

7921 & 7931

WINTER GARDENS BLVD
EL CAJON, CA 92021

FOR SALE
UNITS AVAILABLE INDIVIDUALLY

PRICE REDUCTION

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 **INFINITY**
INVESTMENT PROPERTIES

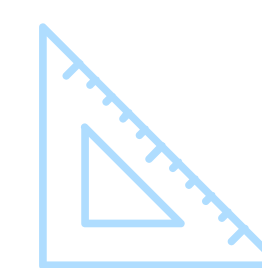


THE OPPORTUNITY

Infinity Investment Properties, Inc. is pleased to offer **7921 & 7931 Winter Gardens Blvd**, two adjacent parcels totaling **±25,332 SF**. Positioned on a signalized intersection with approximately **250 feet of frontage along Winter Gardens Blvd**, the property benefits from strong visibility and daily traffic exposure, making it highly suitable for a wide range of commercial uses with **additional access to both parcels along Cajon Ave**.

The site is further enhanced by a bus stop directly in front of the property serving Route 848, providing convenient access for employees and customers alike, and includes a **billboard that currently generates additional income**. This offering presents an **excellent owner-user or developer opportunity**, with flexible acquisition options and a prominent presence along one of the area's main thoroughfares. The parcels are available for purchase together or may be acquired individually.


\$1,800,000
Price


\$71.06
Price/Land SF

Building SF Breakdown

±1,200 SF
7931 Winter Gardens Rd
Office/Retail

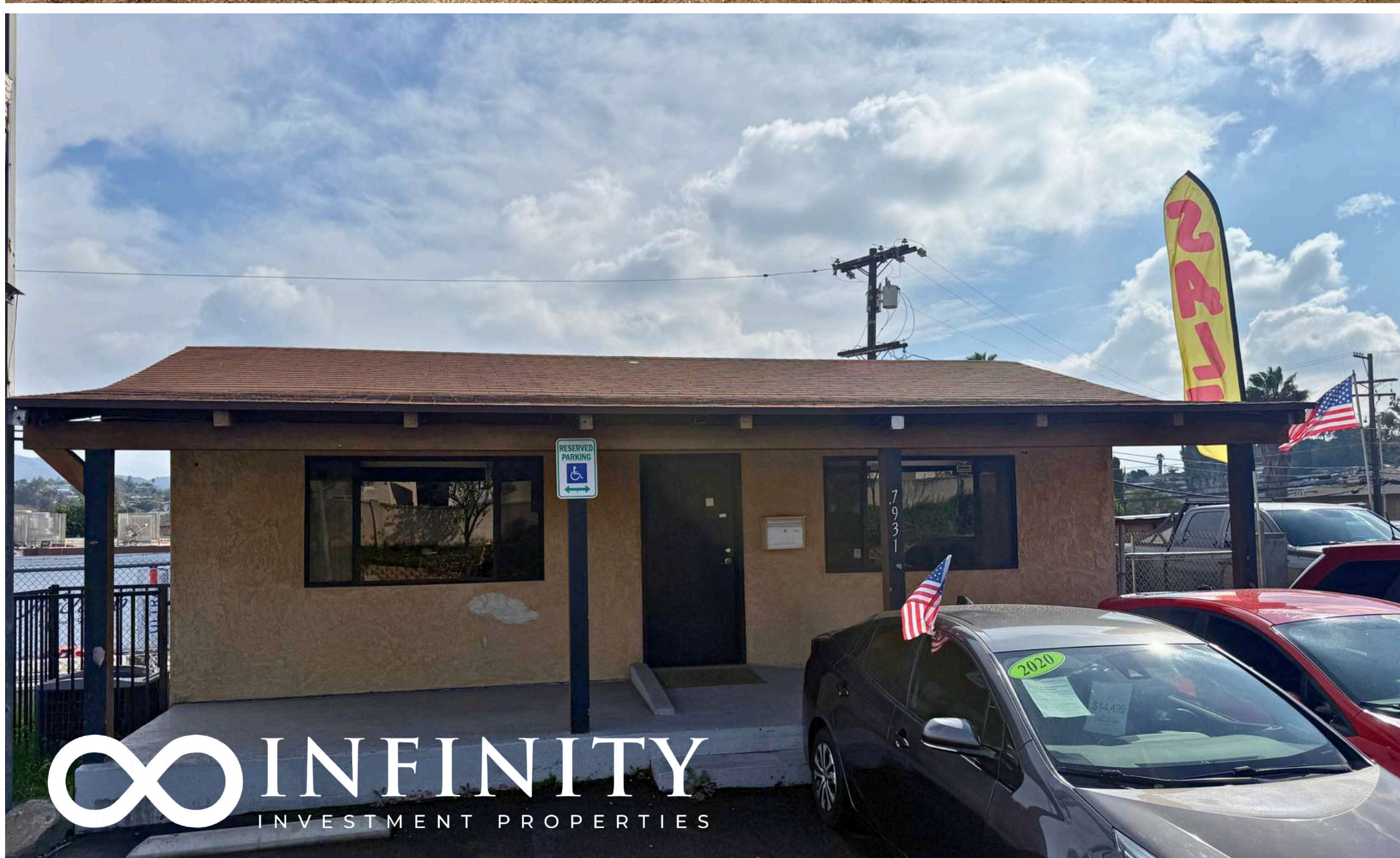
±1,600 SF
7921 Winter Gardens Rd
Auto Shop



7921 Winter Gardens Blvd El Cajon, CA 92021

± 1,600 SF Building Size	2 Tenants	Office/Automotive Use
± 0.40 AC Lot Size	C36 Zoning	388-250-10-00 APN

March 2027 for Automotive Shop
Lease Expirations



7931 Winter Gardens Blvd El Cajon, CA 92021

± 1,200 SF Building Size	2 Tenants	Retail/Automotive Use
± 0.23 AC Lot Size	C36 Zoning	388-250-09-00 APN

March 2027 for Retail Shop &
2029 For Billboard
Lease Expirations



Zoning

C36: The property allows for commercial use with the opportunity for **on-site residential occupancy**, offering added flexibility for an owner-user seeking a live/work setup (Buyer to Verify).

Location

Situated at the popular intersection of Winter Gardens Blvd & Pepper Dr., a well-traveled thoroughfare, the property offers **excellent visibility and strong daily traffic exposure**. The site provides convenient access to Interstate 8, allowing efficient connectivity throughout San Diego County. The surrounding area is characterized by established retail, service, and residential uses.

Upcoming Developments

The property sits at a busy intersection with gas stations on both corners. The adjacent corner is currently developing a second-floor to the retail center, reflecting **ongoing investment in the area** and emphasizing its commercial potential.

DEMOGRAPHICS

1 MILE

POPULATION
19,825

AVERAGE HH INCOME
\$112,844

HOUSEHOLDS
6,295

3 MILE

POPULATION
149,765

AVREAGE HH INCOME
\$90,443

HOUSEHOLDS
50,520



Winter Gardens Blvd

NEARBY AMENITIES

Winter Gardens Blvd

7921 & 7931 Winter
Gardens Blvd

Pepper Dr

N 2nd St





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