

FOR SALE/LEASE

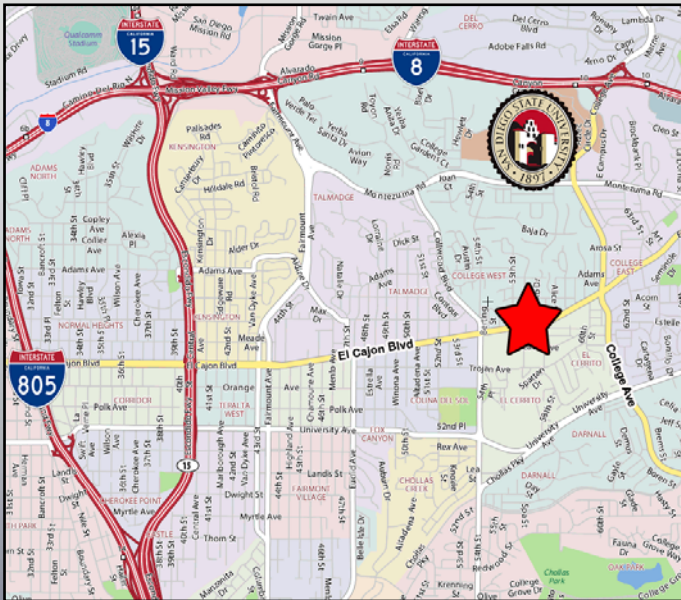
2,150 – 4,300 Sq. Ft. Upgraded Retail/Office Building

**ALL
OFFERS
CONSIDERED**



High quality professional interior finishes, see next page for more images.

5509 El Cajon Boulevard, San Diego, CA 92115



- Recently upgraded stand alone building with great retail exposure near San Diego State University
- Professionally designed office with high quality interior finishes
- 2nd story office includes reception, conference room, private offices, bullpen, kitchen and reception with new hardwood bamboo floors, HVAC, skylights, windows, speakers
- Cat-5 wiring with T-1 Internet service provided plug and play opportunity
- 1st Floor is currently occupied by a month-to-month tenant. Creates additional income with property tax reduction or more space for owner/user.
- Located in high traffic area with easy access to I-8 Freeway. Approx 25,000 cars per day (SANDAG).
- **NEGOTIABLE SALES PRICE**
- Lease rates starting at \$1.00/SF – Gross + Utilities

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High Quality Professional Interior Finishes

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