

HOME TOWN BUFFET

e-FITNESS

ROSS Dress 4 Less

Walmart

Sears

JCPenney

DICK'S

JCPenney

e-FITNESS

ROSS Dress 4 Less

HOME TOWN BUFFET

UNITED STATES POSTAL SERVICE

UNITED STATES POSTAL SERVICE

HOME TOWN BUFFET

e-FITNESS

ROSS Dress 4 Less

Walmart

Sears

JCPenney

DICK'S

JCPenney

e-FITNESS

ROSS Dress 4 Less

HOME TOWN BUFFET

UNITED STATES POSTAL SERVICE

UNITED STATES POSTAL SERVICE

HOME TOWN BUFFET

e-FITNESS

ROSS Dress 4 Less

Walmart

Sears

JCPenney

DICK'S

JCPenney

e-FITNESS

ROSS Dress 4 Less

HOME TOWN BUFFET

UNITED STATES POSTAL SERVICE

UNITED STATES POSTAL SERVICE

HOME TOWN BUFFET

e-FITNESS

ROSS Dress 4 Less

Walmart

Sears

JCPenney

DICK'S

JCPenney

e-FITNESS

ROSS Dress 4 Less

HOME TOWN BUFFET

UNITED STATES POSTAL SERVICE

UNITED STATES POSTAL SERVICE

HOME TOWN BUFFET

e-FITNESS

ROSS Dress 4 Less

Walmart

Sears

JCPenney

DICK'S

JCPenney

e-FITNESS

ROSS Dress 4 Less

HOME TOWN BUFFET

UNITED STATES POSTAL SERVICE

UNITED STATES POSTAL SERVICE

HOME TOWN BUFFET

e-FITNESS

ROSS Dress 4 Less

Walmart

Sears

JCPenney

DICK'S

JCPenney

e-FITNESS

ROSS Dress 4 Less

HOME TOWN BUFFET

UNITED STATES POSTAL SERVICE

UNITED STATES POSTAL SERVICE

HOME TOWN BUFFET

e-FITNESS

ROSS Dress 4 Less

Walmart

Sears

JCPenney

DICK'S

JCPenney

e-FITNESS

ROSS Dress 4 Less

HOME TOWN BUFFET

UNITED STATES POSTAL SERVICE

UNITED STATES POSTAL SERVICE

HOME TOWN BUFFET

e-FITNESS

ROSS Dress 4 Less

Walmart

Sears

JCPenney

DICK'S

JCPenney

e-FITNESS

ROSS Dress 4 Less

HOME TOWN BUFFET

UNITED STATES POSTAL SERVICE

UNITED STATES POSTAL SERVICE

HOME TOWN BUFFET

e-FITNESS

ROSS Dress 4 Less

Walmart

Sears

JCPenney

DICK'S

JCPenney

e-FITNESS

ROSS Dress 4 Less

HOME TOWN BUFFET

UNITED STATES POSTAL SERVICE

UNITED STATES POSTAL SERVICE

HOME TOWN BUFFET

e-FITNESS

ROSS Dress 4 Less

Walmart

Sears

JCPenney

DICK'S

JCPenney

e-FITNESS

ROSS Dress 4 Less

HOME TOWN BUFFET

UNITED STATES POSTAL SERVICE

