

# FOR SALE

4935-4937 El Cajon Blvd

\$409,000 (\$120.01FT)

San Diego, CA



## VENTURE PACIFIC COMMERCIAL SERVICES

JASON LIPOVSKY  
B 858-538-7774  
F 858-764-2810

All information contained herein is obtained from the sourced deemed to be reliable.  
However, this information is not guaranteed and should be verified. DRE #01443834

[JASON@VENTURE-PACIFIC.NET](mailto:JASON@VENTURE-PACIFIC.NET)

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## DESCRIPTION

### BANK OWNED RETAIL PROPERTY FOR SALE!!!

This property offering is well located at the lighted intersection of the busy El Cajon Boulevard thoroughfare and Winona Avenue. With excellent visibility, this property is perfectly situated for retail users and/or office users. This building is in close proximity to I-15 and I-8. It consists of two separately metered gas and electric units; one of which is currently leased to a tailor and the second open for an owner/user. This retail offering is advantageous for an investment property and/or an owner/user! Properties such as this rarely come available in this area!

## PROPERTY SPECIFICS

|                   |  |
|-------------------|--|
| APN               | 471-282-22                             |
| Property Type     | Commercial - Retail                    |
| Total Building SF | 3,408 SF                               |
| Suite 4935        | Appx. 2,508 SF @ \$1.00psf* (vacant)   |
| Suite 4937        | Appx. 900 SF @ \$0.94psf (month-month) |
| Lot SF            | 4,360 SF                               |
| Year Built        | 1946                                   |
| Units             | 2                                      |

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**SUITE INTERIOR**  
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**AERIAL PHOTO**



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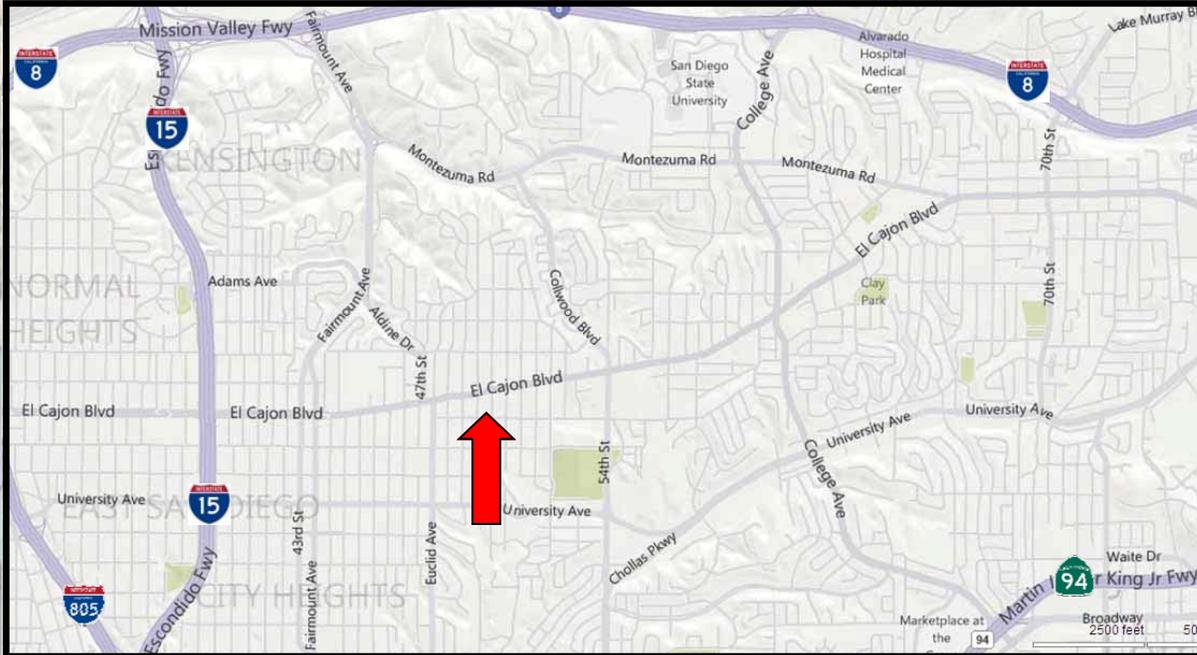
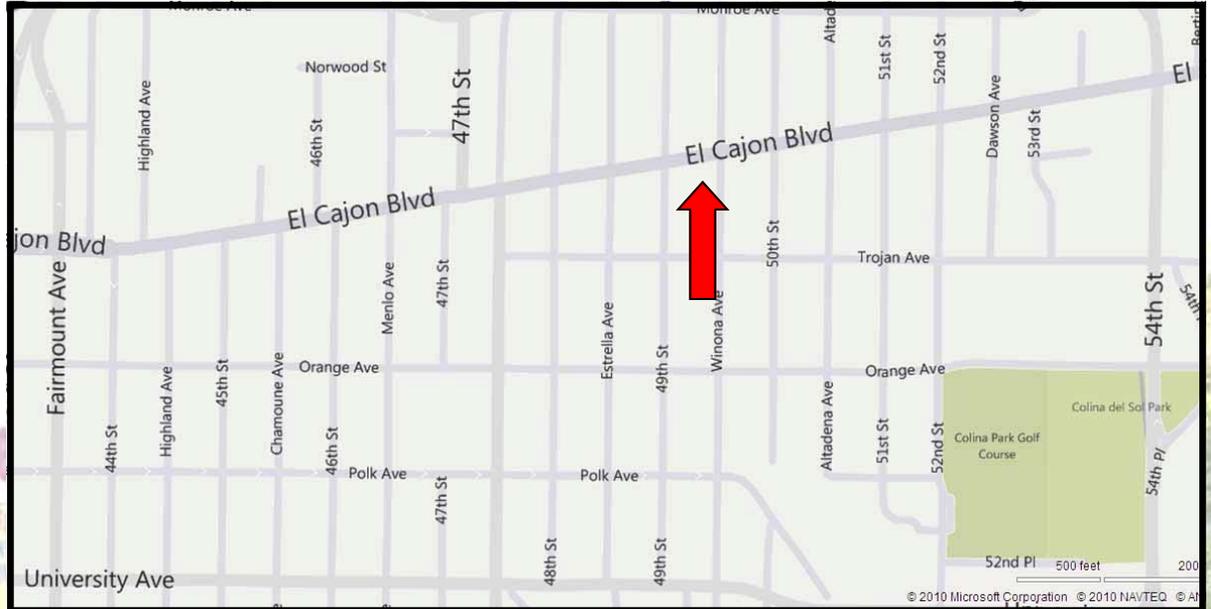
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## LOCATOR MAPS



From I-15 South  
Exit - El Cajon Blvd.  
Left - onto El Cajon Blvd.  
Follow El Cajon Blvd.  
End at 4935 El Cajon Blvd

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