

555 MONTROSE COURT EL CAJON, CA 92020



FOR SALE / FOR LEASE

FREWAY VISIBLE

IMMEDIATE FREWAY ACCESS

**FLOCKE &
AVOYER**
Commercial Real Estate

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DISCLAIMER

Flocke & Avoyer Commercial Real Estate ("FA") has been retained as an exclusive advisor to the Owner of the property on 555 Montrose Court El Cajon, CA 92020 ("Property").

This Offering has been prepared by FA for use by a limited number of parties and does not purport to provide a necessarily complete summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by FA, the Owner, and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and FA, therefore, are subject to variation. No representation is made by FA or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, FA, Owner, and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omission from, this Investment Offering or any other written or oral communication transmitted or made available to the recipient. This Offering does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the package. Analysis and verification of the information contained in this package is solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors.

Owner and FA each expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing this Offering or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivered, and approved by Owner and its legal counsel, and any conditions to Owner's obligations thereunder have been satisfied or waived. FA is not authorized to make any representations or agreements on behalf of Owner.

This Offering and the contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein are called the "Contents"), are of a confidential nature. By accepting the package, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the package or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or FA, (iv) not use the package or any of the contents in any fashion or manner detrimental to the interest of Owner or FA, and (v) to return it to FA immediately upon request of FA or Owner. If you have no further interest in the Property, please return this Investment Offering forth with.

All information regarding this property is deemed to be reliable, however, no representation, guarantee or warranty is made to the accuracy thereof and is submitted subject to errors, omissions, change of price or withdrawal without notice.

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555 MONTROSE COURT

PROPERTY OVERVIEW

Flocke & Avoyer Commercial Real Estate is pleased to exclusively offer this prime piece of real estate for sale or lease. Encompassing ±1.48 acres of land and a ±9,667 SF building, it is located at 555 Montrose Court, El Cajon, CA 92020.

555 Montrose Ave is strategically positioned along the eastbound offramp to busy I-8 freeway in central El Cajon. The property benefits from high traffic counts on I-8, excellent visibility and proximity to Parkway Plaza Shopping Center. It is just north of Downtown El Cajon.

OFFERING SUMMARY

SALE PRICE	\$4.5M
LEASE PRICE	\$2.25 PSF/MO, NNN "as is"
ZONING	OP - OFFICE PROFESSIONAL
APN	482-301-11-00
TOTAL BUILDING AREA	±9,667 SF (buyer/tenant to independently verify)
TOTAL LAND AREA	±1.48 AC (buyer/tenant to independently verify)



555
MONTROSE COURT
EL CAJON, CA 92020

OFFRAMP



**IMMEDIATE ACCESS FROM
THE FREEWAY**



OFFRAMP



PROPERTY HIGHLIGHTS

Premier Trade Area

Virtually every relevant, local, regional, and national brand is located within a 1 mile radius

Great Location

- Immediate access to Interstate 8
- Strategically positioned at the high-trafficked intersection of Magnolia Ave. (±26,900 CPD) and Madison Ave. (±10,068 CPD)
- Less than a mile from bustling Parkway Plaza Shopping Center
- Just north of Downtown El Cajon

