

# 7578 EL CAJON BLVD

LA MESA, CA 91942

## Exceptional Owner-User or Investment Opportunity in East County San Diego

- » Institutional Quality Office Building
- » 3-Stories
- » ±22,500 Square Feet
- » ±0.84 Acres

**NEWMARK**



# EXECUTIVE SUMMARY

Newmark, as exclusive advisor, is pleased to present the opportunity to acquire 7578 El Cajon Blvd (the "Property"), a landmark three-story office building situated on a highly visible corner lot in the heart of La Mesa, California. Totalling approximately ±22,500 square feet on ±0.84 acres, the Property represents one of the most distinctive office assets in the East County submarket, originally purpose-built as the corporate headquarters for a national financial services firm and constructed with a level of craftsmanship rarely found in today's marketplace.

This offering presents multiple compelling and flexible acquisition paths tailored to a broad range of qualified purchasers:

## » Owner-User Opportunity

Prospective owner-users may acquire the Property in its entirety for full occupancy, with the ability to leverage SBA financing and as little as a 10% down payment, making this an exceptional opportunity to own an institutional-quality headquarters building at a cost highly competitive with prevailing market lease rates. Helix Environmental Planning, the current occupant, would vacate upon close of escrow, delivering the building fully available to a new owner.

*OR*

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## » Hybrid Owner-User/Investment Opportunity

Helix Environmental has expressed interest in leasing back approximately 70% of the building (±15,750 SF) at ±\$2.50/SF/month gross\* on a long-term basis of 7 or 10 years, providing an incoming owner-user with immediate, stabilized cash flow on the majority of the building while occupying the remaining ±6,750 SF for their own operations. This structure allows a new owner to acquire the asset at owner-user pricing while benefiting from a creditworthy, long-duration tenant from day one.

*OR*

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## » Medical Office or Specialty User Opportunity

The Property's private-office-intensive layout, elevator service, above-average parking ratio, and proximity to Grossmont Hospital and the broader East County medical corridor make this an outstanding candidate for a healthcare, medical office, or specialty professional services user. The Helix leaseback option provides income stability during any phased build-out or transition period, offering a uniquely low-risk entry point for a medical operator or healthcare-related organization looking to establish or expand an East County presence.

*\*Rate subject to negotiation*



**±22,500**  
Total SF



**±0.84**  
Total Acres



**71%**  
Occupancy



**3**  
Total Floors



**1990**  
Year Built



**±2.71/1,000**  
Parking Ratio

# INVESTMENT HIGHLIGHTS

## » Strategic Corner Location with Exceptional Visibility

Situated at the signalized corner of El Cajon Blvd and Comanche Drive in La Mesa, the Property commands prominent street presence along one of East County's primary commercial corridors. Direct access to I-8, SR-125, and SR-94, combined with nearby San Diego Trolley stops on both the Orange and Green Lines, provides outstanding regional connectivity for employees, clients, and patients alike.

## » Institutional-Quality Construction with Landmark Finishes

Originally purpose-built as the corporate headquarters for a prominent national financial services firm, this building was designed and executed with an uncommon level of permanence and precision. Jerusalem marble is featured throughout the interior and exterior in both raw and polished form, and the building's three-story architecture, secure perimeter, and professional landscaping deliver a presence that is simply not replicated in standard office product. This is a genuine pride-of-ownership asset.

## » Rare Owner-User Pricing: Multiple Acquisition Structures Available

The Property is being offered on an unpriced basis to accommodate the full range of qualified buyers and use scenarios. Whether a buyer intends to fully occupy, partially occupy alongside a long-term Helix leaseback, or pursue the asset for a specialized medical or professional services use, the offering is structured to deliver owner-user pricing across all paths, a meaningful value advantage relative to investment-grade alternatives.



# INVESTMENT HIGHLIGHTS

## » Long-Term Leaseback Provides Built-In Income and Flexibility

Helix Environmental Planning has expressed willingness to lease back approximately 70% of the building (±15,750 SF) at ±\$2.50/SF/month gross\* on a 7- or 10-year term, one of the more compelling leaseback structures available in this size range. For an owner-user or medical operator, this means acquiring a stabilized income stream on the majority of the building from day one, with the flexibility to phase into greater occupancy over time as needs evolve.

