





NNN INVESTMENT SALE

Avison Young's Automotive Properties Group is pleased to present the opportunity to purchase an extremely successful, fully occupied, NNN leased Harley Davidson motorcycle dealership building in the City of El Cajon. This high volume dealership is located in the center of a dynamic automotive, retail, and residential market on the primary retail corridor of El Cajon with more than 30,855 cars per day passing by the building. The subject building totals 20,488 s.f on 30,584 s.f. of land fronting El Cajon Blyd with exceptional visibility. The property extends for nearly a full city block and has a dedicated parking lot to the rear of the property for customers and additional inventory display. This is the first time this property has been offered for sale and presents an exceptional opportunity to own a high volume, highly visible, single tenant, NNN, retail building with a well-respected Harley Davidson dealer as the tenant.

The property services nearly 367,953 people within a 5-mile radius with an average household income of over \$72,525.

For more information, please contact Avison Young's Automotive Properties Group to answer any questions and to schedule a tour.





PROPERTY HIGHLIGHTS

Purchase price:	\$5,400,000
Build SF:	20,488 SF
Land SF:	30,584 SF
Zoning:	C-G (General Commercial)

DEMOGRAPHICS

	3 Miles	5 Miles
Population	164,106	367,953
Median income	\$63,329	\$72,525

TRAFFIC COUNT







change of price or withdrawal from the market without notice.



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