

194  
198  
WEST MAIN STREET  
MAIN  
STREET  
PLAZA



## NET LEASE INVESTMENTS

**Chuck Klein**  
Senior Managing Director  
858.546.5473  
chuck.klein@dtz.com  
CA License 01522766

**Kevin Held**  
Vice President  
858.546.5428  
kevin.held@dtz.com  
CA License 01240358



## EXECUTIVE SUMMARY

ADDRESS	194-198 West Main Street El Cajon, CA 92020
BUILDING SQUARE FEET	79,797 SF
LAND AREA	6.8 Acres
MAJOR TENANTS	Ross, 24 Hour Fitness, Sola Salon
OCCUPANCY	100%
YEAR REBUILT/RENOVATED	2009/2014
OFFERING TERMS	
OFFERING PRICE	\$28,000,000
NOI	\$1,602,841
CAP RATE	5.72%



## HIGHLIGHTS

- Prime San Diego County location with densely populated trade area
- 90% leased to Ross and 24 Hour Fitness
- Strong traffic generators / High traffic counts
- Convenient and highly accessible location
- In-fill trade area with high barriers to entry
- Ease of management with long term security
- Property was fully rebuilt/renovated in 2009