

FOR SALE

COMMERCIAL/INDUSTRIAL CONDO

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

±1,200 SF Bonus Mezzanine



215 C



BRADLEY INDUSTRIAL PARK

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

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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

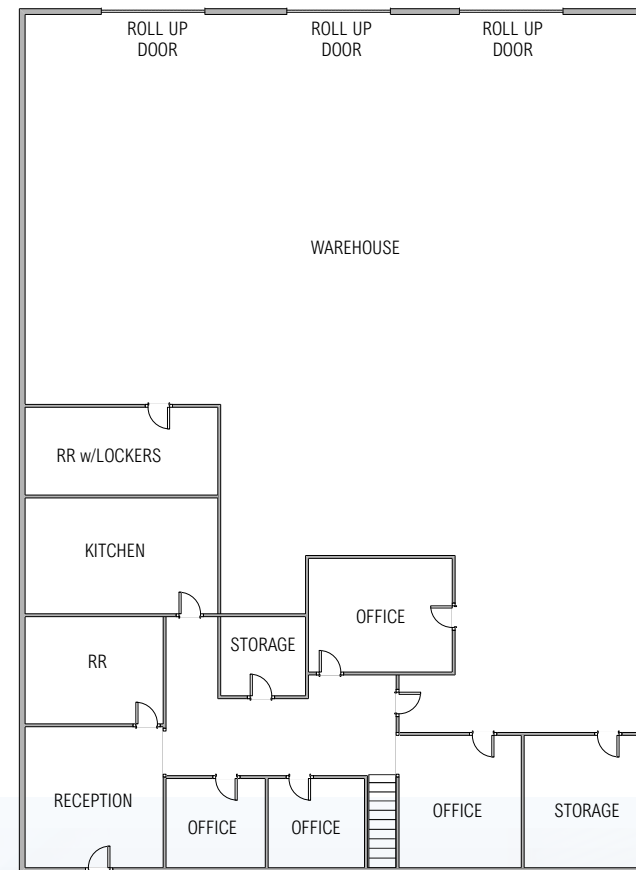
