



# SPERRY

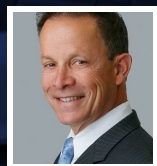
DISCOVERY COMMERCIAL

# 3340

3340 EL CAJON BOULEVARD  
SAN DIEGO, CA 92104

## CORVETTE SPECIALTY

Offering Memorandum



**Frank Powell**

**BROKER**

858.361.2488

frank.powell@sperrycga.com

CalDRE #01468779



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SECTION 1

# PROPERTY INFORMATION

# Property Summary



## PROPERTY DESCRIPTION

Family owned boutique dealership focused on special interest vehicles, buying from enthusiasts for enthusiasts. They are known as a destination style specialty dealer rather than a generic car lot. A specialty auto dealer, service oriented retail, showroom plus office configuration potential Visibility and signage on a major corridor. El Cajon Blvd has been studied as a corridor for revitalization and reinvestment, which supports the narrative that the location is part of an active commercial spine.

## OFFERING SUMMARY

Sale Price:	\$3,499,000
Lot Size:	0.44 Acres
Building Size:	18,759 SF

## PROPERTY HIGHLIGHTS

- Prime Special Purpose investment opportunity
- 18,759 SF building with potential for various uses
- Strategic location in San Diego, CA
- Built in 1974, offering solid construction
- Versatile layout for maximum flexibility
- High visibility on El Cajon Boulevard
- Ample parking for customers or visitors
- Opportunity for value-add repositioning
- Strong potential for long-term appreciation
- Attractive investment in a thriving market

# Property Description



## LOCATION DESCRIPTION

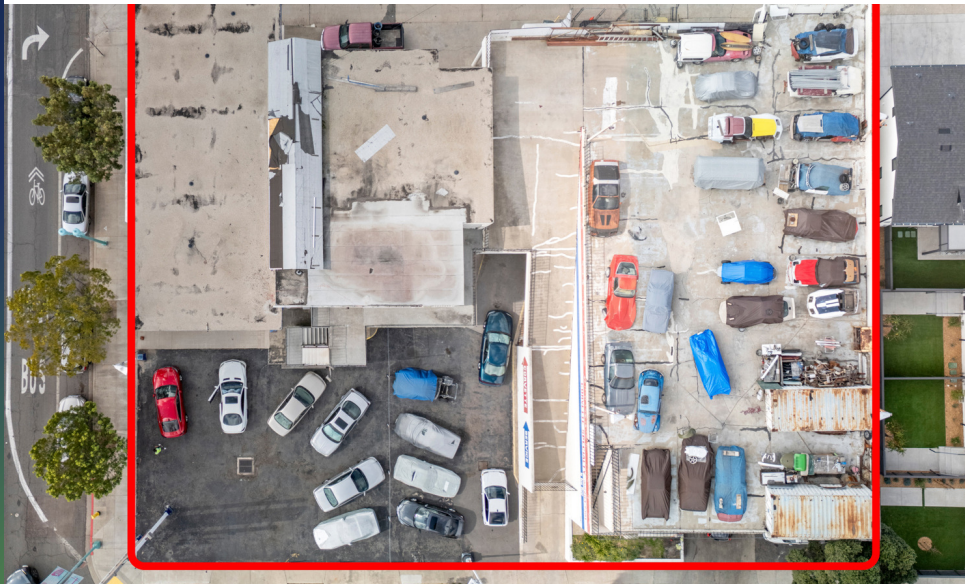
3340 El Cajon Blvd is a mid-city San Diego commercial site improved with an automotive oriented building currently operated as Corvette Specialty shop. The existing use aligns with the property's recorded land use classification for vehicle sales. The business is positioned as a boutique, enthusiast focused dealer selling hand selected specialty vehicles, with inventory sourced from private enthusiasts nationwide.

The property sits on El Cajon Boulevard, a major commercial spine through the Mid City area that has been the focus of ongoing corridor investment and business advocacy.

