



FOR SALE OR LEASE

742-744 Broadway, El Cajon, California

## BROADWAY PROFESSIONAL CENTER 742-744 BROADWAY

DESIRABLE COMMERCIAL PROPERTY  
LENDER OWNED

**For more information, please contact:**



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# BROADWAY PROFESSIONAL CENTER 742-744 BROADWAY

DESIRABLE COMMERCIAL PROPERTY FOR SALE

## FOR SALE OR LEASE - INVESTOR OR OWNER/USER OPPORTUNITY

Two buildings totaling ±9,800 RSF

**742 building** - ±4,500 SF freestanding fully improved dental office

**744 building** - ±5,300 SF two-story medical/professional building divided into multiple suites; divisible to 1,500 SF

### Property Features

- **Flexibility with current tenant - call for details**
- Ideal for medical, dental and other commercial uses that benefit from high visibility and a central location
- Unique opportunity for owner/user or investor
- Central location on El Cajon's main thoroughfare
- Surrounded by restaurants, retail and a vast residential population
- Immediate access from I-8 and SR-67
- Recently renovated including new paint, resurfaced parking lot and upgraded landscaping
- Attractive property with excellent exposure to 34,000 cars per day
- Prominent monument signage along Broadway
- Abundant parking

**APN:** 483-130-40-00

**Parking:** Approx. 45 stalls; 5/1,000 USF

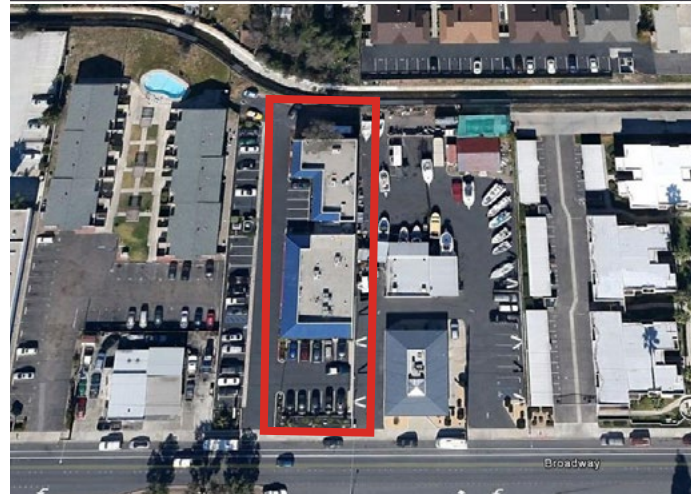
**Year Built:** 1989

**Lot Size:** 28,750 SF

**Year 2 NOI:** \$132,252 (pro forma - call for details)

**Year 2 Cap Rate:** 9.12% (pro forma)

**Sale price:** \$1,450,000 (\$148/SF)



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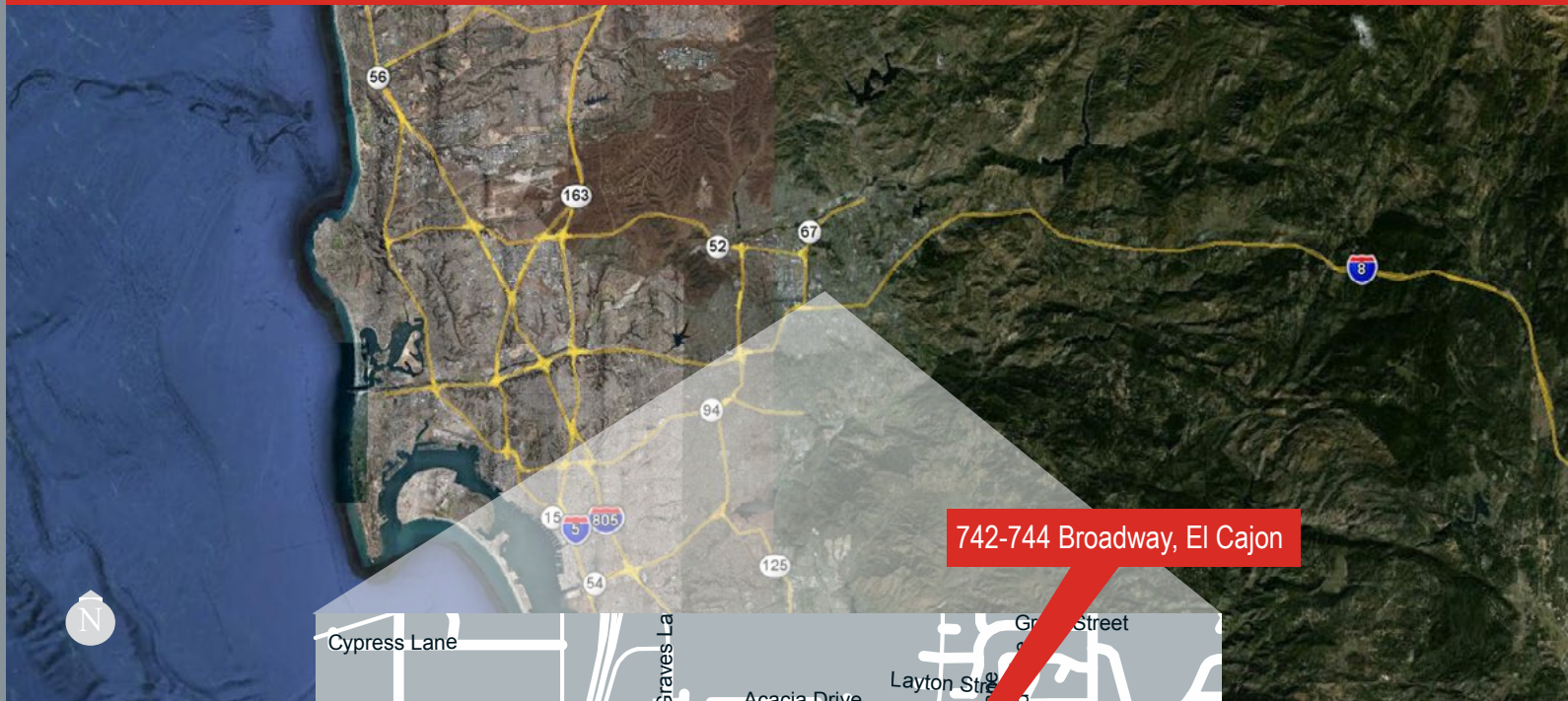
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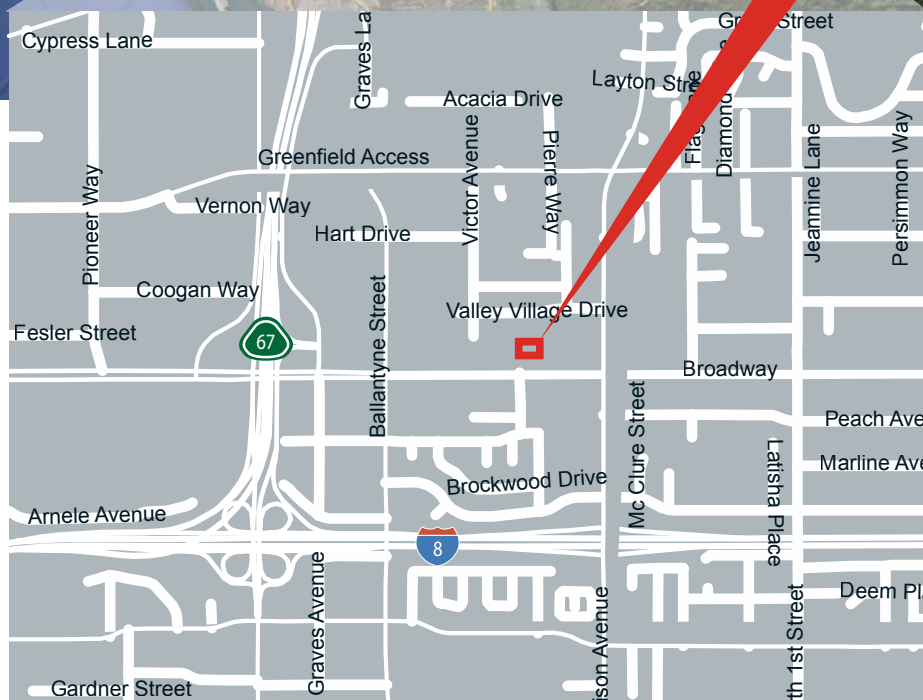


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