## » SBA Financing Eligible — Own for Less Than You'd Lease

Qualified owner-users may access SBA 504 financing with as little as 10% down, making monthly ownership costs highly competitive with, and in many scenarios below, comparable lease alternatives in the submarket. The combination of favorable financing terms, long-term Helix income, and the potential for meaningful appreciation over a 7-to-10-year hold creates a compelling own-vs.-lease outcome for virtually any qualified user.

## » Ideal Profile for Medical Office or Healthcare User

With private-office-intensive floor plates, elevator access, ±61 parking spaces (including 30 covered), and a location just 2.3 miles from Grossmont Hospital and within the broader East County medical employment corridor, the Property is exceptionally well-suited for a healthcare provider, medical office group, or specialty clinical user. The building's layout, finishes, and security infrastructure translate directly to medical and professional services requirements with minimal repositioning needed.

## » Proximity to Major East County Demand Drivers

The Property sits within close proximity to Grossmont Hospital, San Diego State University (2.9 miles), Grossmont Center, La Mesa Village, and a dense concentration of professional, medical, and government employment, supporting strong occupancy fundamentals and long-term value retention in one of San Diego County's most established suburban office submarkets.

*\*Rate subject to negotiation*



# ASSET OVERVIEW

**ADDRESS** 7578 El Cajon Blvd, La Mesa, CA 91942

**BUILDING SIZE** ±22,500 SF

**LAND AREA** 0.84 Acres (36,590 SF)

**NO. OF FLOORS** Three (3)

**ZONING** C-D-MU (General Commercial/Urban Design Overlay/Mixed Use Overlay)

**APN** 470-091-04

**OCCUPANCY** Owner-User **OR** 71% leased to existing tenant under a 7 to 10-year agreement

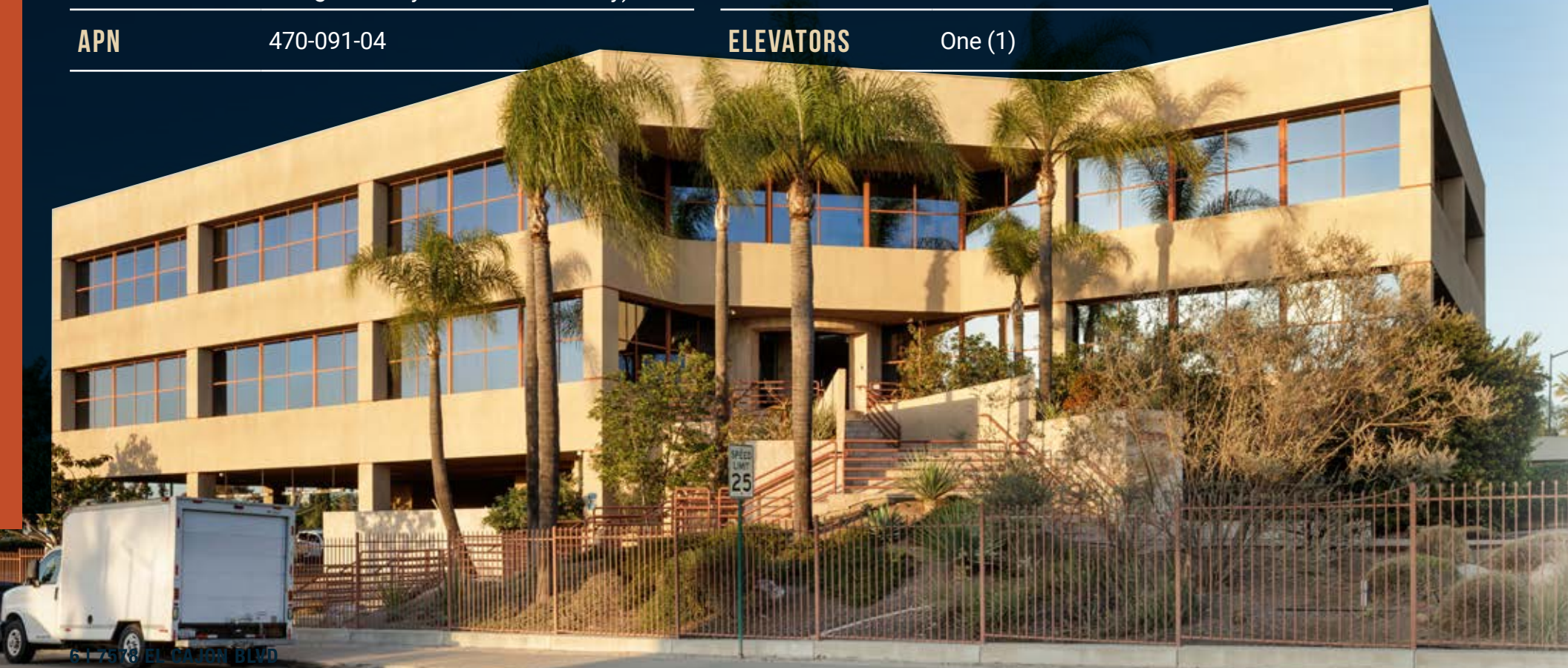
**YEAR BUILT** 1990

**PARKING** ±2.71/1,000 SF (61 spaces)

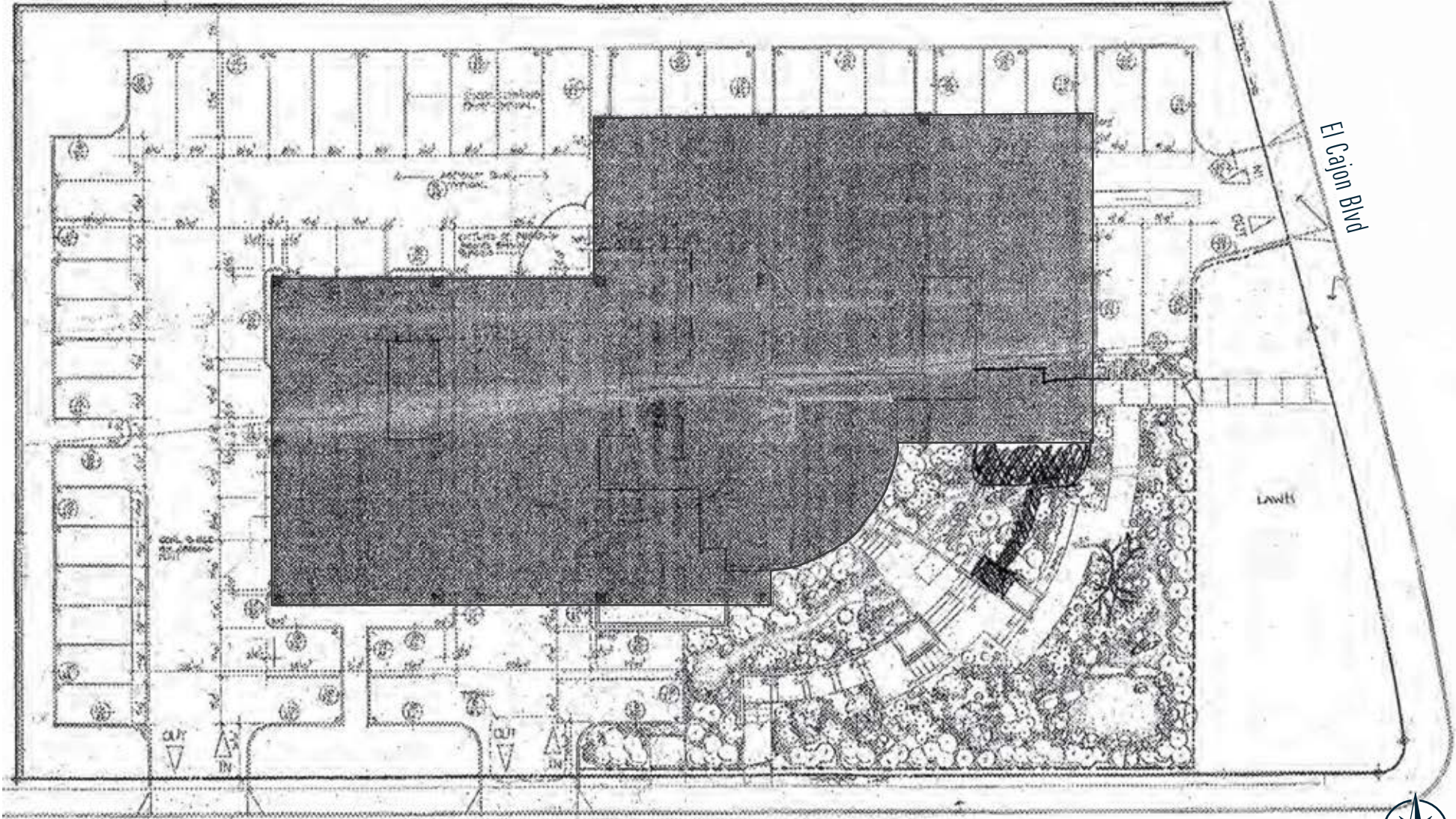
**SECURITY** Full video surveillance (indoor & outdoor)