UNITED STATES POSTAL SERVICE

HOME TOWN BUFFET

e-FITNESS

ROSS Dress 4 Less

Walmart

Sears

JCPenney

DICK'S

JCPenney

e-FITNESS

ROSS Dress 4 Less

HOME TOWN BUFFET

UNITED STATES POSTAL SERVICE

UNITED STATES POSTAL SERVICE

HOME TOWN BUFFET

e-FITNESS

ROSS Dress 4 Less

Walmart

Sears

JCPenney

DICK'S

JCPenney

e-FITNESS

ROSS Dress 4 Less

HOME TOWN BUFFET

UNITED STATES POSTAL SERVICE

UNITED STATES POSTAL SERVICE

HOME TOWN BUFFET

e-FITNESS

ROSS Dress 4 Less

Walmart

Sears

JCPenney

DICK'S

JCPenney

e-FITNESS

ROSS Dress 4 Less

HOME TOWN BUFFET

UNITED STATES POSTAL SERVICE

UNITED STATES POSTAL SERVICE

HOME TOWN BUFFET

e-FITNESS

ROSS Dress 4 Less

Walmart

Sears

JCPenney

DICK'S

JCPenney

e-FITNESS

ROSS Dress 4 Less

HOME TOWN BUFFET

UNITED STATES POSTAL SERVICE

UNITED STATES POSTAL SERVICE

HOME TOWN BUFFET

e-FITNESS

ROSS Dress 4 Less

Walmart

Sears

JCPenney

DICK'S

JCPenney

e-FITNESS

ROSS Dress 4 Less

HOME TOWN BUFFET

UNITED STATES POSTAL SERVICE

UNITED STATES POSTAL SERVICE

HOME TOWN BUFFET

e-FITNESS

ROSS Dress 4 Less

Walmart

Sears

JCPenney

DICK'S

JCPenney

e-FITNESS

ROSS Dress 4 Less

HOME TOWN BUFFET

UNITED STATES POSTAL SERVICE

UNITED STATES POSTAL SERVICE

HOME TOWN BUFFET

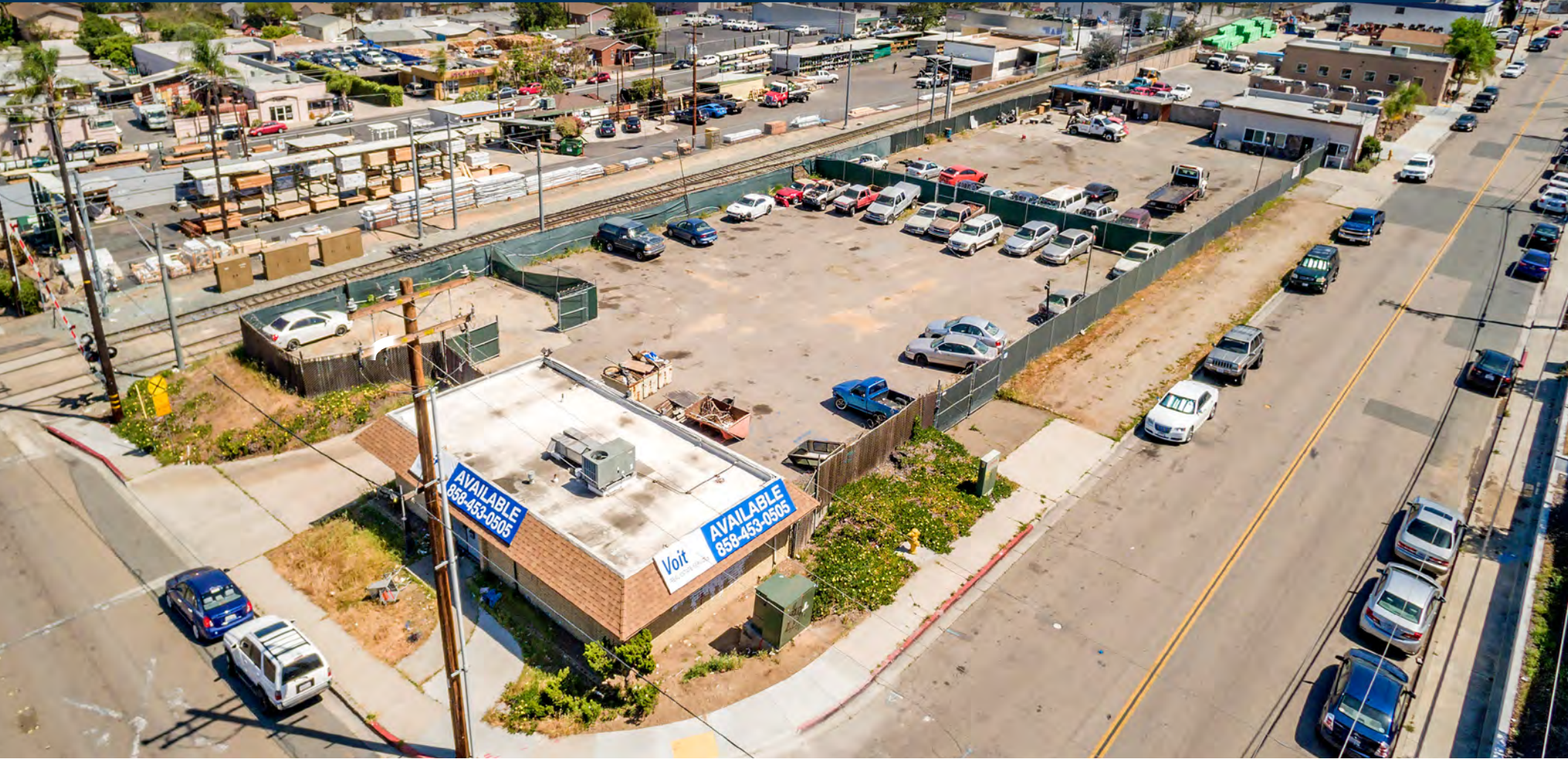
e-FITNESS

ROSS Dress 4 Less

Walmart

1167 Palm Avenue & 501 Front Street

EL CAJON, CALIFORNIA 92020



KIPP GSTETTENBAUER, CCIM

Senior Vice President | 858.458.3345
kipp@voitco.com | Lic. #01405420

MAX STONE

Senior Associate | 858.458.3348
mstone@voitco.com | Lic. #01944151

4180 La Jolla Village Drive, Suite 100, La Jolla, CA 92037 | 858.453.0505 | 858.408.3976 fax | Lic: #01991785 | www.voitco.com

Licensed as Real Estate Brokers by the CA Bur of Real Estate. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2018 Voit Real Estate Services, Inc. All Rights Reserved. Real People. Real Solutions.® is a registered trademark of Voit Real Estate Services.

Voit
REAL ESTATE SERVICES