

FOR SALE

— COMMERCIAL/INDUSTRIAL CONDO —

±6,176 SF Office / Warehouse | Owner-User Opportunity

±1,200 SF Bonus Mezzanine



BRADLEY INDUSTRIAL PARK

215 Denny Way, Suite D, El Cajon, CA 92020

NICK MANE | Lic. 01939391

Associate Vice President

Nick@PacificCoastCommercial.com

KEN ROBAK | Lic. 01236527

Vice President of Brokerage

Ken@PacificCoastCommercial.com



OFFICE (619) 469-3600 | 10721 Treana St., Ste 200 | San Diego, CA 92131 | www.PacificCoastCommercial.com | Lic. 01209930

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information including zoning and use should be verified prior to transaction.



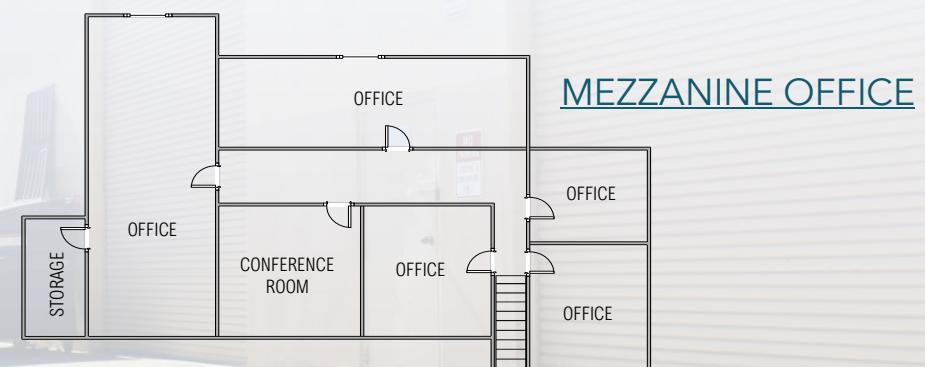
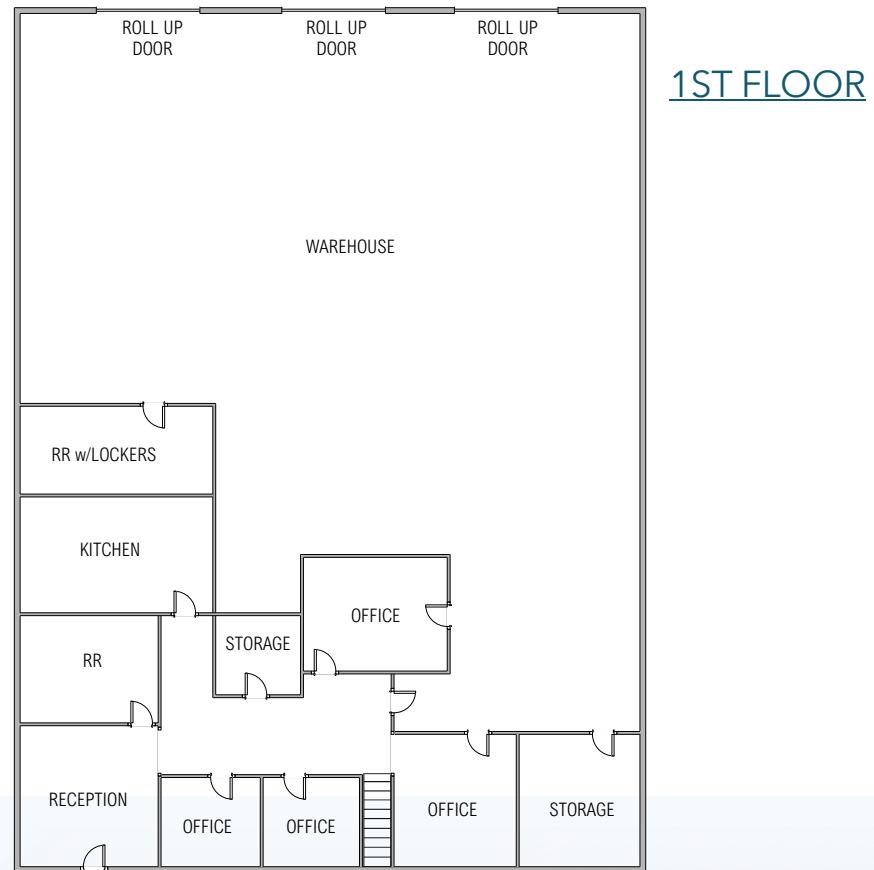
INVESTMENT SUMMARY

