

NOVO



COMMERCIAL PROPERTIES

FOR SALE
Approved Residential Care Facility, El Cajon, CA



Actual building remnant

The offering consists of a 1.33 vacant parcel with approved CUP for large scale RCFE – Residential Care Facility for the Elderly.

The seller has performed all the legwork to design this project and obtain all the necessary studies to ensure project success.

Property Details:

Offering:	CUP approved for large scale RCFE.
Location:	1163 N 2 nd , El Cajon, CA 92021.
Asking price:	\$5,700,000.
Lot size:	1.33 acres.
Building size:	87,603 SF, three-story building with a courtyard and two balconies.
APN:	484-232-27-00.
Number of rooms/beds:	148 Rooms / 156 beds; (128 Assisted Living & 28 Memory care.
Parking spaces:	62 fully covered parking spaces.
Phase 1:	Clean Phase 1.
Demand Study:	Seller has a demand study from Susan Brecht & Associates, a leader in the industry showing tremendous demand in the area.
City of El Cajon:	Based on City of El Cajon regional population forecasts, the city anticipates a 27.1% increase in the number of city residents aged 65 or older by 2050. (San Diego Associated of Governments, Series 15 Regional Forecast).



Actual building remnant



Rear of Building



Rear of Building