

CUYAMACA OFFICE BUILDING

900 North Cuyamaca Street, El Cajon, CA 92020



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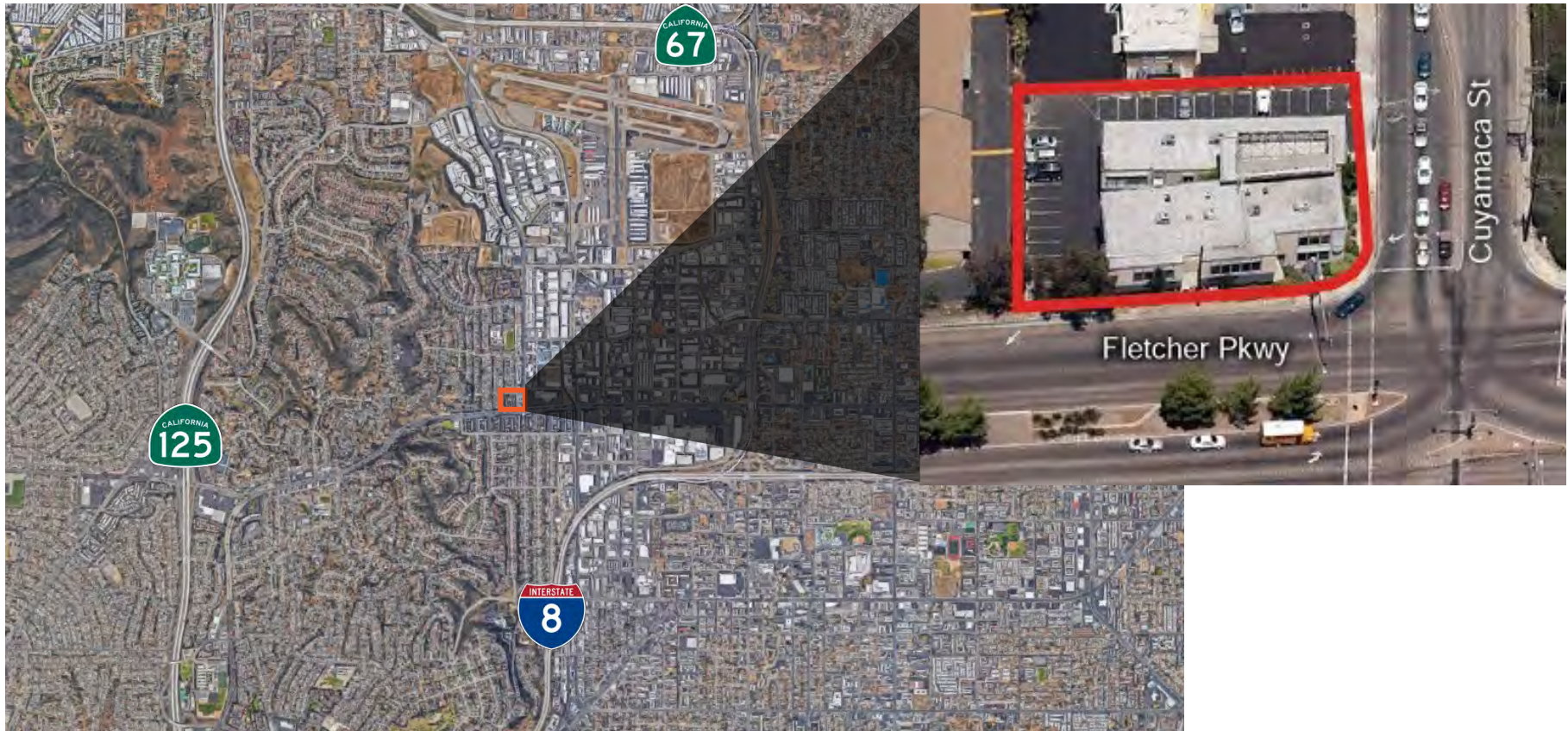
AVAILABLE FOR SALE OR LEASE

PROPERTY HIGHLIGHTS

- ◆ +/- 12,970 SF three-story office building on +/- 0.47 acres
- ◆ Highly visible from Cuyamaca Street and Fletcher Parkway
- ◆ Ample parking with 26 surface spaces total available; 12 covered
- ◆ Unique exterior facade promotes excellent signage potential
- ◆ Elevator served
- ◆ Ideal for Owner User
- ◆ Approximately 61% leased
- ◆ Near Parkway Plaza Shopping Center
- ◆ Easy access to the Interstate 8 Freeway

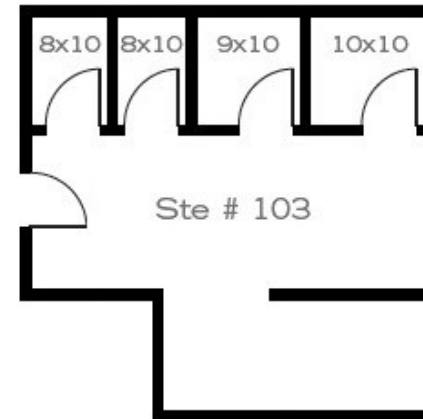
FOR SALE

BUILDING SIZE	±12,970 SF	YEAR BUILT	1973
LOT SIZE	±0.47 ACRES (±20,473 SF)	OCCUPANCY	48%
PRICE	\$1,600,000	APN	482-093-04
PRICE PER SF	\$123.36/SF	NO. OF STORIES	(3)
USE	OFFICE/MEDICAL OFFICE	NO. OF PARKING SPACES	(26) TOTAL, (12) COVERED
ZONING	C-N, NEIGHBORHOOD COMMERCIAL		



FOR LEASE

103 +/- 1,400 SF. (4) private offices +
bullpen + bonus room



201 +/- 1,912 SF. Corner suite with
plenty of natural light and great
views. Includes: (8) offices,
conference room and storage

203 +/- 1,701 SF. (9) offices, large
conference room, and (2) storage
closets



ASKING \$1.10 PSF + Electricity



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