

## Investment Summary

**Location:** 1249-1255 Broadway  
El Cajon, CA

**Building Size** 3,910 sq. ft.

**Lot Size** 13,000 sq. ft.

**Price/Cap** \$875,000.00 / 8.0 % Cap Rate (Pro forma)

**Business Price** \$100,000

**Business** \$300,000

**Revenues:**

**Net Operating Income:** \$70,380.00 / Base Rent Annually (Pro forma)

**Comments**

This NNN Investment Property is located in El Cajon, CA and is a mixed use property. The property is next to the intersection of Broadway and North 2<sup>nd</sup> Street, which has traffic counts around 20,000 daily. The property is also close to the Interstate 8 entry/exit ramp. This property can easily be subdivided with 7 bathrooms and 7 gas and electric meters. Other area retailers include: 7-Eleven, Von's, CVS Pharmacy, Chevron and Westfield Mall. El Cajon is one of the oldest cities in San Diego County. San Diego is renowned for its idyllic climate, 70 miles of pristine beaches and a dazzling array of world-class family attractions. Popular attractions include the world-famous San Diego Zoo and Wild Animal Park, Sea World San Diego and LEGOLAND California.

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