



Potential Streetscapes

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# FOR SALE

## Office/Work/Live with Possible Development

925 W Main Street, El Cajon, CA 92020



### Contact Information

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# PROPERTY FEATURES & SUBSEQUENT ACQUISITION

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925 W. Main Street

Owner/User Office or Retail live/work on prime street for your business! This location is just two blocks from both the Freeway entrance and Bus/Trolley main hub for easy access for you and your employees. The location offers a 1650 SF +/- commercial building that has live/work amenities for this mixed-use area. The fenced lot provides security and 6-8 parking spaces. Your business will have visibility from one of El Cajon's main arterials.

DEVELOPER INCENTIVES from the City under 3.12 pg. 22 of EL CAJON TRANSIT DISTRICT SPECIFIC PLAN. ([VIEW LINK](#))

## PROPERTY FEATURES

- ◇ **Investment Type:** Office/Work/Live with Possible Development
- ◇ **Parcel Size:** Approx. 5,198 SF
- ◇ **Office Size:** Approx. 1,650 SF
- ◇ **APN:** 487-282-29-00
- ◇ **Year Built:** 1950
- ◇ **Zoning:** Commercial
- ◇ **Sale Price:** \$1,300,000

## PROPERTY HIGHLIGHTS

- ◇ Great Signage and Location on W Main Street Just Off HWY 8 Ramps
- ◇ New Roofing
- ◇ Located in the El Cajon Transit District Specific Plan
- ◇ Possible Acquisition of 3 More Parcels with Seller in Portfolio Purchase



# PROPERTY SUMMARY

Address	Property Type	Size	APN	Sale Price
925 W Main Street El Cajon, CA 92020	Office/Retail/Live Owner/User or Development Opportunity	Approx. 1,650 SF On 5,198 SF Lot	487-282-29-00	\$1,300,000

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925 W. Main Street

This City of El Cajon is screaming for developers to come in and revamp the area within the new Commercial Village overlay. Contact me to learn more about this property. City of El Cajon has advised developers to look into the application of new state laws AB2011 and SB6 which may help you to up-zone the residential component of this proposed redeveloped mixed-use. This area is just east of the 8 freeway with frontage on W. Main St. as you enter El Cajon and walking distance to Trolley Line. City is anxious to see this area redeveloped into a "North Park" of the east with tons of walking traffic, restaurants, retail, office and some upper units. This area is just primed for your developers looking for a new mixed-use project with very low parking requirement.

Buyer to investigate AB 2011 and SB6 for increased housing to see if this industrial area and any conversions to residential units will allow for any variances in approval for additional units above the required mixed-use zoning set into place by City of El Cajon.

The seller owns the neighboring parcel to the east also shown in this drone and west, allows for a developer to acquire four parcels for a larger mixed-use development. Other parcels shown in drone are 927 W. Main Street, a vacant lot offered at \$1,100,000 and 935 W. Main Street, a mechanics shop offered at \$1,500,000, and 939 W. Main Street, a vacant warehouse offered at \$2,100,000.

Seller is interested in a possible portfolio sale from corner of W. Main Street/Millar Avenue to the first dirt lot with the right buyer looking for a larger project totaling just over 21,000 SF with all four lots combined. Portfolio is offered at \$4,900,000.

The four lots are backing an older residential neighborhood and near trolley by 2 blocks. For more info. Call Lesha Montoya 619-992-5863; LIC#02007808 [Lesha@PacificCoastCommercial.com](mailto:Lesha@PacificCoastCommercial.com).



# COMING TO EL CAJON

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925 W. Main Street



The newest CarMax coming across the street from the Mercedes dealership in El Cajon is a used car retailer that buys and sells cars from customers who are selling or trading in their cars. CarMax inspects and reconditions the cars they sell to ensure they meet their condition standards.

The new location is part of CarMax's nationwide expansion in response to increased demand. In National City the project was expected to create about 85 new jobs and generate approximately \$1 million in sales taxes each year. El Cajon City Manager Doug Williford.

El Cajon has enjoyed a great relationship over many years with the new auto dealership industry and we continue to emphasize this industry in our city for several reasons," Williford said. "It creates many new jobs, brings thousands of customers into the city each year, and creates revenue that (we) can utilize for police, fire, parks and other important city priorities."

El Cajon also has car dealerships selling Jaguar/Land Rover (1100 Wagner Drive), Mercedes-Benz, Honda, Lexus, Mazda/Subaru, Nissan, Volkswagen, BMW, Ford, Mitsubishi, Kia and Toyota.