±6,176 SF COMMERCIAL / INDUSTRIAL CONDO

- ±1,200 Sq. Ft. Bonus Mezzanine (5 Offices + Conference Room)
- 70% Warehouse
- Reception
- 4 Private Offices
- Kitchen
- 2 Restrooms & Locker Room
- Ceiling Height ±19' to 22'
- Three (3) - 12' x 14' Roll-Up Doors
- Fire Sprinklers
- Asking Price: \$2,100,000

HIGHLIGHTS

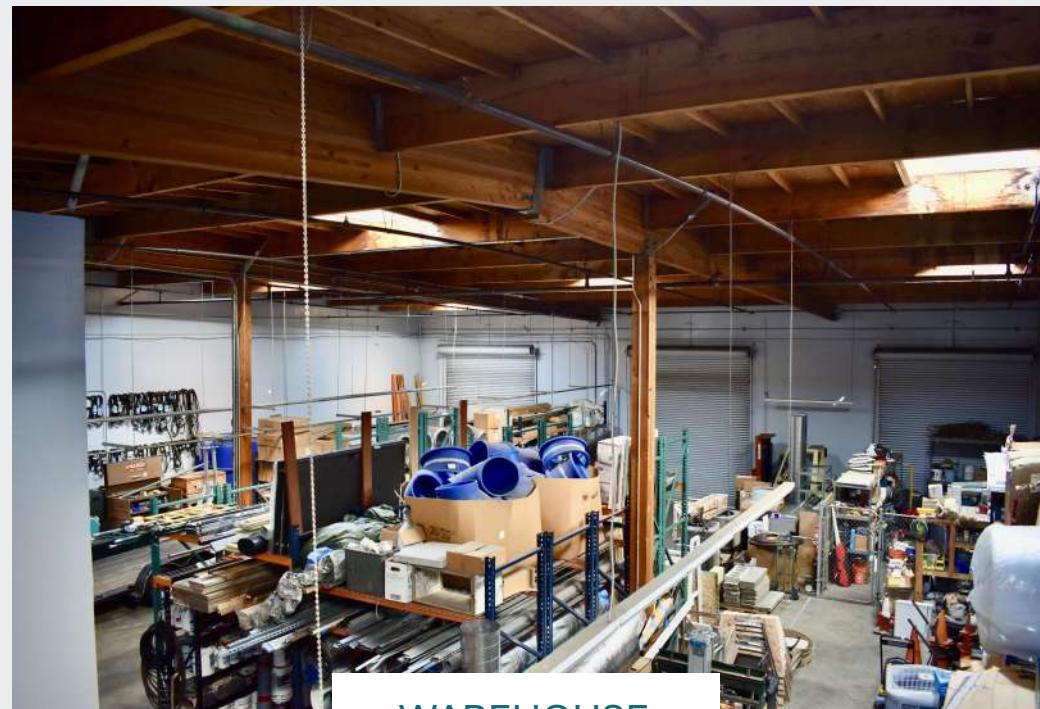
- Parking: 2.5/1000 SF
- Close Freeway Proximity to Hwy 67, 52 and I-8
- Zoning: County of San Diego M54 ([click for details](#))
- Drive Thru Alley Access (Fenced Alley)
- HOA: \$653.75/Month
 - Association Fees Include: Landscaping, Exterior Maintenance & All Common Area Utilities
 - Owner Pays: Telephone, Cable, Gas/Electricity, & Trash specific to Suite



