

FREESTANDING FORMER AUTOZONE**6402 El Cajon Blvd****FREESTANDING
FORMER AUTOZONE
SITE FOR LEASE****7,900 ft² on a
29,975 sf pad.****Plenty of on-site parking!****CONTACT**

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This high profile property is located on the signalized 4-way intersection of El Cajon Blvd & Art Street, across from the new Rite Aid and the new proposed 250 unit condo project! The previous tenants were Bob's Big Boy, then redeveloped for AutoZone. The high glass line and architecture create opportunities for banks, financial institutions, restaurants, retail, etc. The 20 foot high open ceiling system creates an opportunity to build another 4,000 square feet or so of mezzanine space! Parking ratio is 5.2 per 1000!

Asking \$1.85, NNN, which is a reduced rate to move the space quickly.

El Cajon Blvd gets approximately 25,000 cars per day (*SANDAG 2000 Census*)

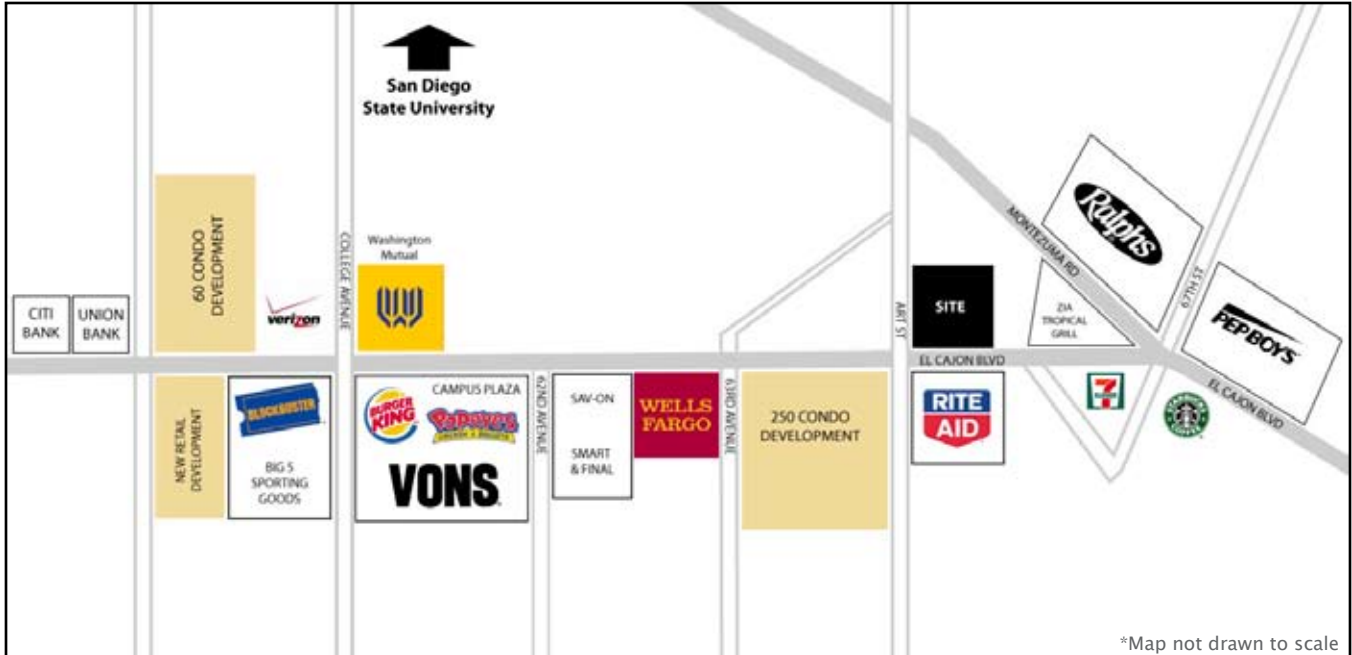
The College Area is bursting with new development as developers are taking advantage of the high density population currently in place, then add the tremendous demand for retail, financial, residential which is created by the influx of San Diego State University students.

ACTIVE INVESTMENTS

a commercial real estate company

FOR LEASE

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