Gateway is a new townhouse community by KB Home currently under construction at 302 El Cajon Boulevard, El Cajon.

Available units range in price from \$672,490 to \$747,780. Gateway has 7 quick move-in homes currently for sale. Sizes range from 1,448 to 1,709 square feet.

Gated community, planned swimming pool, planned park, planned walking paths, commuter friendly location, close to popular restaurants.

No Mello Roos and Low HOA, twenty-two guest parking spaces, access to I-8, Hwy. 67 and I-125, short drive to Sharp Grossmont Hospital, near San Diego State University, University of San Diego and Cuyamaca College, only a 10-minute drive to downtown San Diego and the Mexican border



GKN Aerospace focuses on engine fan blades as the aviation repair unit that is working with both commercial airlines and the military with facilities all over the US and in 12 countries.

The company already employs close to 400 employees in San Diego county, and is looking to hire more as they get settled into their new home here in El Cajon.

"The aerospace industry contributed to over \$100 billion to California's economy", says State Senator Brian Jones, who represents this area, and this success is trickling down into other industries.

He adds, "When aerospace and defense contractors do well, local businesses do well from restaurants to real estate. All sectors of the California economy benefit from strong aerospace presence."

# SOLD COMPARABLES

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925 W. Main Street

**Subject Address:**  
925 W Main St  
El Cajon, CA 92020

**Property Type:**  
Office/Live/Work

**Year Built:**  
1950

**Building Size:**  
1,650 SF

**Lot Size:**  
5,198 SF

**Sale Price:**  
N/A

**Price/SF:**  
N/A

**Sale Date:**  
N/A

**Address:**  
1506 Pioneer Way  
El Cajon, CA 92020

**Property Type:**  
Warehouse

**Year Built:**  
1998

**Building Size:**  
2,980 SF

**Lot Size:**  
20,852 SF

**Sale Price:**  
\$1,160,000

**Price/SF:**  
\$389.26

**Sale Date:**  
10/31/2023

**Address:**  
316 Millar Ave  
El Cajon, CA 92020

**Property Type:**  
Warehouse

**Year Built:**  
1965

**Building Size:**  
5,620 SF

**Lot Size:**  
13,068 SF

**Sale Price:**  
\$1,600,000

**Price/SF:**  
\$284.70

**Sale Date:**  
6/12/2024

**Address:**  
132-44 S Orange Ave  
El Cajon, CA 92020

**Property Type:**  
Industrial

**Year Built:**  
1975

**Building Size:**  
5,280 SF

**Lot Size:**  
10,890 SF

**Sale Price:**  
\$1,750,000

**Price/SF:**  
\$331.44

**Sale Date:**  
11/1/2024

**Address:**  
507 Broadway  
El Cajon, CA 9201

**Property Type:**  
Retail

**Year Built:**  
1980

**Building Size:**  
2,332 SF

**Lot Size:**  
13,068 SF

**Sale Price:**  
\$900,000

**Price/SF:**  
\$385.93

**Sale Date:**  
10/15/2024

**Address:**  
344 Walter Way  
El Cajon, CA 9201

**Property Type:**  
Retail Auto

**Year Built:**  
1950

**Building Size:**  
1,421 SF

**Lot Size:**  
11,761 SF

**Sale Price:**  
\$799,000

**Price/SF:**  
\$562.28

**Sale Date:**  
7/21/2023

**Address:**  
323 Main St  
El Cajon, CA 9200

**Property Type:**  
Retail

**Year Built:**  
1919

**Building Size:**  
448 SF

**Lot Size:**  
2,614 SF