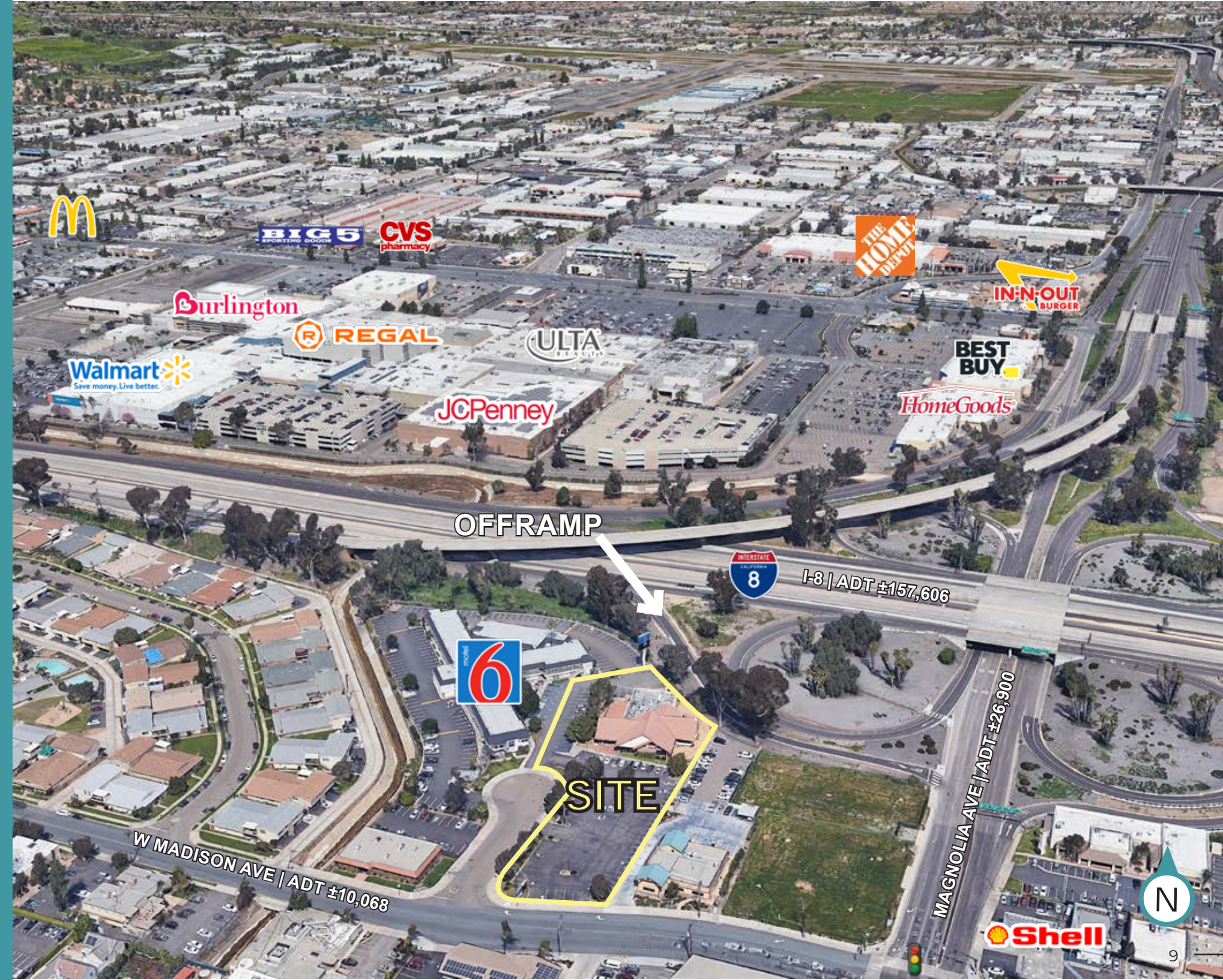
Superior Street Visibility

Benefits from excellent exposure to I-8 freeway

Easy Transit

Bus stop prominently located in front of property

Nearby Major Retailers:



PROPERTY DATA

Ingress/Egress:
From Madison Ave
(±10,068 CPD)