±6,176 SF COMMERCIAL / INDUSTRIAL CONDO

- ±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

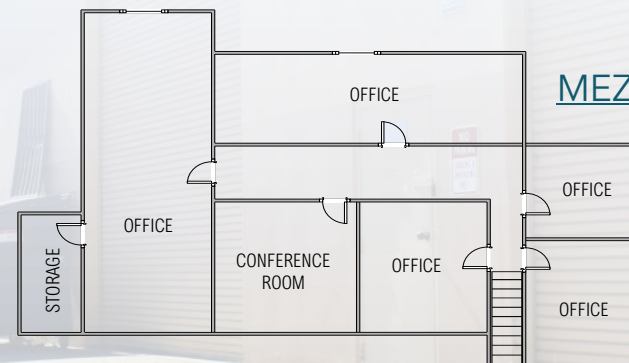
HIGHLIGHTS

- 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

1ST FLOOR



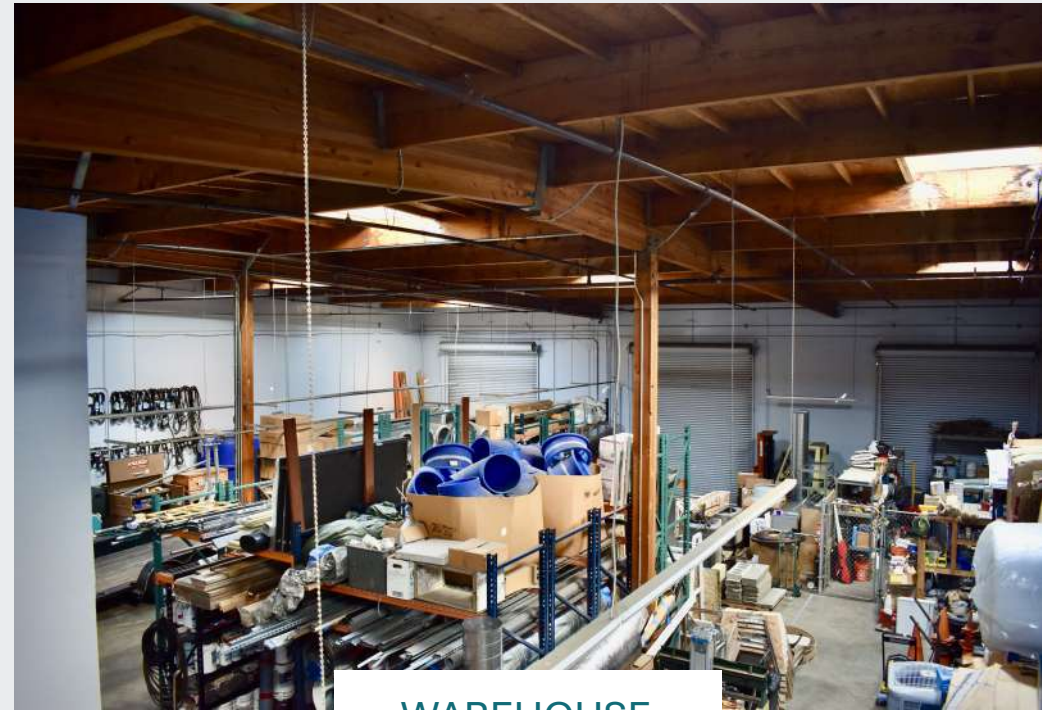
MEZZANINE OFFICE



INTERIOR PHOTOS



RECEPTION



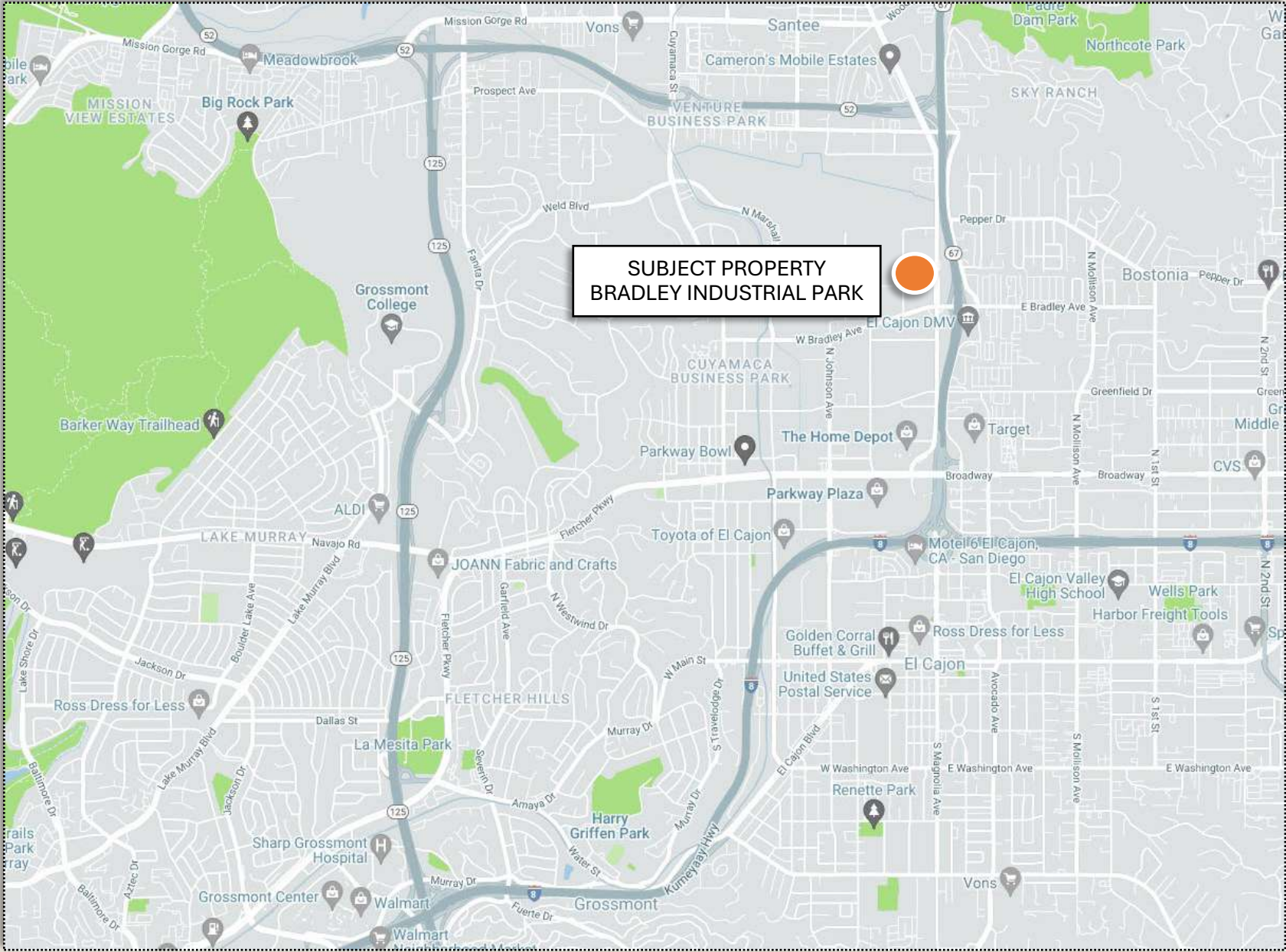
WAREHOUSE



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)