## SITE DESCRIPTION

BLK A LOTS 13 and 14, LOT 1, MAP 5309 and TR 001526

# Additional Photos



# Additional Photos



# Additional Photos



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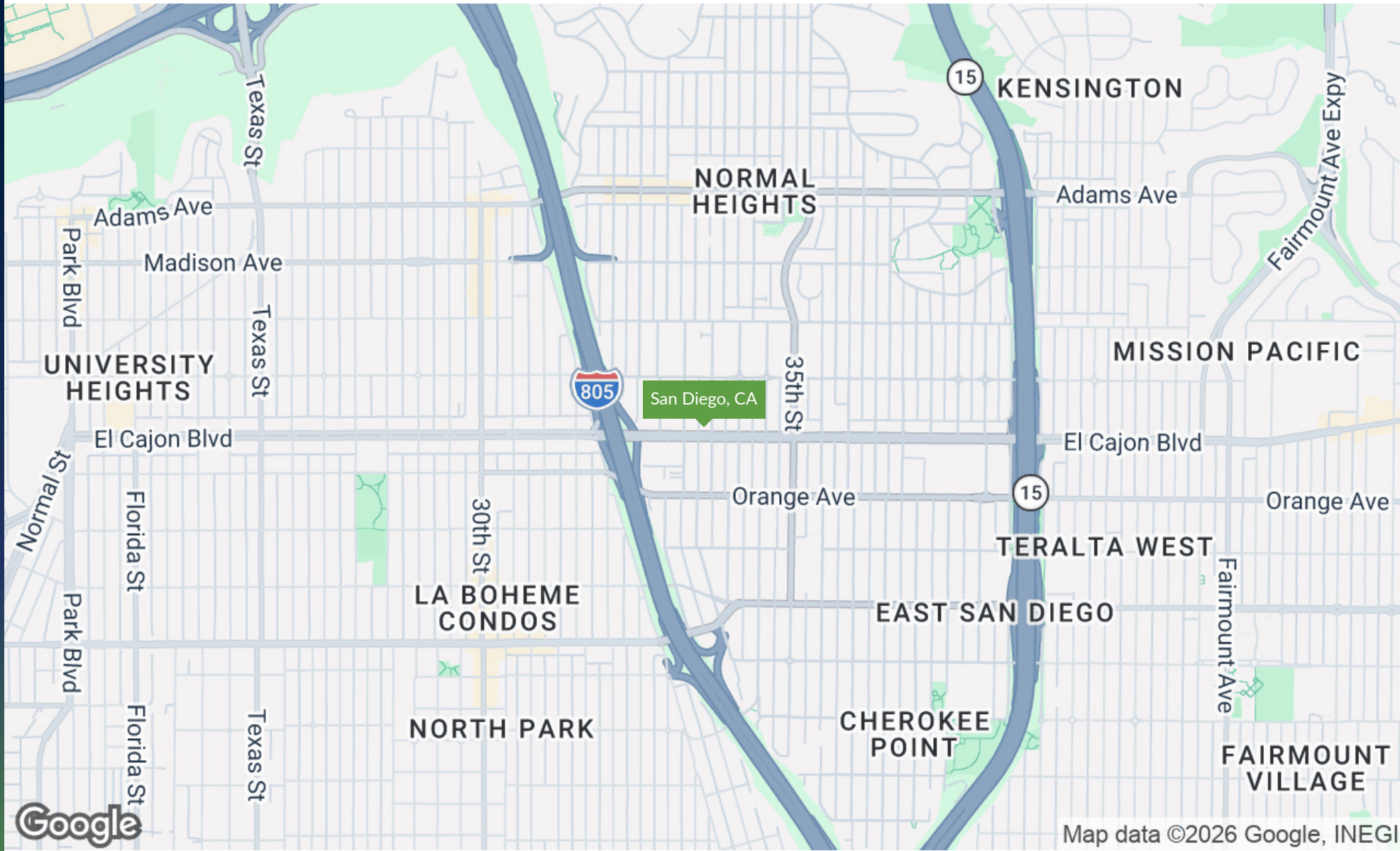
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SECTION 2

