

**INDUSTRIAL PROPERTIES**

Address	Building Square Footage	Lot Square Footage	Sale Price/Monthly Lease
1. 10125 Channel Road <i>Lakeside:</i> Available for Sale or Lease- First Floor is 2,886sf, Second Floor is 2,046sf and Workshop is 2,380sf for a Total of 7,312sf Located on 1.01 Acres. 2 Roll-up Doors, 30+ Parking Spaces, Kitchenette, Two Large Conference Rooms, Four Bathrooms, Outdoor Storage Units, Two Gated Entrances, Easy Access to Hwy 67, S-88 Zoning. M-54 Grandfathered, Outside Yard Storage Approved. APN 394-011-14, Map Coordinates: 1232-A3	7,312	1.01 Acres	\$2,050,000
2. 6360 Federal Blvd. <i>San Diego:</i> 27, 973sf Building includes 6,349sf of Mezzanine and 1,346sf of Office. Total Lot is 76,665sf with 21,780sf of Outside Yard Storage. 3 Roll-up Doors, Office Area with 4 Offices, 3 Bathrooms and 56 Parking Spaces. Sprinklered. 240-480 Volt, 1200 Amps. Great Location right off Highway 94! Light Industrial Zoning allows for Building Services, Business Support, Construction Supplies & Equipment, Light Manufacturing, Parking, Vehicle Equipment, Supplies and Repair etc. Map Coordinates: 1270-D7 APN# 478-190-37/-38	27,973	1.77 Acres	\$1,600,000 or \$13,000 NNN/Month
3. 1210 Olive Street <i>Ramona:</i> Approximately 2.8 Acre Site currently owned by Steel Fabrication Company and 1,500sf House/Office Space Available for SALE. 1200 Amps of 480/277 Volt 3 Phase Power. 2 Electric Meters. One Transformer. Fully Fenced Yard. Well on Site with City Water. Water Tank for Concrete. M-54 Zoning- General Impact Industrial. Allows for Automotive & Equipment: Fleet Storage, Parking, Repairs, Sales and Rentals of Heavy & Light Equipment. Storage of Rec. Vehicles & Boats. Construction Sales & Services, Recycling Processing Facility, Business Equipment Sales & Services, Custom Manufacturing. APN #: 281-121-12 Map Coordinates: 1152-F5	1,500	2.77 Acres	\$999,000
4. 9011 Memory Lane <i>Spring Valley:</i> 1,972 square foot office building for SALE! Full handicapped accessibility, with ramps, parking spaces and bathrooms. Two separate entrances; one on Memory Lane the other on Bancroft Drive for full drive through capability. Leaseback \$5,000 NNN per month.	1,972	31,363	\$849,000 SALE-LEASEBACK
5. La Mesa 14,000sf Metal Building with Huge Power on 2 Acres Lot Suitable for Outdoor Storage. 2500sf Second Floor Offices. Bank Reo Should Sell for 1.5-2 Million. Great Freeway Access.	14,000	2 Acres	CALL FOR PRICE