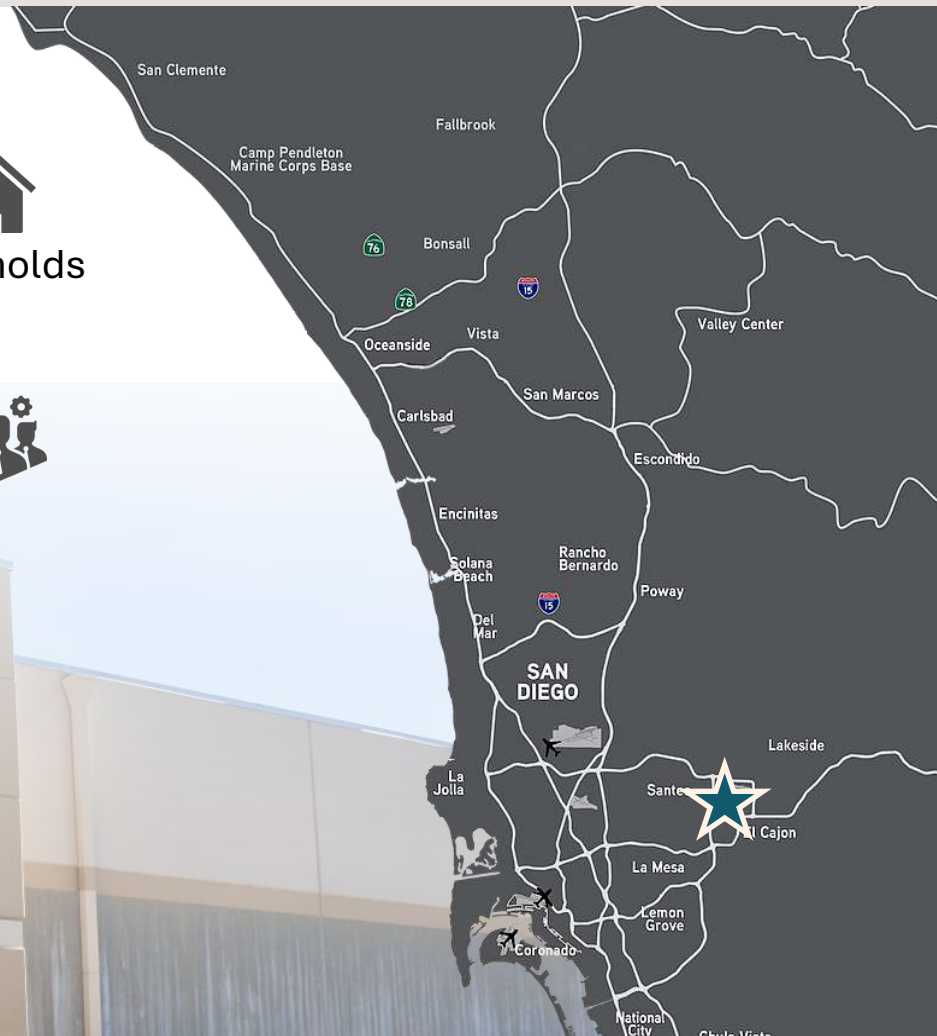
341,363 
Population (2027)

125,753 
Total Households

\$4.1 B+ 
Consumer Spending

13,033 
Total Businesses

106,029 
Employees



63,885
OWNER OCCUPIED

\$99,837
AVG. HOUSEHOLD INCOME

49,315
RENTER OCCUPIED

\$583,422
MEDIAN HOME VALUE

CONTACT INFORMATION

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