**Sale Price:**  
\$1,000,000

**Price/SF:**  
\$2,232.14

**Sale Date:**  
6/27/2023

**Address:**  
713-15 E Main St  
El Cajon, CA 9200

**Property Type:**  
Retail Auto

**Year Built:**  
1960

**Building Size:**  
1,550 SF

**Lot Size:**  
16,117 SF

**Sale Price:**  
\$1,500,000

**Price/SF:**  
\$967.74

**Sale Date:**  
5/9/2023

**Address:**  
12215 Woodside Ave  
Lakeside, CA 92040

**Property Type:**  
Retail

**Year Built:**  
1960

**Building Size:**  
2,417 SF

**Lot Size:**  
10,018 SF

**Sale Price:**  
\$945,000

**Price/SF:**  
\$390.98

**Sale Date:**  
11/21/2024

**Address:**  
10537 Camp Rd  
Spring Valley, CA 91978

**Property Type:**  
Retail

**Year Built:**  
1968

**Building Size:**  
1,856 SF

**Lot Size:**  
8,276 SF

**Sale Price:**  
\$600,000

**Price/SF:**  
\$323.28

**Sale Date:**  
9/23/2024

**Address:**  
9020 Campo Rd  
Spring Valley, CA 91977

**Property Type:**  
Warehouse

**Year Built:**  
1950

**Building Size:**  
1,503 SF

**Lot Size:**  
11,326 SF

**Sale Price:**  
\$1,050,000

**Price/SF:**  
\$698.60

**Sale Date:**  
5/10/2024

**Address:**  
4542 Palm Ave  
La Mesa, CA 91941

**Property Type:**  
Retail

**Year Built:**  
1938

**Building Size:**  
4,059 SF

**Lot Size:**  
7,405 SF

**Sale Price:**  
\$1,525,000

**Price/SF:**  
\$375.71

**Sale Date:**  
10/23/2023



# FOR SALE COMPARABLES

**Subject Address:**  
925 W Main St  
El Cajon, CA 92020

**Property Type:**  
Office/Live/Work

**Year Built:**  
1950

**Building Size:**  
1,650 SF

**Lot Size:**  
5,198 SF

**Sale Price:**  
\$1,300,000

**Price/SF:**  
\$787.87

**Address:**  
8844 La Mesa Blvd  
La Mesa, CA 91942

**Property Type:**  
Medical

**Year Built:**  
1900

**Building Size:**  
2,000SF

**Lot Size:**  
7,507 SF

**Sale Price:**  
\$1,195,000

**Price/SF:**  
\$597.50

**Address:**  
3025-3031 Lemon Grove Ave  
Lemon Grove, CA 91945

**Property Type:**  
Office

**Year Built:**  
1970

**Building Size:**  
4,548 SF

**Lot Size:**  
6,098 SF

**Sale Price:**  
\$1,100,000

**Price/SF:**  
\$241.86

**Address:**  
10352-10354 Prospect Ave  
Santee, CA 92071

**Property Type:**  
Office

**Year Built:**  
1945

**Building Size:**  
2,000 SF

**Lot Size:**  
18,295 SF

**Sale Price:**  
\$1,250,000

**Price/SF:**  
\$625.00

**Address:**  
7170 University Ave  
La Mesa, CA 91942

**Property Type:**  
Office

**Year Built:**  
1985

**Building Size:**  
3,545 SF

**Lot Size:**  
14,374 SF

**Sale Price:**  
\$1,600,000

**Price/SF:**  
\$451.34

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925 W. Main Street







Association of Bay Area Governments



Technical Assistance  
for Local Planning  
**HOUSING**

**DISCLAIMER:** This document is intended solely as a technical overview of the provisions of AB 2011 (2022) and SB 6 (2022). It is not intended to serve as legal advice regarding any jurisdiction's specific policies or any proposed housing development project. Local staff should consult with their city attorney or county counsel when adopting an ordinance to implement the provisions of AB 2011 and/or SB 6 or when determining the applicability of these provisions to any proposed housing development project in their jurisdiction.