**SUBMARKET** East County

**ELEVATORS** One (1)



# SITE PLAN



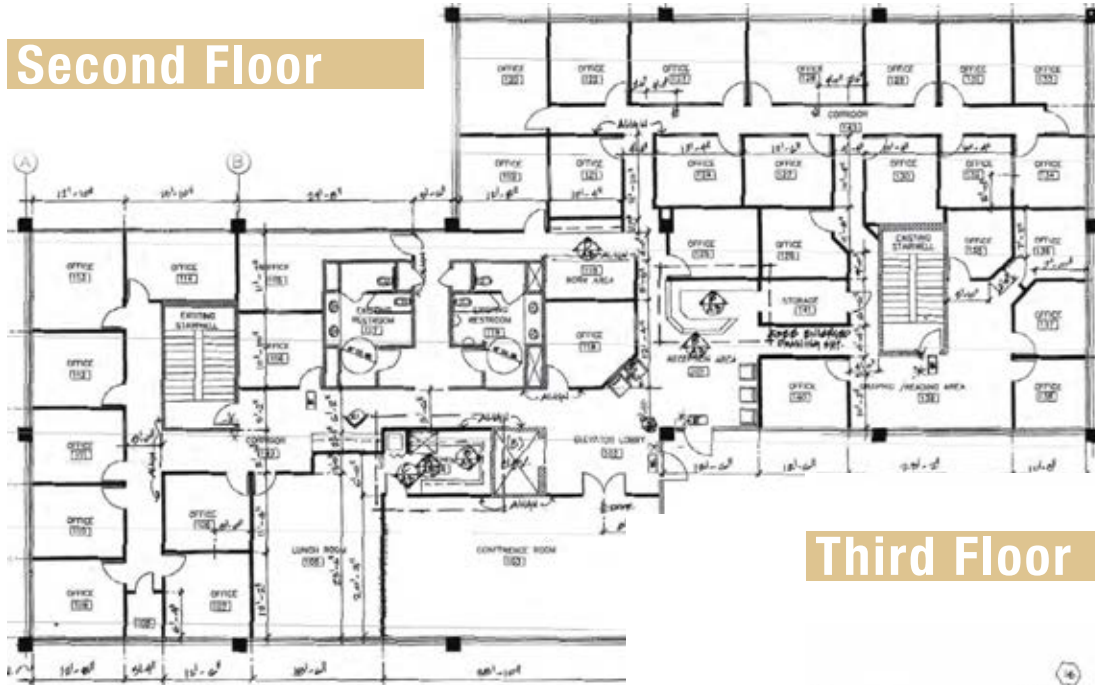
Comanche Drive

El Cajon Blvd



# FLOOR PLANS

## Second Floor



## Third Floor



# ASSET LOCATION

Location	Distance (miles)	Drive Time From Property
Santee	6 Miles	10 Minutes
Downtown San Diego	11 Miles	15 Minutes
Kearny Mesa	12 Miles	15 Minutes
Chula Vista	13 Miles	18 Minutes
Coronado	14 Miles	20 Minutes
Point Loma	15 Miles	22 Minutes
La Jolla	18 Miles	22 Minutes
Otay Mesa	20 Miles	25 Minutes
Poway	21 Miles	28 Minutes
Torrey Pines	22 Miles	28 Minutes
Del Mar	25 Miles	30 Minutes
Carlsbad	34 Miles	40 Minutes
Oceanside	42 Miles	50 Minutes




  
**OUTSTANDING**
  
 Regional Connectivity

# 7578 EL CAJON BLVD

LA MESA, CA 91942

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