

FORMER MERCEDES DEALERSHIP

For Sale or Lease

875 EL CAJON BLVD, EL CAJON, CA



NEW PRICING

FEATURES

- Full service automotive dealership
- Approximately 25,000 SF of building improvements on 3.5 acres
- Over 30 service bays
- Expandable floor area
- Close proximity to Interstate 8
- Close proximity to other dealerships
- Grades may allow for efficient decking

TRAFFIC COUNTS

El Cajon Blvd	30,200 ADT
I-8 freeway	169,000 ADT

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Total Population:	21,595	169,613	381,908
2022 Proj Pop:	22,459	176,946	399,276
Avg HH Income:	\$70,951	\$76,910	\$81,188

ASKING SALES PRICE: \$5,500,000

ASKING LEASE RATE: \$37,500/MO NNN



El Cajon Blvd

30,861 ADT

Boulevard Pl

Grossmont Ave

1,500 ADT



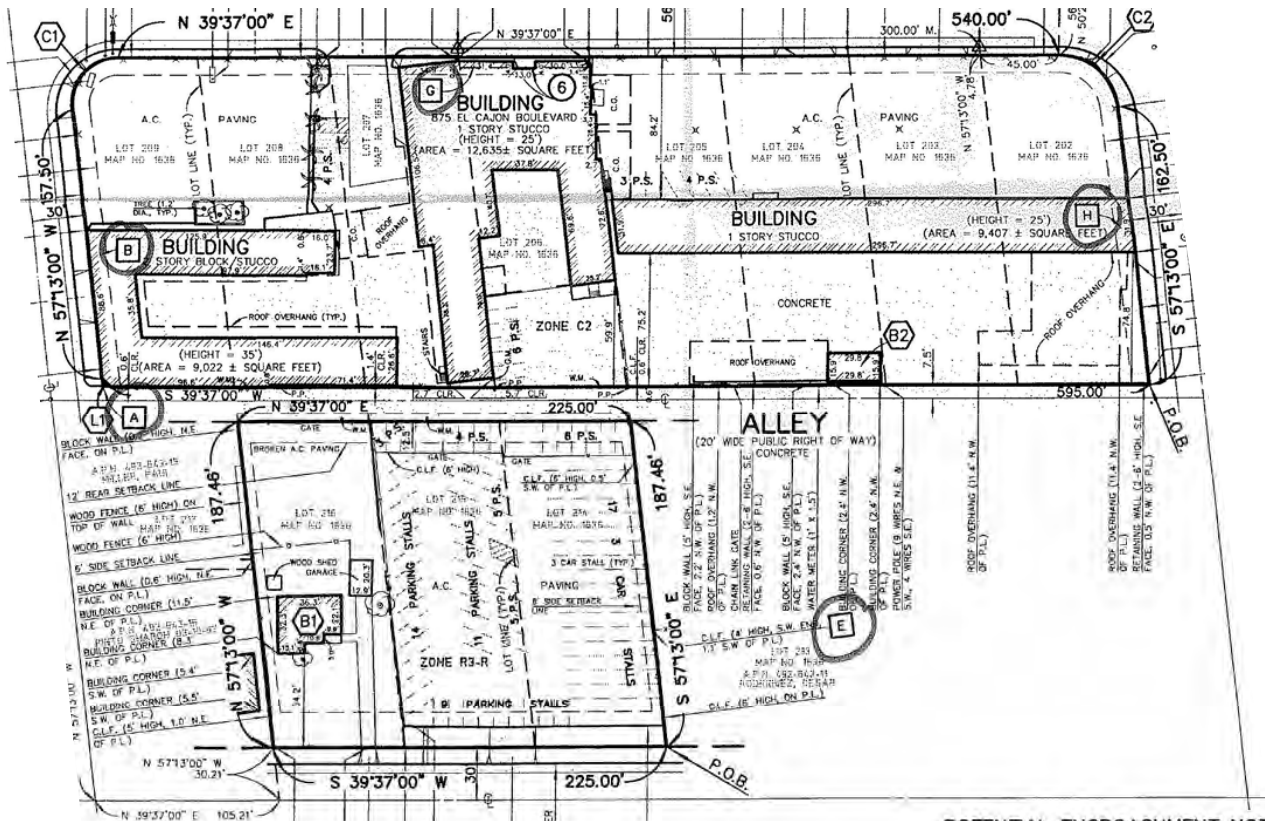
RETAIL INSITE



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SITE PLAN





The projects, tenants and site plans illustrated herein are subject to change without notice. You and your advisors should conduct a careful, independent investigation of the information herein to determine to your satisfaction the accuracy, yifiles/_Master Aerials/El Cajon-wide.pdf

Expanded Demographic Profile

ESTIMATED 2017 · CALCULATED USING PROPORTIONAL BLOCK GROUPS

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POPULATION

	1 MILE	3 MILES	5 MILES
Estimated Population	21,595	169,613	381,908
Forecasted Population (2022)	22,459	176,946	399,276



HOUSEHOLDS

Households	7,189	61,658	139,789
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AVG HHD INCOME

Estimated Avg Household Income	\$70,951	\$76,910	\$81,188
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MEDIAN HH INCOME

Estimated Median Household Income	\$49,445	\$54,718	\$59,823
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PER CAPITA INCOME

Est. Proj. Per Capita Income	\$24,821	\$28,605	\$30,300
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DAYTIME DEMOS

Total Daytime Population	17,453	165,718	334,207
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OTHER INCOME

Median Disposable Income	\$42,094	\$46,594	\$50,819
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RACE & ETHNICITY

	1 MILE		3 MILES		5 MILES	
White	14,331	66.36%	116,434	68.65%	263,127	68.90%
Black or African American	1,416	6.56%	11,495	6.78%	26,102	6.83%
American Indian & Alaskan Native	148	0.69%	1,173	0.69%	2,829	0.4%
Asian	933	4.32%	7,392	4.36%	19,894	5.21%
Hawaiian & Pacific Islander	120	0.56%	897	0.53%	2,196	0.58%
Other Race	3,014	13.96%	19,895	11.73%	41,823	10.95%
Two or More Races	1,632	7.56%	12,327	7.27%	25,937	6.79%



AGE DISTRIBUTION

Median Age	35.1 yrs	36.2 yrs	37.3 yrs
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