# LOCATION INFORMATION

# Regional Map

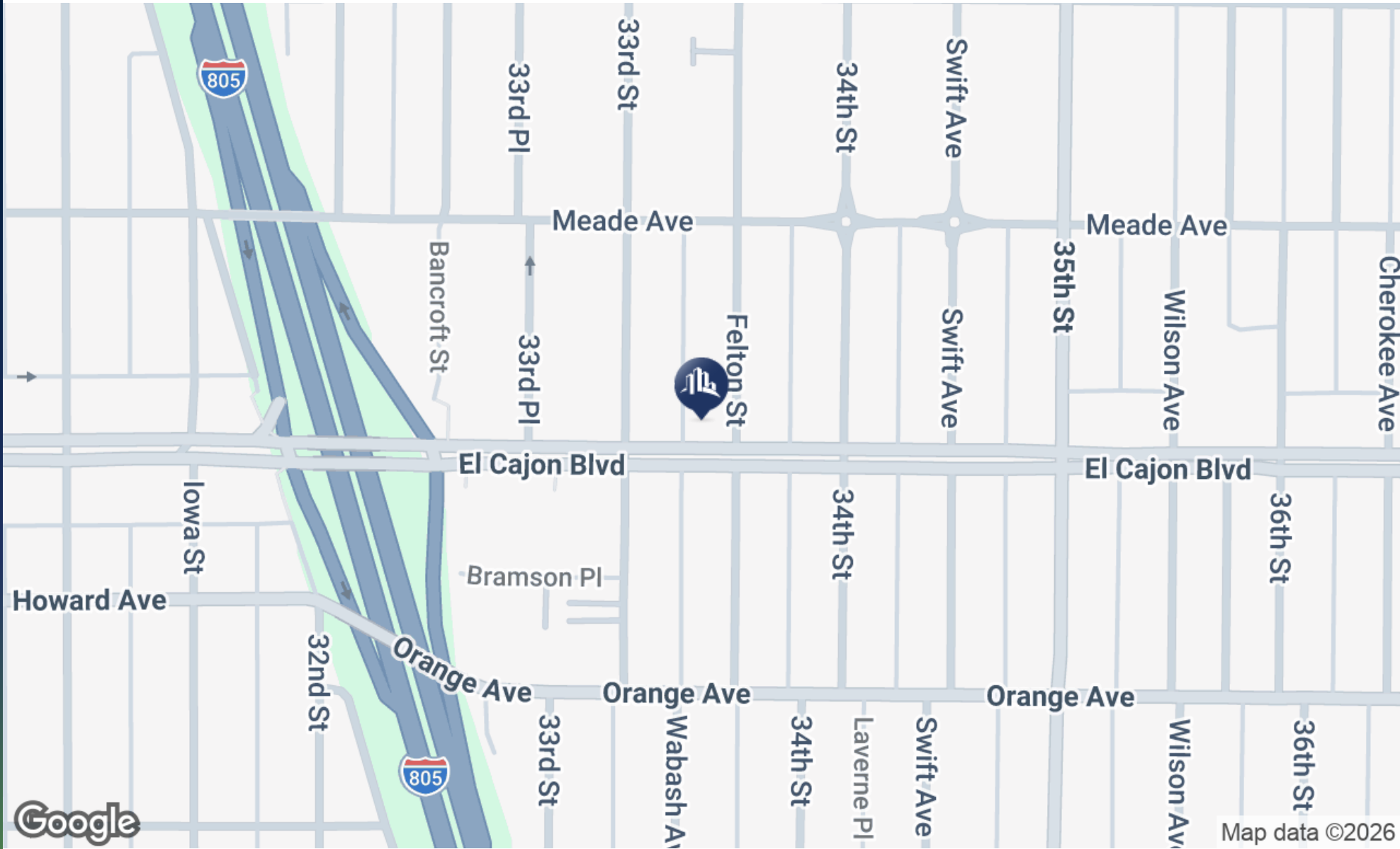


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# Location Map

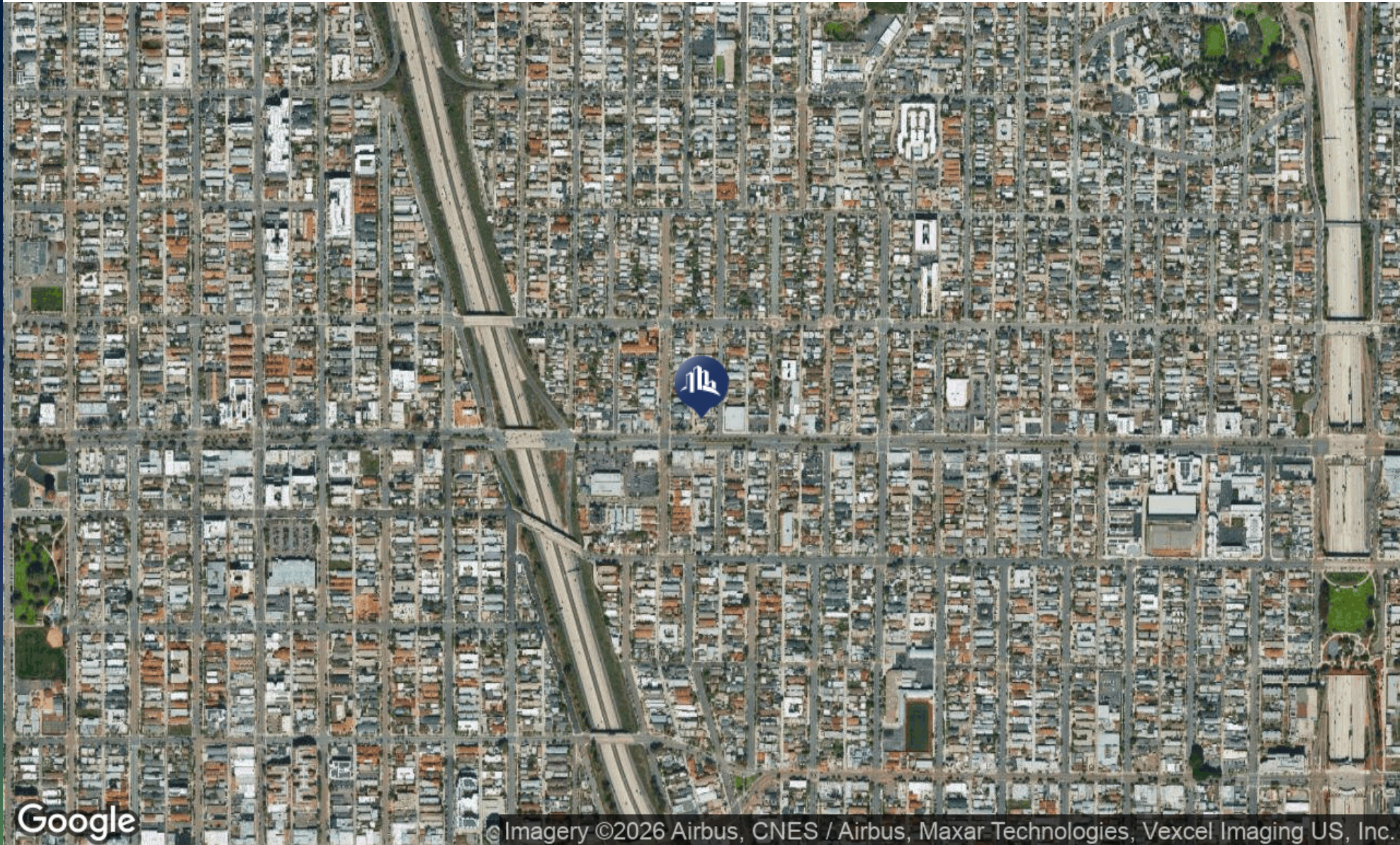


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# Aerial Map



Google

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SECTION 3

# TAX INFORMATION

# MLS Tax Info



## LOCATION

<b>Property Address</b>	3340 El Cajon Blvd San Diego, CA 92104-1419
<b>Subdivision</b>	Sterlingworth
<b>Carrier Route</b>	C022