6. CALL FOR ADDRESS <i>Lemon Grove:</i> Great Contractor's Office and Fenced Yard for Lease. Outside Yard Storage. Easy Freeway Accessibility. Heavy Commercial Zoning allows for Building Services, Construction Supplies & Equipment, Manufacturing, Moving & Storage, Vehicle Sales, Rentals & Repairs, Warehousing etc.	4,300	25,000	\$850,000
7. 1426 Presioca Street <i>Spring Valley:</i> Great location for Contractor's office! Property is in Move-in condition. Asphalted yard. Open office plan. Building has kitchen facility, two offices and warehouse space. M54 Zoning allows for: Automotive & Equipment: Parking, Repairs on Heavy/Light Equipment.	1,677	6,970	\$399,000
8. 1943 Friendship Drive Ste. E <i>El Cajon:</i> 1,560sf of office and warehouse for sale. Floor Drainage, 3phase power, 100 Amps, 10'x11' truck door. Apn#: 760-232-33-29.	1,560	Common Area	\$59,000 with HOA \$910/month
9. 10125 Channel Road <i>Lakeside:</i> Available for Lease: First Floor-2,886 square feet; Second Floor-2,046 square feet; Workshop-2,380 square feet (Total: 7,312 square feet) located on 1.01 acres. 30+ parking spaces. Two roll up truck doors. First floor has a small kitchenette. 4 bathrooms throughout building. Outdoor storage units. Two gated entrances. Easy access to Highway 67. Two large conference rooms.	7,312	43,996	\$13,000 per Month/NNN
10. 15247 Olde Hwy 80 <i>El Cajon:</i> .9 Acre of Fenced Yard Space with On-Site Residential Office Building for LEASE! Possible 1.2 Acres Adjacent Also Available at an Extra Monthly Rate of \$5,000/Month. Olde Hwy 80 Frontage! Easy Access to I-8! M-54 Zoning (General Impact Industrial)	1,440	.9 Acre	Lease Rate: \$5,950 per month
11. 12570 Hwy 67 <i>Lakeside:</i> 2,000sf Office and 44,000sf Paved Lot for Lease. Office is across the street. Great location right off Hwy 67. Very Easy Access. M-58 Zoning Allows for Ambulance Services, Automotive & Equipment: Cleaning, Fleet Storage, Parking and Repairs of Heavy/Light Equipment. Storage of Recreational Vehicles and Boats, Building Maintenance Services, Construction Sales & Services, Sales/Rentals of Farm Equipment etc. Map Coordinates 1211-H4	2,000	44,000	Lease Rate: \$4,700 per month
12. North Magnolia <i>El Cajon:</i> Two Offices, 1 Bathroom, 400Amps, 3 Dock Doors, 1 Grade Level Door.	5,000	0	Lease Rate: \$3,500 per month
13. 12120 Industry Road <i>Lakeside:</i> 21,780sf Fully Fenced Lot. Electricity Available. S-88 Zoning Allows for S-88 Zoning- Allows for Parking, Automotive and Equipment Cleaning, Parking, Fleet Storage, Repairs and Sales, Administrative and Professional Services, Building Maintenance Services etc. Map 1232-A3, APN 394-011-28	0	21,780	Lease Rate: \$2,500 per month