## AB 2011 and SB 6 Summary of Key Details

### Introduction

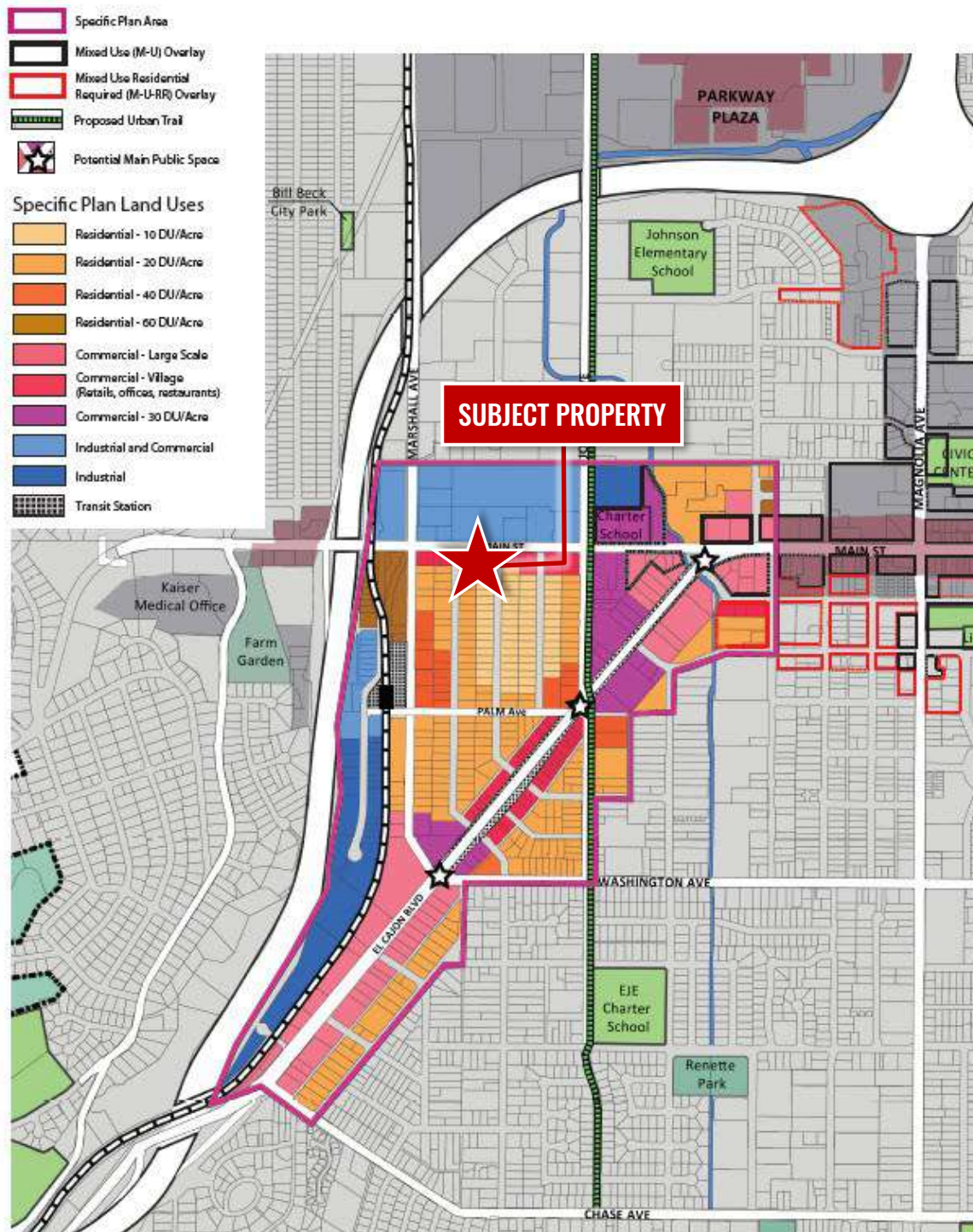
AB 2011 and SB 6 are intended to permit residential development on sites currently zoned and designated for commercial or retail uses. Both bills were signed into law by Governor Gavin Newsom on September 29, 2022, and will go into effect on July 1, 2023.

AB 2011 creates a CEQA-exempt, ministerial approval process for multifamily housing developments on sites within a zone where office, retail or parking are the principally permitted use. The law provides for slightly different qualifying criteria depending upon whether the project is (1) for 100-percent affordable projects or (2) for mixed-income projects located in "commercial corridors." AB 2011 projects must pay prevailing wages to construction workers, among other labor standards.

SB 6, on the other hand, does not create any new approval process. Rather, the legislation provides that projects meeting SB 6 criteria may invoke SB 35 and the Housing Accountability Act. A project proposed under SB 6 may be either a 100-percent residential project or a mixed-use project where at least 50 percent of the square footage is dedicated to residential uses. SB 6 projects are not exempt from CEQA but need not provide any affordable housing. SB 6 projects are required to pay prevailing wages and utilize a "skilled and trained workforce." The provisions of both laws are applicable to local jurisdictions without an implementing ordinance, although if a jurisdiction decides to adopt such an ordinance, the ordinance would be exempt from CEQA. (Government Code Sections 65852.24(h); 65912.114(o); 65912.124(o).)

The charts on the following pages present a summary of key details.

