

Downtown Real Estate Hot Sheet

Commercial Properties Available for Lease and/or for Sale for August 2010

Online version at www.downtownelcajon.com

Grants are available for property owners and businesses owners to assist with business recruitments efforts.

To learn more and/or to submit real estate information contact Roberto at (619) 401-8858 or Roberto@downtownelcajon.com

Property Type	Address	Size (in square feet)	Owner / Broker	Notes	Price
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Commercial Properties For Lease

Retail / Office	248 Avocado	450 sq ft	Chris Kugler (619) 596-1880 ckugler@icpcommercialproperties.com	<ul style="list-style-type: none"> • Park Like Setting • Good Parking Available • Separate Restroom 	\$600 / mo
Office / Retail	306 Ballantyne	400 sq ft	Ronnie Totah (619) 335-3116 ronnietotah@gmail.com	<ul style="list-style-type: none"> • Great Location • Great Visibility • Great Traffic 	\$1,200 / mo
Office / Retail	308 Ballantyne	600 sq ft	Ronnie Totah (619) 335-3116 ronnietotah@gmail.com	<ul style="list-style-type: none"> • Great Location • Great Visibility • Great Traffic 	\$1,500 / mo
Executive Suites	270 E Douglas	Various	Lee Mench (619) 401-4000 lee@thelearningsource.net	<ul style="list-style-type: none"> • Part-time Office • Reception • DSL and Voicemail 	Full-time offices Conference Room Copier, Fax and More \$175 - \$625 / mo
Office	479 W Douglas	475 sq ft	Vikki Pender (619) 223-2244 x 100 vikki@rpgre.com	<ul style="list-style-type: none"> • Utilities Included • Gated Property • Available 8/1/10 	Assigned Parking Private Bathroom Month to Month Tenancy \$495 / mo 6 Month Lease
Professional Suites	321 – 329 W Lexington	600 – 1,530 sq ft	Thomas Dechant (619) 442 – 9200 tdechant@ecpcommercial.com	<ul style="list-style-type: none"> • Recently Renovated • Desirable Ground Floor • Excellent Location 	Ample Parking \$1.35 per sq ft Negotiable
Office Suite	360 W Lexington	1,000 sq ft	Sal Silva (619) 873-6048 silvacpainc@aol.com	<ul style="list-style-type: none"> • New Building • Next to Post Office • 2 Months Free Rent 	\$1,500 / month gross
Professional Office	275 W Madison	900 sq ft	Mick Toller (619) 596-1880 mtoller@ipcommercialproperties.com	<ul style="list-style-type: none"> • Central Location • Interior Improvements • Exterior Improvements 	4 Private Offices Alarm System Monument Signage \$1.35 per sq ft plus utilities
Restaurant	190 N Magnolia	2,200 sq ft	Brian Jinings (619) 237-1409 x 1409 bjinings@breb.com	<ul style="list-style-type: none"> • Ample Parking • Great Visibility • Move-in Incentives 	Great Parking Term Negotiable \$1.25 per sq ft
Office / Retail	342 N Magnolia	1,500 sq ft	Chris Frattasio (619) 295-9017 chrisfratt@cox.net	<ul style="list-style-type: none"> • Abundant Parking • Great Visibility • Includes Maintenance 	\$2,733 / mo