FOR ADDITIONAL INFORMATION**CONTACT ERIK WIESE at 619-593-3600 or erik@ewiese.com****1425 North Second Street El Cajon, Ca 92021 Telephone: 619-593-3600 Fax: 619-593-4114**

**COMMERCIAL PROPERTIES**

Address	Building Square Footage	Lot Square Footage	Sale Price/Monthly Lease
1. 3468 Citrus Street –OWNER WILL CARRY!	7,739	13,813	\$999,000/OR \$1.00 per sq ft
<i>Lemon Grove:</i> Owner will carry paper! Commercial Building Available for Sale or Lease! 7,739 square feet of office/retail space available. 10 tenant capacity. Each suite has its own electrical meter. Easy freeway access. Dual Zoning of General Commercial and Heavy Commercial allows for retail service and sales, restaurant/deli usage, hotel/motel, animal hospital, Laundromat, salon, and second-hand merchandisers. Call for pricing & availability!			
2. 1244 Greenfield Drive	6,017	11,325	\$920,000
<i>El Cajon:</i> Turn-key Shop Available for SALE! 6,017sf Building on a 11,325sf lot. Four Bathrooms throughout. 1,500sf of Office Space Available. 10+ Parking Spaces. Handicap Accessible. 4,500sf of Shop Space plus Covered Outdoor Yard Storage. Three 10' Truck Doors. 6 Auto Lifts. Compressor, Wheel and Balancer. C-36 Zoning Allows for Parking Services, Ambulance Services, Automotive and Equipment Parking, Repairs, Sales/Rentals, Cleaning and Storage Etc. Map Coordinates: 1251-J3			
3. 3648 Olive Street	4,202	6,976	\$595,000
<i>Lemon Grove:</i> 6,976sf Fenced Lot Available for Sale! Approximately 4,202sf of Office and Warehouse Space. 3,866sf is Total Permitted Space. Total Downstairs Space is 2,768sf. West Mezzanine is Permitted and Unfinished 636sf. East Mezzanine is 798sf of Finished Space of which 336sf is Unpermitted. Total Mezz. Space is 1,434sf. Two Bathrooms, Washer/Dryer and Shower. Upstairs Bathroom Unpermitted. Heavy Commercial Zoning which allows for Building Services, Construction Supplies & Equipment, Manufacturing, Moving & Storage, Vehicle Sales, Rentals & Repairs, Warehousing etc.			
4. 316 Front Street	4,116	6,970	\$575,000
<i>El Cajon:</i> 8 private offices in 3 separate suites. Fenced concrete parking/yard with 7 parking spots and 1 handicapped space. All current tenants are on a month-to-month lease. Ideal for owner/user or investment. Annual income: \$20,400.00. El Cajon M Zoning. Close to I-8 and Hwy 125 & 52.			
5. 9320 Chimney Rock Lane	1,036	17,424	\$526,000 JUST REDUCED!
<i>El Cajon:</i> 1,036sf Office Building on 17,424sf Lot. Office Building is a Converted Home. 3 Beds (3 Private Offices), 1 Full Bathroom, Full Kitchen and Large Open Room (2-3 Additional Desks). New Roof. Fenced Yard. Construction Sheds. Covered Yard Storage. 600 Amps of Power. Easy Freeway Access, Right off Olde Hwy 80. M-52 Zoning: Limited Industrial. Map 1232-H5. APN 395-240-33			
6. 1701 Vesta Street	6,127	6,792	\$500,000 or \$3,700/ Month
<i>San Diego:</i> 6,127sf Building on 6,792sf Lot for Sale or Lease. Warehouse includes 500sf of Office. Entire Building is in the process of being renovated. Street Parking. 1 Grade-Level Truck Door plus 1 Internal Dock. 2 Bathrooms. Zoning allows for commercial and industrial uses. Currently in a re-zoning district for Multi-Family. However, commercial and industrial uses are "grandfathered" as legal nonconforming uses.			
7. 6176 Federal Blvd.	1,800	5,940	\$465,000
<i>San Diego:</i> Approx. 1,800sf of Office Space on a 5,940sf Lot Available for Sale! Building Consists of 5-8 Offices and 2 Bathrooms. Street Parking Available, Asphalted and Fenced Lot with Covered Yard Storage. (I-1) Light Industrial Zoning. Map Coordinates: 1290-C1. APN # 543-020-02-00.			
8. 1220 Presioca St.	0	15,246	Call for Pricing
<i>Spring Valley:</i> 15,246sf Lot Available for SALE! 50' of Frontage. 300' Deep. Water, Electricity, and Sewer Available. M-54 Zoning- General Impact Industrial Allows for Automotive & Equipment: Fleet Storage, Parking, Repairs, Sales & Rentals of Heavy and Light Equipment. Storage of Rec. Vehicles and Boats. Construction Sales & Services, Recycling Processing Facility etc. Map: 1291-B2 APN: 578-240-09			
9. 6610 Federal Blvd.	2,500	8,000	\$3,600/ Month
<i>Lemon Grove:</i> 8000sf Fenced Lot Available for Lease! Approximately 2,500sf of 2nd Floor Office Space. 8 Offices. 2 Bathrooms. Central Location in San Diego right off CA-94 with Freeway Visibility! Light Industrial Zoning which allows for Building Services, Business Support, Construction Supplies & Equipment, Light Manufacturing, Parking, Vehicle Equipment, Supplies and Repair etc. Map Coordinates: 1270-D7			
10. 10012 Casa De Oro Blvd, Suite A & B	1600, 3200 or 4800	27,007	\$1.15 per square foot NNN
<i>Spring Valley:</i> Casa De Oro Auto Repair for Lease! There are two adjacent suites available in a beautifully landscaped automotive center in Casa De Oro. Suite A is 3,200sqft with three double car bays (12'tall x 20'wide) and 8 dedicated parking spots. Suite B is 1,600sqft with two single-car bays (12'tall x 10'wide) and 4 dedicated parking spots. Together they add up to 4,800sqft. Handicap parking available. Located near Highway 94 and the 125.			

