

FOR LEASE/SALE

490 N. Magnolia Avenue El Cajon, CA

7,168 SF Freestanding Building

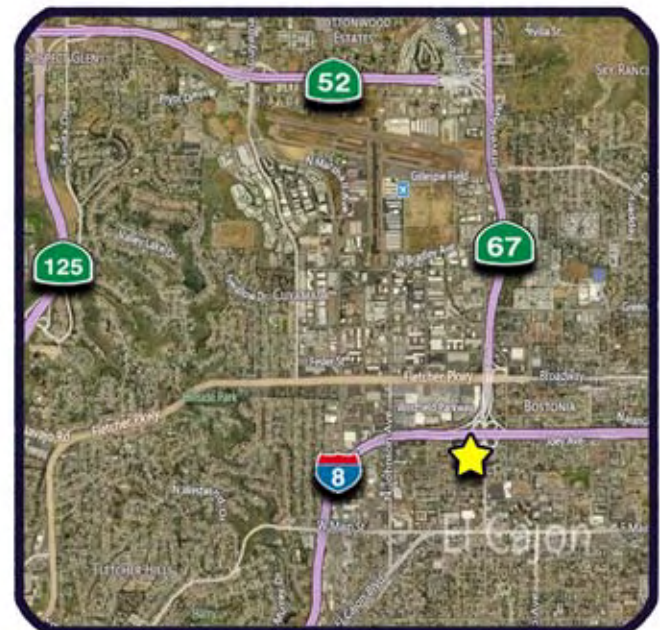


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PROJECT FEATURES

- Convenient location, 1 block off Hwy 67/8, just minutes to Hwy 52 & Hwy 125
- Over 30,000 cars per day traffic count (SANDAG)
- Excellent parking ratio of approximately 4/1,000 SF
- Former Bank Building w/potential drive thru or side yard
- Aggressive low lease rate of \$1.49 NNN
- Sale price: \$1,125,000



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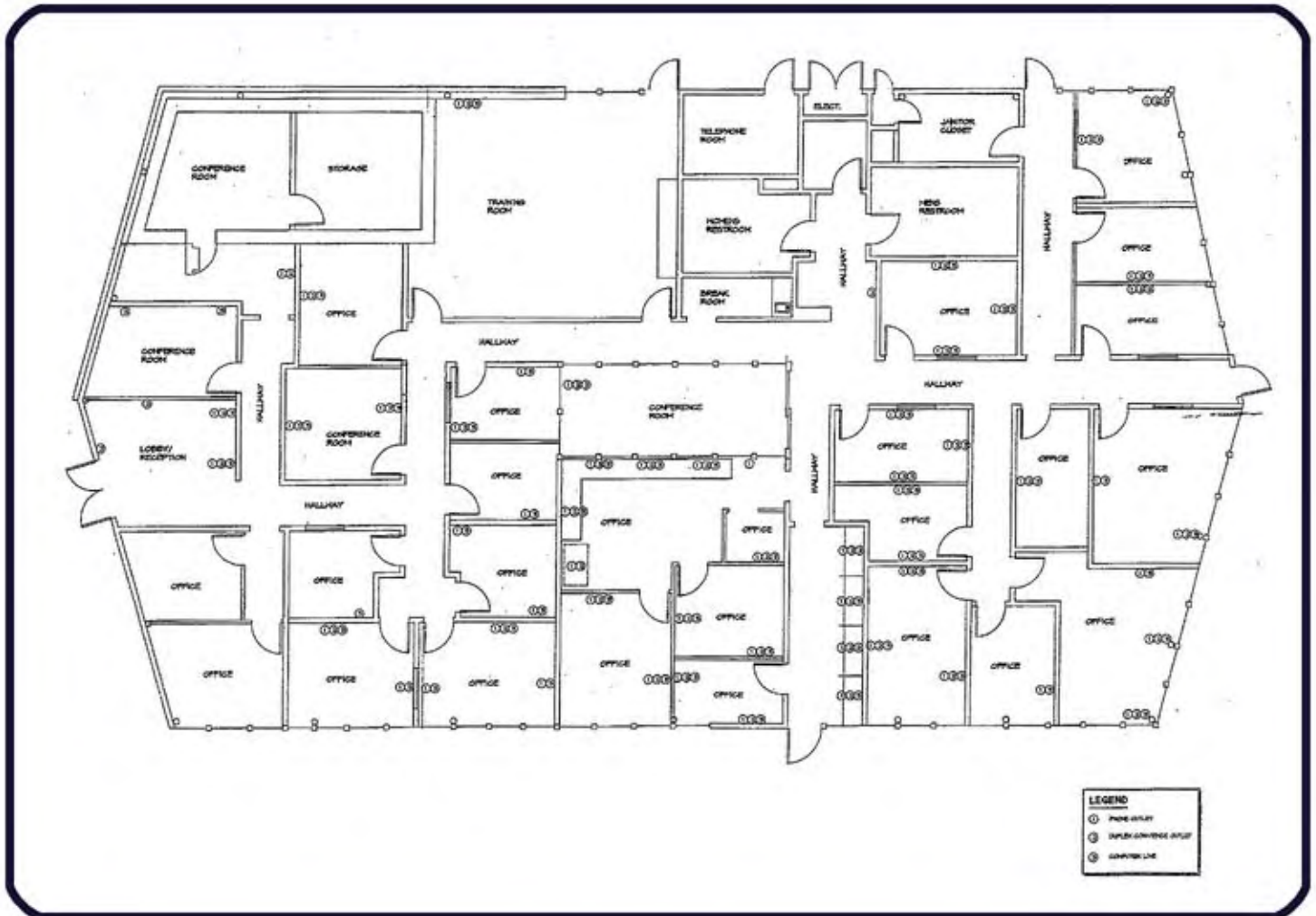
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Floor Plan



Not to Scale

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