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Office / Retail	460 N Magnolia	7,700 sq ft	Kipp Gstettenbauer (619) 525-2774 kipp@cushwake.com	<ul style="list-style-type: none"> Abundant Parking T1 Available 2 Separate Buildings: 3,500 sq ft and 4,200 sq ft 	Highly Visible \$1.45 per sq ft
Restaurant	463 - 467 N Magnolia	4,500 sq ft	David Hazan (858) 362-0460 x 102 (619) 787 9496 david@awscre.com	<ul style="list-style-type: none"> 3 Store Front Entrance 3 Back Entrance 2 Commercial Coolers 	Grease Trap Plenty of Parking Commercial Kitchen \$1.20 per sq ft
Retail	116 E Main	1,816 sq ft	Matt Davis (619) 236-1557 matt.davis@cushwake.com	<ul style="list-style-type: none"> In Heart of Downtown Front and Back Parking Small Mezzanine in the Back 	3 Months Free Rent!!! Two Story Building \$1.25 per sq ft
Office	131 E Main	2,612 - 3,836 sq ft	Erick Wiese (619) 593-3600 Erik@ewiese.com	<ul style="list-style-type: none"> Freeway Proximity Freight Elevator Passenger Elevator 	C-2 Commercial Zone Onsite Parking 100 + Divisible Space \$0.99 per sq ft
Office	131 E Main, Suite 201	Various Office Sizes	Karlee Thayer (619) 401-8858 Karlee@downtownelcajon.com	<ul style="list-style-type: none"> Private Office Private Phone Copier and Fax Machine 	Receptionist Conference Area 3 – 6 Month Lease \$500 / mo
Office/ Retail	140 E Main	4,000 sq ft	Ralph A. Borrelli (619) 442-3934	<ul style="list-style-type: none"> Call for details 	Call for details
Retail / Restaurant	162 E Main	1,600 sq ft	Miguel Ma (619) 954-2481 mma@loanisland.com	<ul style="list-style-type: none"> 2 Suites Will Considering Tenant Improvements Suites Could be Integrated Into One Space 	\$1.00 per sq ft
Commercial	237 E Main	6,250 sq ft	Rocket Glass / Chris Kugler (858) 596-1880 rglass@ipcommercialproperties.com ckugler@ipcommercialproperties.com	<ul style="list-style-type: none"> ADA Compliant Building Excellent Visibility Across from East County Performing Arts Center Remodeled and Up To Date Commercial Space. 	\$0.82 nnn
Office	245 E Main	3,400 sq ft	Santo or Sylvana DiGrigoli (619) 994-6391 or (619) 283-6886	<ul style="list-style-type: none"> 2nd Floor office space Great Visibility Brand New Space 	Across from City Hall \$1.50 per nnn sq ft
Restaurant	338 E Main	1,908 sq ft	Dan Chiavario (858) 200 – 9408 dchiavario@capital-rem.com	<ul style="list-style-type: none"> Prime Location in Downtown El Cajon Corner Building with 17 Parking Spaces HVAC Replaced in 2009 18.5K ADT on Main & 15.9 K on Ballantyne 	\$2.50 psf + nnn

To find information about each property visit El Cajon CDC's geographic information system (GIS) Database at: http://www.downtownelcajon.com/interactive_parcel_map.shtml

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Office / Retail	566 E Main	1,500 sq ft	Maureen Moran (619) 840-8212 maureenmoran@coldwellbanker.com	<ul style="list-style-type: none"> Newly Remodeled Building Façade Great Visibility Onsite Parking 	\$1.50 per nnn sq ft
Office	620 E Main	6,600 sq ft	Jason Smithson (619) 497-2255 jsmithson@naisandiego.com	<ul style="list-style-type: none"> 2 Office Floors Coffee Area/Break Room File Room 	Reception Area \$1.50 per nnn sq ft
Office / Retail	133, 155, & 175 W Main	582 - 30,000 sq ft	Travis L. Lyon (619) 590-2370 x 306 Travis.lyon@svn.com	<ul style="list-style-type: none"> Brand New Building Busy Corner High Interior Ceilings Elevator Service 	Onsite Parking Tenant Improvements Excellent Visibility Individual suits \$2.50 per nnn sq ft Retail suites \$1.75 nnn sq ft Office suites
Retail / Office	220 W Main	3,600 sq ft	Lal Punwani (949) 533-8869 punwanil@aol.com	<ul style="list-style-type: none"> Great Visibility Abundant Parking Across from Ross Dress for Less and 24 Hour Fitness 	Private Restroom \$1.60 per sq ft
Industrial / Retail	737 – 747 W Main	4,000 - 8,800 sq ft	Mick Toller (619) 596-1880 mtoller@ipcommercialproperties.com	<ul style="list-style-type: none"> Great Visibility Easy Access to Hwy 8 Fire Sprinklers 	Fenced Parking Rear Warehouse \$0.59 per sq ft for 1 year
Office	140 W Park	Two 360 sq ft Offices and One Large Ground Floor Office	Victor Zeman (619) 442-8871 cat@zemanmortgage.com	<ul style="list-style-type: none"> Remodeled Space Near Courthouse Four Room Ground Floor Available After August 15 	Ample Parking \$400 Each Office \$800 Ground Office
Office	353 E Park Ave	1,053 sq ft	Thomas Dechant (619) 442-9200 tdechant@ecpcommercial.com	<ul style="list-style-type: none"> One Suite Remaining Abundant Natural Light ADA Restrooms 	Private Entrances Elevator to 2nd Floor Extensive Renovations \$1.00 per sq ft Special
Storage	104 Richardson	8,000 sq ft	Mick Toller (619) 596-1880 mtoller@ipcommercialproperties.com	<ul style="list-style-type: none"> Outdoor Storage Water and Power Available Paved and Fenced CM Zoning 	\$1,200 / mo
Office / Retail	115 Rea Ave	3, 600 sq ft	Jim O'Grady (619) 441-1710 jogrady@ci.el-cajon.ca.us	<ul style="list-style-type: none"> Downtown Location Abundant Office Space Abundant Storage Space 	Move-in Incentives \$1.35 per sq ft Modified Gross
Executive Suites	181 Rea Ave	Various	Jim Knapp (888) 546-5627 jim@thecallcenter.org	<ul style="list-style-type: none"> Right Across From City Hall 24 x 7 Receptionist Personal Heating and A/C in Each Office 	Month-to-Month Rent Rent Includes Utilities \$495 / mo and up