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**LAND PROPERTIES**

Address	Building Square Footage	Lot Square Footage	Sale Price/Monthly Lease
1. Valley High Road	0	19.1 Acres	\$599,000
<i>Lakeside: 19.1 Acres of Vacant Land to Develop. Up to 5 Dwelling Units Total Due to Zoning, Slope and Required Biological Areas. Sewer easements and access to all utilities in place or to be connected with improvement plans. Gorgeous views! Great Visibility! APN 385-120-33</i>			

RETAIL PROPERTIES

Address	Building Square Footage	Lot Square Footage	Sale Price/Monthly Lease
1. 7696 Broadway	12,610	16,998	\$1,200,000 <u>IN ESCROW</u>
<i>Lemon Grove: Approx 12,610sf Building on a 16,988sf Lot for SALE! Adjacent Lot on Olive Street is 3,500sf and can be used for extra parking. 225 Amps, 120/240 Volt. One 10'x12' Grade-Level Loading Door. 10'-12' Clearance Height. 2 Bathrooms. 9 Front Parking Spaces, Handicap Accessible Parking. 17 Additional Parking Spaces in Back. 22,000+ ADT Traffic Count! Easy Access to Hwy 94 and Trolley Stop. GC- General Commercial Zoning Allows for Animal Sales & Services, Business & Professional, Small Recreational Uses, Parking, Retail, Vehicle Equipment & Supplies without installation, Financial Institutions, etc. Map Coordinates: 1270-G6 APN # 480-042-13/-23</i>			

RESIDENTIAL PROPERTIES

Address	Building Square Footage	Lot Square Footage	Sale Price/Monthly Lease
1. Constitution Beach House - 49 Antigua Court	1,860	Common Area	Lease Rate: \$3,995-\$6,500/Month
<i>Coronado Cays: Enjoy fishing off the front porch! 1,860 square foot fully furnished nautical style condo with gorgeous waterfront location on the bay. Singing gondoliers from Loews Hotel only 20' away every night! Swim from the dock, use the provided kayaks, or use the heated pool in clubhouse recreation area. 3 Bedrooms, 2 bathrooms. Entire unit has been extensively remodeled! Brand new kitchen with maple cabinets and Quartz countertops. New Travertine marble. Surround sound theater with large 52" plasma screen. High def cable channels and WIFI. Increased rate for summer months.</i>			
2. Hawaiian Beach House -3974 Haines Street	1,307	Common Area	Lease Rate: \$2,795-\$4,000/Month
<i>Pacific Beach: Enjoy living/vacationing in San Diego's finest beach community. The Townhouse is fully furnished and ideally located for summertime relaxation and fun. Whether you are planning bay/beach activities or a retreat for a scenic relaxation, this rental is the perfect spot. Includes: Big screen television with high definition cable, Internet ready – AT&T, Large rental, approximately 1,400 square feet, Vaulted ceilings, 1 block to sail bay, 2 balconies, great views, Sleeps 8, 2-bedroom, 2 1/2 baths, Washer and dryer, Gated residence with private parking, 1 car garage with 1 additional space in carport, new appliances, Berber carpet, Tri-Level. Increased Rate for Summer Months.</i>			

OFFICE PROPERTIES

Address	Building Square Footage	Lot Square Footage	Sale Price/Monthly Lease
1. 1413 North Second Street	345	11,326	Lease Rate: \$475/Month
<i>El Cajon: Individual Suite is 345sf. Private Entrance. Private Bathroom, Forced Heating & A/C, Signage Available, Well Maintained Building & Landscaping, Trash & Water Paid by Landlord. Great Freeway Access, Near Major Streets: Greenfield Dr, Broadway, Bostonia, East Main St. etc. (O-P) Office Professional Zoning Allows for: Artist Studio, Bail Bonds Office, Beauty Salon, Day Spa, Barber Book Store, Employment Services, Financial Services, Hobby Shop, Music Lessons, Office, Tailoring and Alterations, Ticket Sales, Travel Agency, Watch And Jewelry Repair/Sales etc.</i>			

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