

Platt College

6250 El Cajon Blvd | San Diego, CA 92115



OFFERING SUMMARY

Sale Price:	\$4,150,000
Lot Size:	39,204 SF
Year Built:	1981
Building Size:	12,000 SF
Zoning:	CUPD-CU-2-4 [CENTRAL URBANIZED PLANNED DISTRICT:CU-2-4]
Market:	San Diego
Submarket:	College Area
Price / SF:	\$345.83

PROPERTY OVERVIEW

PLEASE - DO NOT DISTURB the TENANTS in any manner. Property owner to sell property at the termination of the Ground Lease and after reversion of the buildings is complete on 2018-12-31. Valuation considers the reversion and potential redevelopment of the entire property. Ultimately, the property will consist of approximately .90 acres and approximately 12,000 sf of Office Building [Currently Subleased by Tenant - Please Do Not Disturb]. Additional sale and property information available.

PROPERTY HIGHLIGHTS

- Ground Lease executed in 1978 & expires December 31, 2018 after 40 years.
- Current Buildings built by Lease Holder [approx 1981] and subject to Reversion 12-31-2018. Sub-Tenant may be willing to renew.
- Desirable TOD El Cajon Blvd location is prime for redevelopment.
- Zoning Includes: CU-2-4 is intended to accommodate development with pedestrian orientation and high density residential use.
- On Transit Corridor - Bus Stop at corner of property - Close Proximity to College Ave and the SDSU Campus.
- Historic Note: This is the site of the Original "Jack in the Box Restaurant" Drivethru Restaurant of the 1950's & 1960's.

Rick Hardy BRE#01096543

Vice President

619.890.7425

rick.hardy@svn.com

CalBRE #01096543