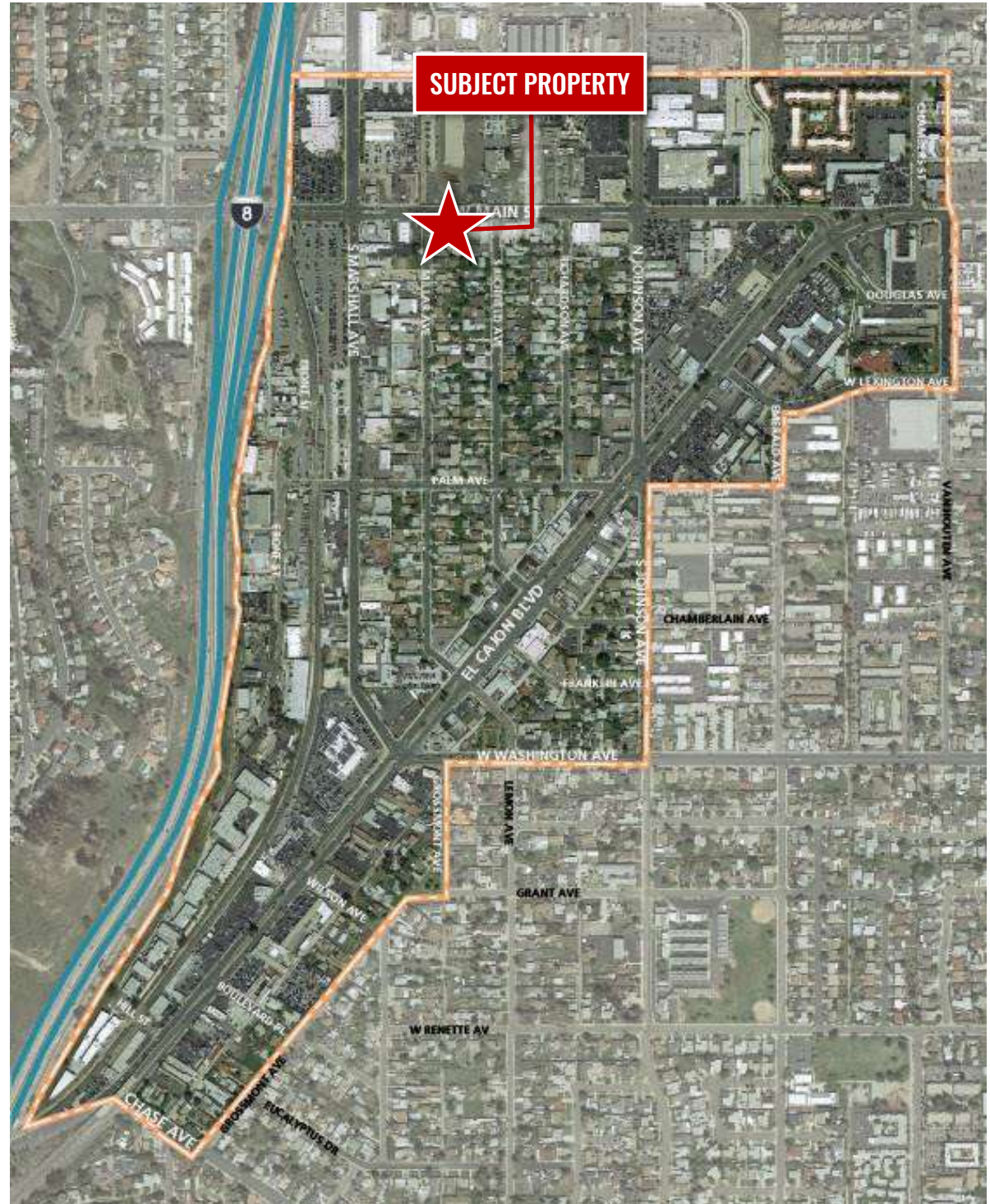






## 1.1 SCOPE pg.6

The Transit District Specific Plan (TDSP) provides the framework for future development of a 259-acre district within the City of El Cajon. The Specific Plan, which has been developed in accordance with existing environmental conditions, City planning policies, input from City staff, decision-makers, community members, and landowners, provides a comprehensive land use program and design guidelines for the area along with goals and policies to guide the future public and private actions relating to the area's development. In addition, the Specific Plan includes a strategy for its implementation and mechanisms to ensure that development proposed by area landowners will be coordinated and will meet the intent of the Plan.







