



# NNN INVESTMENT SALE

613-621 EL CAJON BOULEVARD  
EL CAJON, CALIFORNIA



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ALL FOR FREEDOM  
HARLEY-DAVIDSON  
CYCLES  
FREEDOM FOR ALL

### NNN INVESTMENT SALE

Avison Young's Automotive Properties Group is pleased to present the opportunity to purchase an extremely successful, fully occupied, NNN leased Harley Davidson motorcycle dealership building in the City of El Cajon. This high volume dealership is located in the center of a dynamic automotive, retail, and residential market on the primary retail corridor of El Cajon with more than 45,272 cars per day passing by the building. The subject building totals 20,488 s.f on 30,584 s.f. of land fronting El Cajon Blvd with exceptional visibility. The property extends for nearly a full city block and has a dedicated parking lot to the rear of the property for customers and additional inventory display. This is the first time this property has been offered for sale and presents an exceptional opportunity to own a high volume, highly visible, single tenant, NNN, retail building with a well-respected Harley Davidson dealer as the tenant.

The property services nearly 364,209 people within a 5-mile radius with an average household income of over \$66,884.

For more information, please contact Avison Young's Automotive Properties Group to answer any questions and to schedule a tour.



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### PROPERTY HIGHLIGHTS

Purchase price:	\$5,400,000
Build SF:	20,488 SF
Land SF:	30,584 SF
Zoning:	C-G (General Commercial)

### DEMOGRAPHICS

	3 Miles	5 Miles
Population	158,969	364,209
Median income	\$58,177	\$66,884

### TRAFFIC COUNT

El Cajon Blvd and Washington Ave: 45,272 Cars



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### **Avison Young's Automotive Properties Group (APG)**

is a fully dedicated service line within Avison Young, Inc. that specializes in the automotive real estate needs of investors, developers, manufacturers, and franchisees. Headquartered in Los Angeles, California, APG provides automotive specific expert knowledge in marketing, research, investments, leasing, management, and valuation. APG consistently utilizes the global network and local marketing knowledge of Avison Young's dedicated real estate professionals to ensure our clients make informed, effective real estate decisions.

For More Information Please Contact:

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The above statement was made based upon information furnished to us by the owner or from sources we believe are reliable. While we do not doubt its accuracy, we have not verified it and we do not make any guarantee, warranty or representation about it. The property offered is subject to prior sale, lease, change of price or withdrawal from the market without notice.