Land Size:
±1.48 AC

Building Area:
±36,639 SF

Year Built:
1989 as a Marie
Callender's

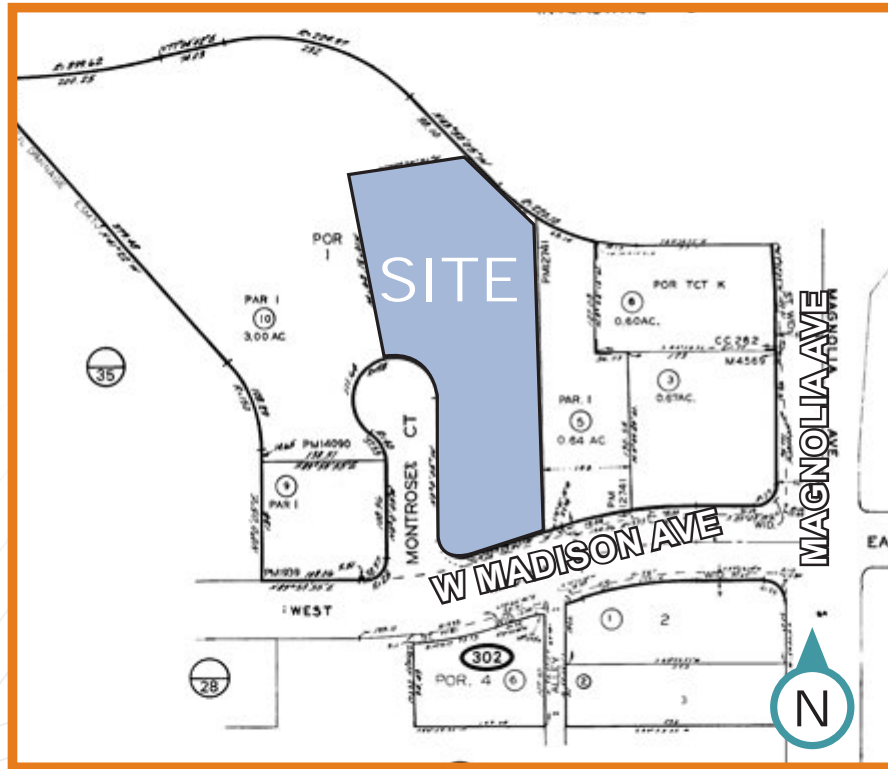
Number of Buildings:
1

APN:
482-301-11-00

AERIAL MAP



PLAT MAP



DEMOGRAPHICS



TRAFFIC COUNTS

I-8: ±157,606
 Magnolia Ave: ±26,900
 Madison Ave: ±10,068



AVERAGE HHI*

5 Min Drivetime: \$71,067
 8 Min Drivetime: \$86,659
 10 Min Drivetime: \$92,170



POPULATION

5 Min Drivetime: 92,335
 8 Min Drivetime: 185,541
 10 Min Drivetime: 271,921



DAYTIME POPULATION

5 Min Drivetime: 66,704
 8 Min Drivetime: 142,840
 10 Min Drivetime: 189,466

ABOUT EL CAJON CA



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, many parks and recreation centers, award-winning schools, libraries, and other amenities.

The City is also home to a long-time retail mall, Parkway Plaza, that boasts over 170 stores and entertainment venues, such as an 18-screen Regal Cinema, Macy's, Best Buy, JCPenney, Dick's Sporting Goods Forever 21, H&M, and more! El Cajon is also known for the many car dealerships, with 14 currently within its borders, including Mercedes-Benz, BMW, and Lexus. Additionally, El Cajon has an energetic downtown, with shops and restaurants that the entire family can enjoy. El Cajon's location and attributes make it attractive and accessible to small investors and entrepreneurs, which enhances the City's many business districts.

ABOUT SAN DIEGO COUNTY

Great Weather • Miles of Beaches

Within its borders of 4,200 sq. miles, San Diego County encompasses 18 incorporated cities and numerous other charming neighborhoods and communities, including downtown's historic Gaslamp Quarter, Little Italy, Coronado, La Jolla, Del Mar, Carlsbad, Escondido, La Mesa, Hillcrest, Barrio Logan and Chula Vista just to name a few. San Diego is renowned for its idyllic climate, 70 miles of pristine beaches and a dazzling array of world-class family attractions.

OUR REGION

\$253.1B

SAN DIEGO GDP

98%

OF SAN DIEGO
FIRMS ARE SMALL
BUSINESSES



Where good vibes and awesomeness shine day and night

3.3M

population

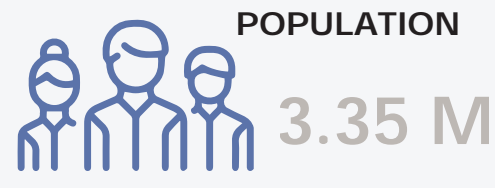
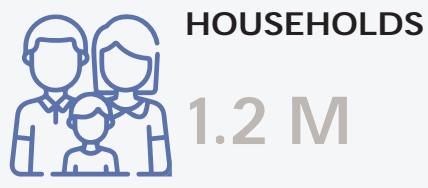
2ND

largest county in CA
& 5th in the nation

San Diego County is a world-renowned destination for travel and business. Driven by creativity, entrepreneurship and innovation, San Diego's economy is thriving and driving growth across the region. With the largest concentration of military in the world and accompanying defense industry, third largest biotech sector in the country, largest craft beer market and one of the world's strongest tourism industries, San Diego has one of the most diverse and dynamic economies in the country.