## NEW ROOFING

### COMPANY

R L Scott and Son Roofing ([Website](#))

### PRICE

\$11,500.00

### DATE

May 28, 2019

### WARRANTY

10 Year Workmanship

### LABOR & MATERIALS

- ◇ Re-roof to flatten roof
- ◇ Tear off existing roof and haul away, inspect wood for dryrot and/or termites
- ◇ Install (2) layers of FR10 fire rated sheeting
- ◇ Install (1) layer of U.D.L 40 LB underlayment nailed in space
- ◇ Install (1) layer of polyester set in emulsion to deck and walls
- ◇ Replace all standard size pipe flashings
- ◇ Install additional polyester to low lying areas and pipe flashings
- ◇ Install (2) coats of APOC 248 to deck and walls
- ◇ Install (1) 2" copper thunderbird roof drain

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925 W. Main Street



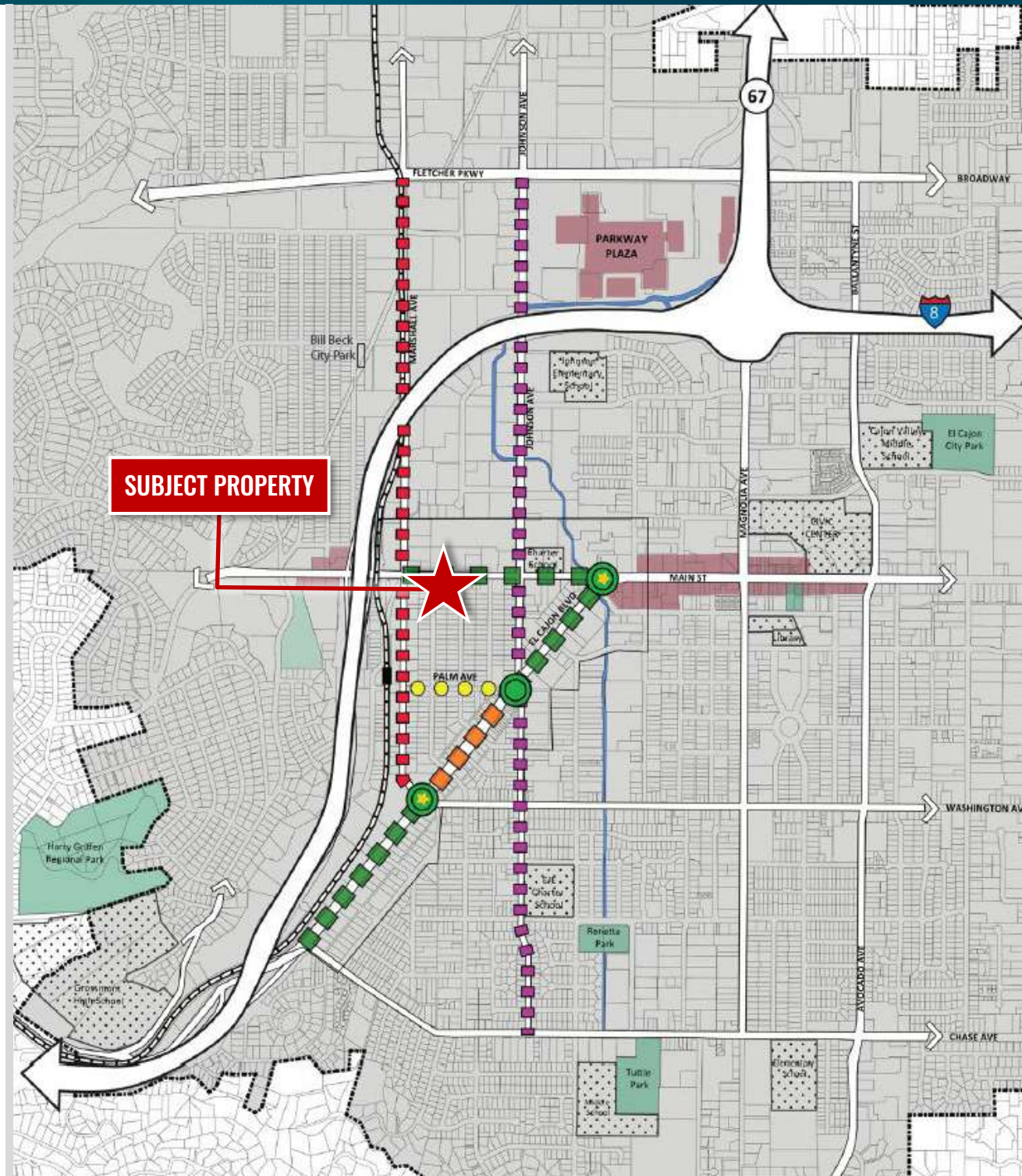


## CIRCULATION GOALS & CONSIDERATIONS

- + Enhancing multi-modal access to and from the Transit Station
- + Establishing synergies with future land uses
- + Reinforcing a “sense of place” and identity authentic to El Cajon
- + Fostering community sustainability by enhancing the urban forest and implementing green
- + Infrastructure elements (green streets, bioswales, flow through planters, permeable paving).

