



**MLS Client View**

Class	<b>COMMERCIAL-OFF/RTL/IND</b>	# of Units	<b>0</b>
MLS #	<a href="#"><b>170035171</b></a>	Estimated Square Feet	
APN	<b>472-091-33-00</b>	Price/SqFt/Month	
Price	<b>\$999,999 - \$1,200,000</b>	Price per SqFt of Imp	<b>0.00</b>
Full Address	<b>5625 El Cajon Blvd</b>	Present Loan	
City	<b>San Diego</b>	Down Payment	<b>\$750,000</b>
State	<b>CA</b>	Gross Equity	<b>1700000</b>
Zip	<b>92115</b>	Have	
Status	<b>ACTIVE</b>	Motive/Want	<b>Retire</b>



Virtual Tour Link [Virtual Tour Link](#)  
 Virtual Tour Link 2

**Additional Photos**



**General Property Information:**

Map Coordinates	<b>1270B4</b>	Unit Number (1)		Cars Per Day	
Zoning	<b>COMMERCIAL</b>	Monthly Rent (1)		Sign Space	
Age		Unit Size (1)		Railroad	
Lot Size		Lease Expires (1)		Loading Doors	
Assessed Value Improved		Unit Number (2)		Truck Doors	
Complex/Park		Monthly Rent (2)		SqFt of Improvement	
# of Buildings		Unit Size (2)		Ceiling Height	
# of Stories		Lease Expires (2)		Dock Heights	
Restrooms		Unit Number (3)		Minimum Clearance Span	
Vacant SqFt		Monthly Rent (3)		Floor Load	
Year Built		Unit Size (3)		Amps	
Max Contiguous SqFt Avail		Lease Expires (3)		Volts	
Lease Rate		Unit Number (4)		Phase	
Common Area Maintenance		Monthly Rent (4)		Building Amenities	
Expense Stops		Unit Size (4)		MandRem	<b>None Known</b>
Sprinkler		Lease Expires (4)			<b>Seller will Entertain Offers between</b>
Parking Ratio					

**Public Remarks & Directions**

**Great location in a bustling area! Close to other businesses, SDSU, and residential. Currently a profitable and renowned automotive repair shop. Automotive Repair zoning grandfathered in. Rest of the area has been rezoned to "Retail Stores (Personal Services, Photography, Travel)". Keep it Automotive Repair and take advantage of the limited competition!... or switch to retail like the rest, no problem. Tremendous growth and reinvention in the college area. Get in on it now! Seller may carry buyer loan. Automotive repair business listed separately (MLS #160063998); automotive repair equipment part of business purchase (see MLS #160063998), not included in property listing.**

from 8, South on College, right on El Cajon Blvd, on the left. from 94, North on College, left on El Cajon Blvd, on the left.

**Property Features**

Commercial Property Type	<b>Retail Sale</b>	Parking	<b>On Site</b>
Financial Info Source	<b>Owner</b>	Property Type	<b>Other/Remarks</b>
Location	<b>Free Standing</b>	Sale Includes	<b>Building, Land</b>
		Sales Restrictions	<b>N/K</b>
		SqFt Source	<b>Tax Record</b>
		Terms	<b>Cash, Cash to New Loan, Owner May Carry 1st, State Veteran, Submit</b>



Rebecca Farber - Home: 619-277-4271  
[RebeccaFarber@gmail.com](mailto:RebeccaFarber@gmail.com)  
 01936932