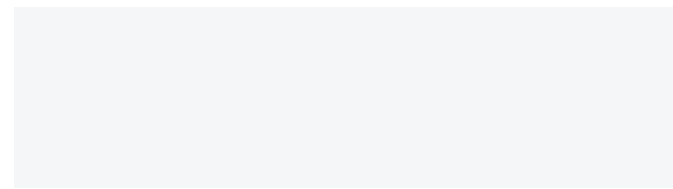
ABOUT SAN DIEGO COUNTY



DEMOGRAPHICS



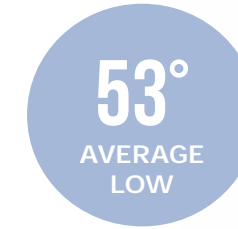
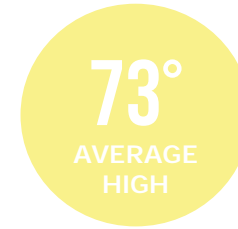
TOP INDUSTRIES



LARGEST EMPLOYERS



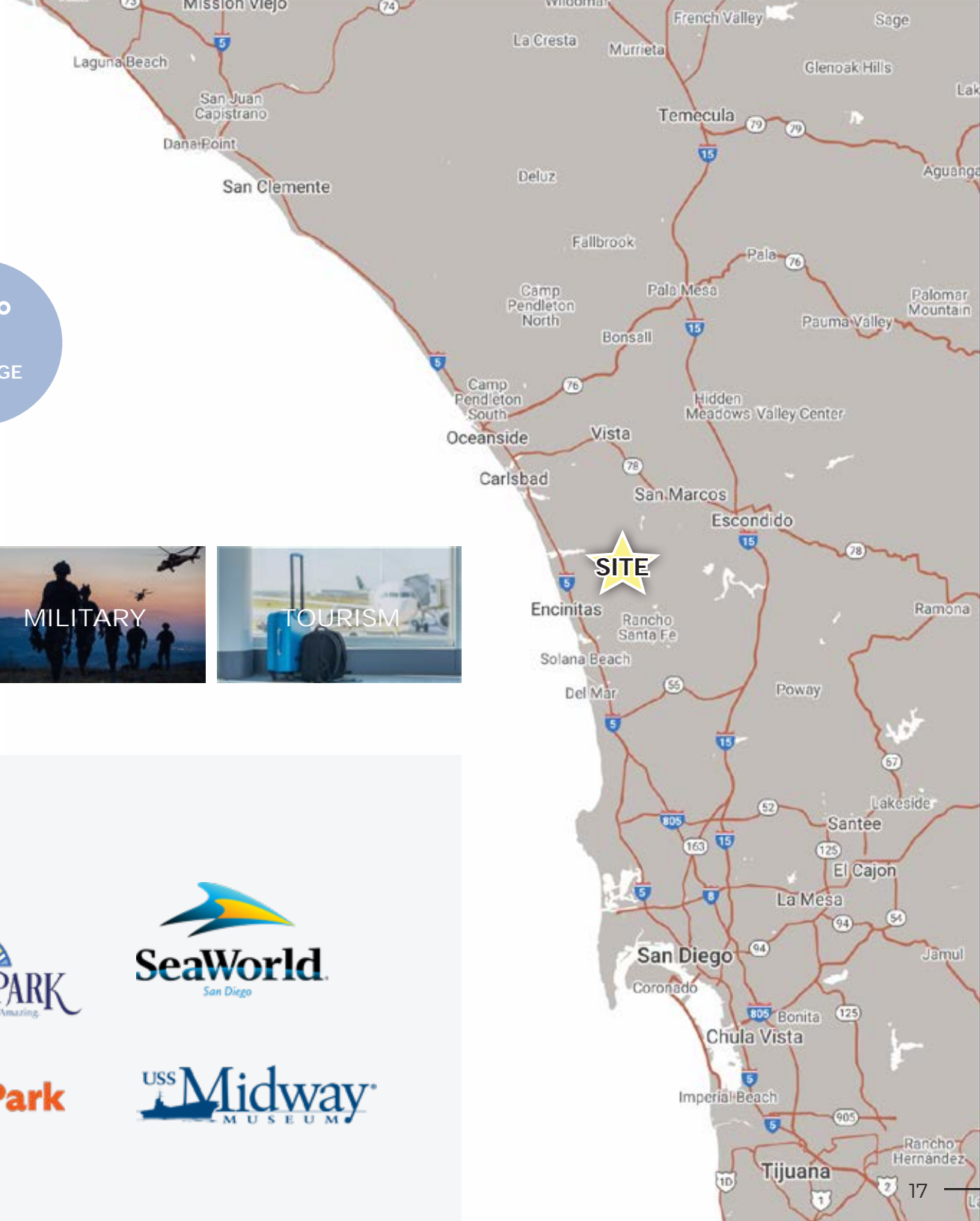
WEATHER



ECONOMIC BASE SECTORS



TOP ATTRACTIONS



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