### LEGEND

-  Green Street “Gateway”
-  Village Retail Streetscape
-  Neighborhood Trail Streetscape
-  Multi-modal Streetscape
-  Neighborhood Streetscape
-  Gateway Roundabout
-  Neighborhood Roundabout



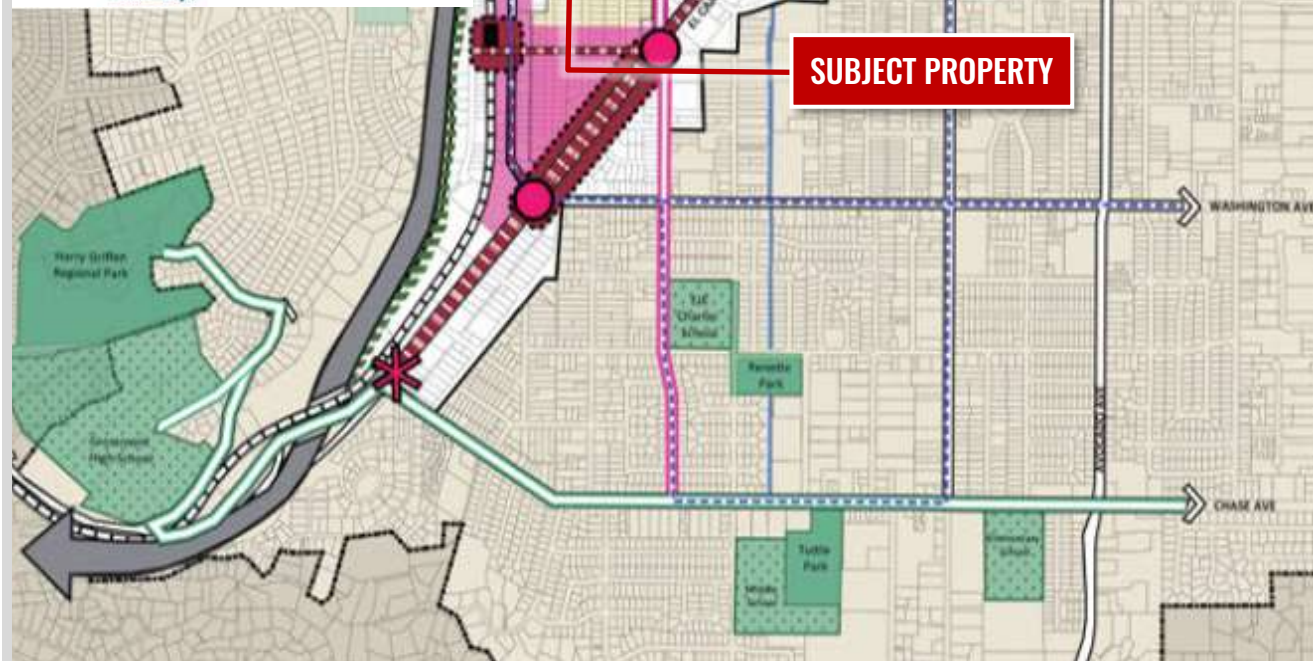


## COMMUNITY DESIGN PRINCIPALS:

- + Enhance Pathways to Transit
- + Highlight Activity Nodes and Gateways
- + Develop a Village with Unique Identity and Character
- + Encourage Gathering Spaces, Courtyards and Plazas
- + Make Parking Unobtrusive to Pedestrians
- + Provide Buffers and Transitions
- + Support Positive Street Frontages and Land Use Interfaces



## Framework Plan





# LOCATION MAP

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925 W. Main Street





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, global and nationally known corporations, many parks and recreation centers, award-winning schools, libraries, and other amenities. The city is located in a valley surrounded by beautiful mountains and is only 17 miles east of Downtown San Diego, makes it attractive and accessible to small investors and entrepreneurs, which enhances the City's many business districts.