<b>County</b>	San Diego County, CA
<b>Map Code</b>	1269F4

## GENERAL PARCEL INFORMATION

<b>APN/Tax ID</b>	447-551-31-00
<b>Alt. APN</b>	
<b>City</b>	San Diego
<b>Tax Area</b>	08241
<b>2020 Census Trct/Blk</b>	17/3
<b>Assessor Roll Year</b>	2025

## PROPERTY SUMMARY

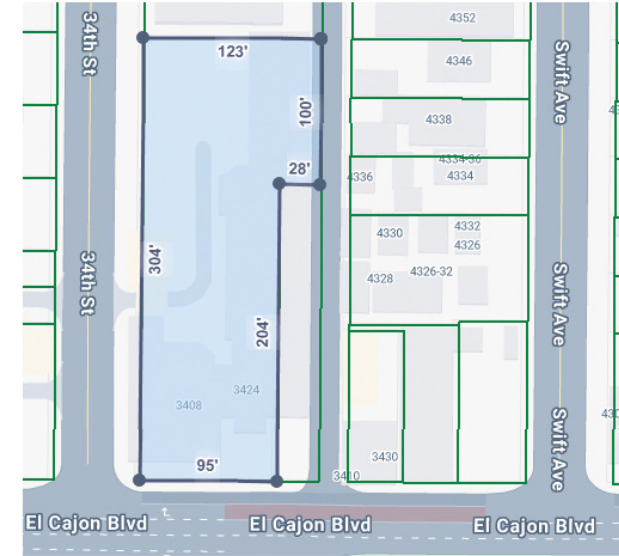
<b>Property Type</b>	Commercial
<b>Land Use</b>	Vehicle Rentals/Vehicle Sales
<b>Improvement Type</b>	Vehicle Rentals/Vehicle Sales
<b>Square Feet</b>	18759
<b># of Buildings</b>	1