INTERIOR PHOTOS



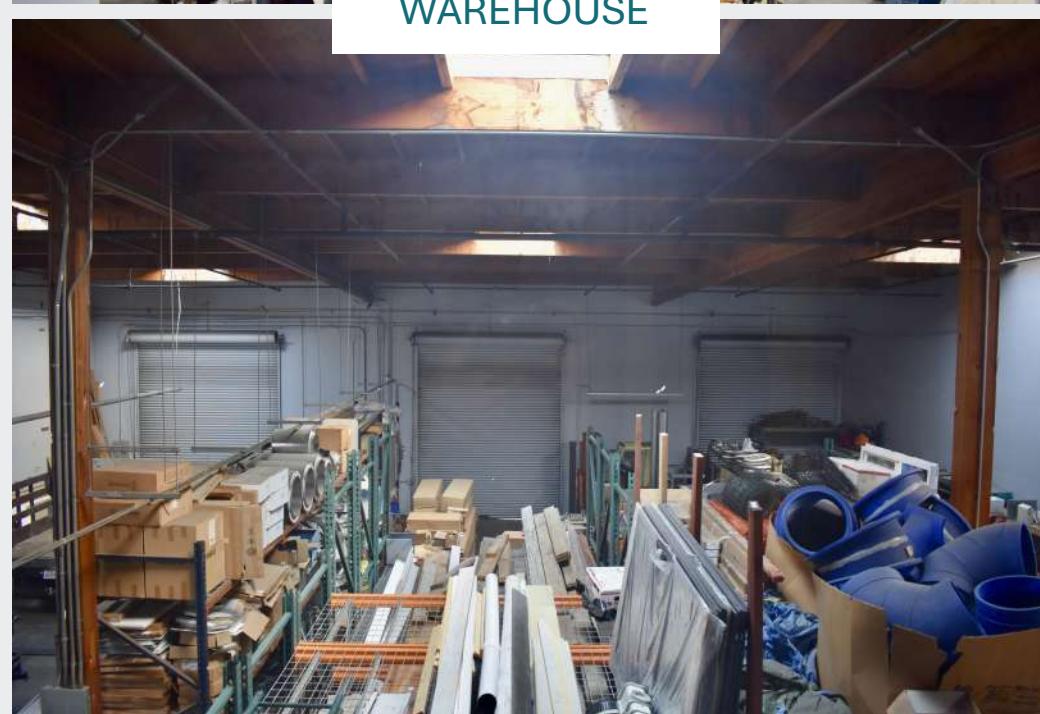
RECEPTION



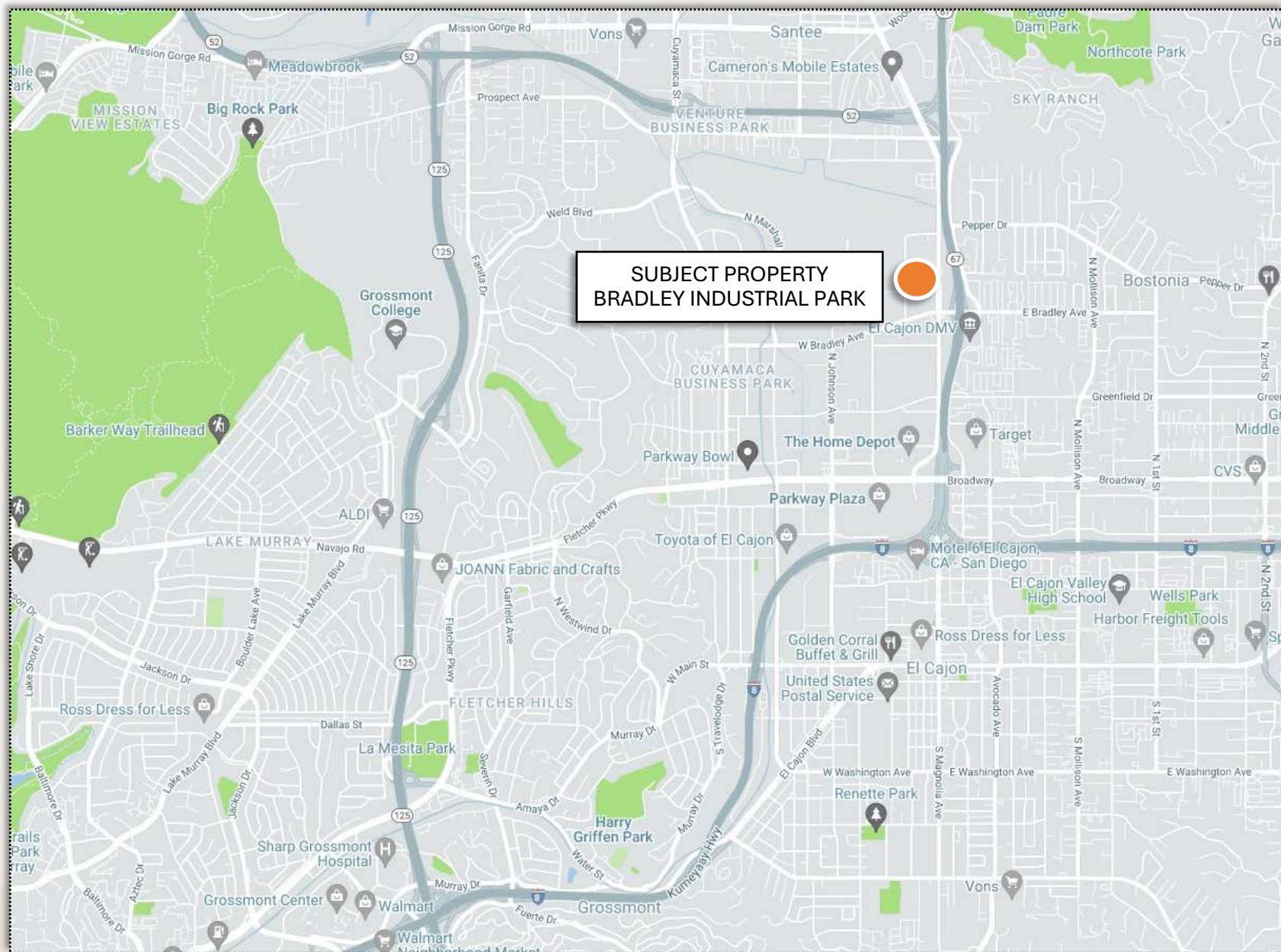
WAREHOUSE



CONFERENCE ROOM



LOCATION AERIAL



PARKWAY PLAZA

± 1 MILE

LA MESA

± 6 MILES

MISSION VALLEY

± 17 MILES

DOWNTOWN SAN DIEGO

± 18 MILES

DEMOGRAPHICS

310,524 
Population (2022)

341,363 
Population (2027)

125,753 
Total Households

\$4.1 B+ 
Consumer Spending

13,033 
Total Businesses

106,029 
Employees



63,885
OWNER OCCUPIED

49,315
RENTER OCCUPIED

\$99,837
AVG. HOUSEHOLD INCOME

\$583,422
MEDIAN HOME VALUE

CONTACT INFORMATION

NICK MANE | Lic. 01939391

Associate Vice President

Nick@PacificCoastCommercial.com

KEN ROBAK | Lic. 01236527

Vice President of Brokerage

Ken@PacificCoastCommercial.com



PACIFIC COAST COMMERCIAL

OFFICE (619) 469-3600

10721 Treena St., Ste 200

San Diego, CA 92131

www.PacificCoastCommercial.com

Lic. 01209930



The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information including zoning and use should be verified prior to transaction.