POPULATION	3 MILE	5 MILE
Population (2024)	168,738	375,499
Population (2029)	161,511	356,581
Median Age	38.3	39.1

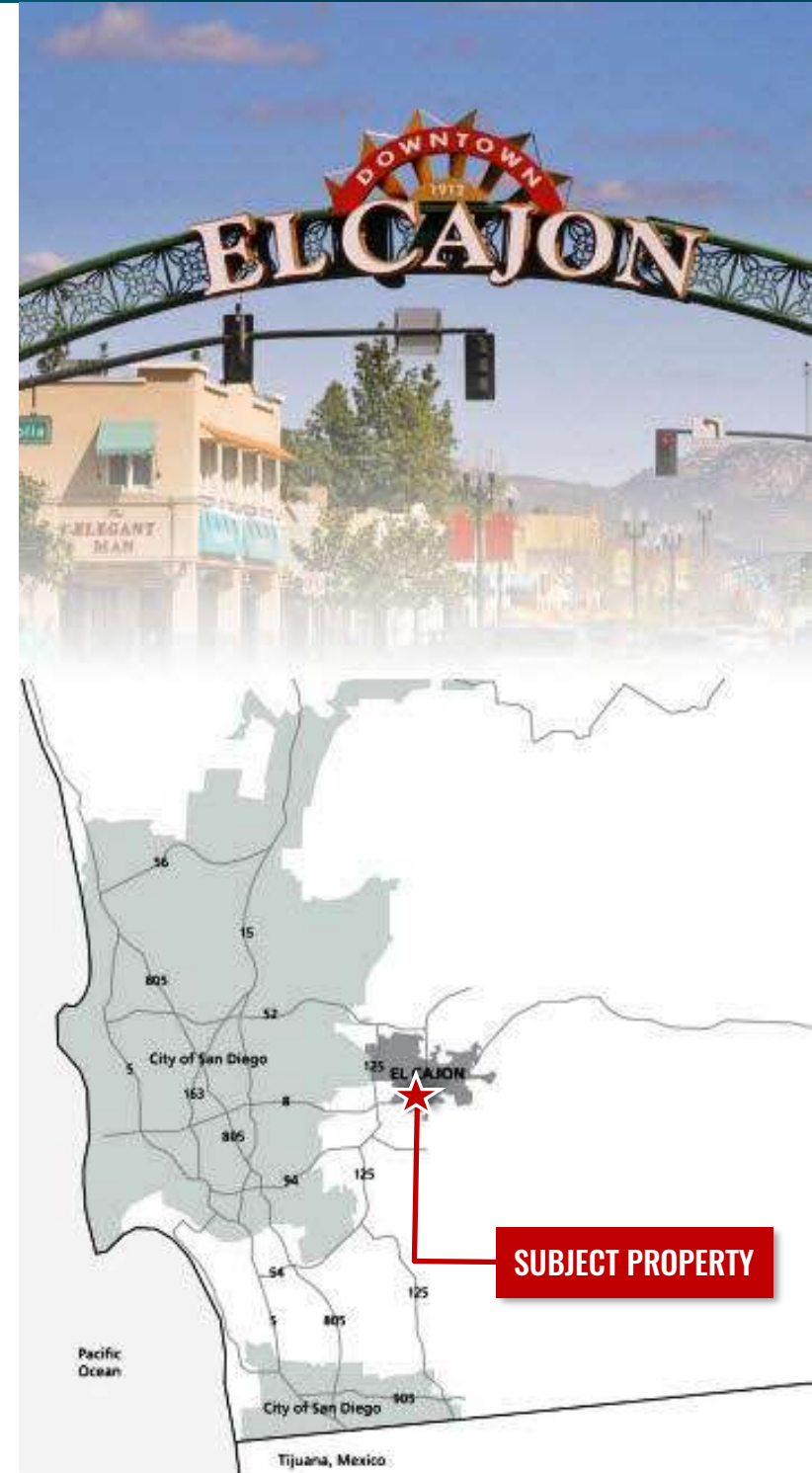


HOUSEHOLDS	3 MILE	5 MILE
Total Households (2024)	56,754	128,610
Median Home Value	\$685,656	\$692,346
Avg. Household Income	\$97,271	\$106,627
Renter Occupied	29,903	58,404
Owner Occupied	26,069	68,413



ECONOMY	3 MILE	5 MILE
Businesses	9,469	17,684
Employees	75,067	131,245
Consumer Spending	\$1.9B	\$4.7B

\* demographics source: costar





# Contact Information

925 W. MAIN STREET  
Office/Live/Work with Possible Development Opportunity

## LESHA MONTOYA

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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 completing a purchase.