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Office	201 S Sunshine	600 sq ft	Peg Buffo (619) 249-5114 p_buffo@hotmail.com	<ul style="list-style-type: none"> Month to Month Lease One Large Office Parking Available Private Bathroom Ground Floor	\$600 / mo

Commercial Properties For Sale

Office / Retail	227 – 231 W Douglas	2,600 sq ft	Brian Jinnings (619) 237-1409 bjinnings@breb.com	<ul style="list-style-type: none"> One Block South of East Main St Ample Street Parking Small Owner User Opportunity 	Asking \$500,000
Office / Retail	185 W Madison	4,600 sq ft	Jeff Hurley (619) 596-1880 jrenner@ipcommercialproperties.com	<ul style="list-style-type: none"> Freestanding Building Easy Access to 8 and 67 Freeways Central Location with Excellent Visibility One Block from Major Intersection 	\$750,000
Retail / Office	460 N Magnolia	7,700 sq ft	Kipp Gstettenbauer (619) 525-2774 kipp@cushwake.com	<ul style="list-style-type: none"> 2 Separate Buildings: 3,500 sq ft and 4,200 sq ft Abundant Parking Highly Visible Tenant Improvements Available 	\$1,595,000
Office / Retail	101 E Main	10,000 sq ft	Scott Duhs (619) 491-0614 scott@duhscommercial.com	<ul style="list-style-type: none"> Call for more info 	Call for more info
Retail	149 - 155 E Main	3,300 sq ft	Rick Goldman (619) 654-1244 empirebeautycorp@aol.com	<ul style="list-style-type: none"> 2 Separate Store Fronts Garage Storage 3,800 sq ft Parking in the Back 7,100 sq ft parking lot	\$600,000-700,000
Retail / Restaurant	161 E Main	8,800 sq ft	Mike Ash / Tom Ash (858) 571-1999 / (619) 823-7123 mash@san.rr.com	<ul style="list-style-type: none"> Downtown Location Tenant Improvements Available Bathroom Installed	\$1,699,000
Retail / Office	165 E Main	3,300 sq ft	Monty E. James (619) 922-1981 monty@paccoaster.com	<ul style="list-style-type: none"> One Current Tenant Prime Downtown El Cajon Location Across from Civic Center, Courthouse, & Performing Arts Center 	\$500,000
Retail / Office	165 – 169 E Main	7,558 sq ft	Monty E. James (619) 922-1981 monty@pacficcoaster.com	<ul style="list-style-type: none"> Prime Downtown El Cajon Location Across from Civic Center and other city buildings Fully Leased Building 	\$1,490,000

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Office / Restaurant	176 – 178 E Main	4,500 sq ft	Mick Toller (619) 596-1880 x 110 mtoller@ipcommercialproperties.com	<ul style="list-style-type: none"> • 2,400 sq ft of Office • 2,100 sq ft of Retail – Currently Leased • Close to Courthouse • Owner / User opportunity with Investment Retail 	\$695,000
Retail / Office	229 E Main	2,640 sq ft	Mark Revetta (619) 889-6275 sdmre@cox.net	<ul style="list-style-type: none"> • In the Heart of Downtown El Cajon • Great Retail Space • Front Parking & 2 Private Parking Spaces • Inside Storage, Kitchen, and Restroom with Shower 	398,000 – 488,000
Commercial	237 E Main	12,500 sq ft	Rocket Glass / Chris Kugler (858) 596-1880 rglass@ipcommercialproperties.com ckugler@ipcommercialproperties.com	<ul style="list-style-type: none"> • Remodeled and Up To Date Commercial Space • ADA Compliant Building • Across from East County Performing Arts Center • Excellent Visibility • One Current Tenant 	\$2.3 million
Office / Retail	575 E Main	6,000 sq ft	Michel Rone (310) 829-2112 uscredit@verizon.net	<ul style="list-style-type: none"> • Fully Leased, NNN • Up to 80% of Financing Available • Eligible for \$30,00 grants from El Cajon CDC 	\$775,000
Retail / Industrial	701 W Main	10,000 sq ft	Byron Long (619) 850 - 6199 blongs2usnow@cox.net Bryan Jaynes (619) 933 - 9755	<ul style="list-style-type: none"> • Completely Rehabbed • Two Separate Parking Lots • Two Full Size Bathrooms • Busy Intersection (40,000 Vehicles / Day) • Showroom, Work Area, and Small Office 	\$1,590,000 Will consider lease

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