## CURRENT OWNER

<b>Name</b>	Meyer David V Trust 08-19-11
<b>Mailing Address</b>	3340 El Cajon Blvd San Diego, CA 92104-1419
<b>Owner Occupied</b>	No
<b>Owner Right Vesting</b>	Trust

## SCHOOL ZONE INFORMATION

<b>Adams Elementary School</b>	0.5 mi
<b>Elementary: Pre K to 5</b>	Distance
<b>Wilson Middle School</b>	0.6 mi
<b>Middle: 6 to 8</b>	Distance
<b>Hoover High School</b>	1.3 mi
<b>High: 9 to 12</b>	Distance



## SALES HISTORY THROUGH 02/06/2026

Settlement Date	Date Recorded	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
8/19/2011	8/29/2011		Meyer David V & David V Meyer Trust	Meyer David V	Intrafamily Transfer & Dissolution		2011-0445219

## TAX ASSESSMENT

Tax Assessment	2025	Change (%)	2024	Change (%)	2023
<b>Assessed Land</b>	\$1,082,236.00	\$21,220.00 (2.0%)	\$1,061,016.00	\$20,804.00 (2.0%)	\$1,040,212.00

# MLS Tax Information



Property Report for 3340 EL CAJON BLVD. cont.

<b>Assessed Improvements</b>	\$946,951.00	\$18,567.00 (2.0%)	\$928,384.00	\$18,203.00 (2.0%)	\$910,181.00
<b>Total Assessment</b>	\$2,029,187.00	\$39,787.00 (2.0%)	\$1,989,400.00	\$39,007.00 (2.0%)	\$1,950,393.00
<b>Exempt Reason</b>					
<b>% Improved</b>	47%				

## TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2025			\$27,254.72
2024			\$26,209.08
2023			\$25,618.76
2022			\$24,982.24
2021			\$24,827.18
2020			\$22,446.08
2019			\$21,435.46
2018			\$18,167.50
2017			\$14,003.18
2016			\$14,048.92
2015			\$14,011.84
2014			\$21,173.62

# MLS Tax Information



## MORTGAGE HISTORY

No mortgages were found for this parcel.

## FORECLOSURE HISTORY

No foreclosures were found for this parcel.

## PROPERTY CHARACTERISTICS: BUILDING

### Building # 1

Type	Vehicle Rentals/Vehicle Sales	Condition	Units	1
Effective Year Built	1974	Stories		
BRs		Baths	F H	Rooms
Total Sq. Ft.	18,759			
Building Square Feet (Living Space)		Building Square Feet (Other)		

### - CONSTRUCTION

Quality	Roof Framing
Shape	Roof Cover Deck
Partitions	Cabinet Millwork
Common Wall	Floor Finish
Foundation	Interior Finish
Floor System	Air Conditioning
Exterior Wall	Heat Type
Structural Framing	Bathroom Tile
Fireplace	Plumbing Fixtures

### - OTHER

# MLS Tax Information



No extra features were found for this parcel.

## PROPERTY CHARACTERISTICS: LOT

<b>Land Use</b>	Vehicle Rentals/Vehicle Sales	<b>Lot Dimensions</b>	
<b>Block/Lot</b>	A/1,13-14	<b>Lot Square Feet</b>	19,234
<b>Latitude/Longitude</b>	32.755649°/-117.121419°	<b>Acreage</b>	0.44

## PROPERTY CHARACTERISTICS: UTILITIES/AREA

<b>Gas Source</b>		<b>Road Type</b>	
<b>Electric Source</b>		<b>Topography</b>	
<b>Water Source</b>		<b>District Trend</b>	
<b>Sewer Source</b>		<b>School District</b>	Unfd San Diego
<b>Zoning Code</b>	Commercial		
<b>Owner Type</b>			

## LEGAL DESCRIPTION

<b>Subdivision</b>	Sterlingworth	<b>Plat Book/Page</b>	
<b>Block/Lot</b>	A/1,13-14	<b>Tax Area</b>	08241
<b>Tract Number</b>	001526		
<b>Description</b>	Tr 1526 Blk A Lots 13&14 Lot 1 Map 5309&		

## FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	060295-06073C1638H	05/16/2012

## LISTING ARCHIVE

No Listings found for this parcel.



SECTION 4

# DEMOGRAPHICS

# Demographics Map & Report

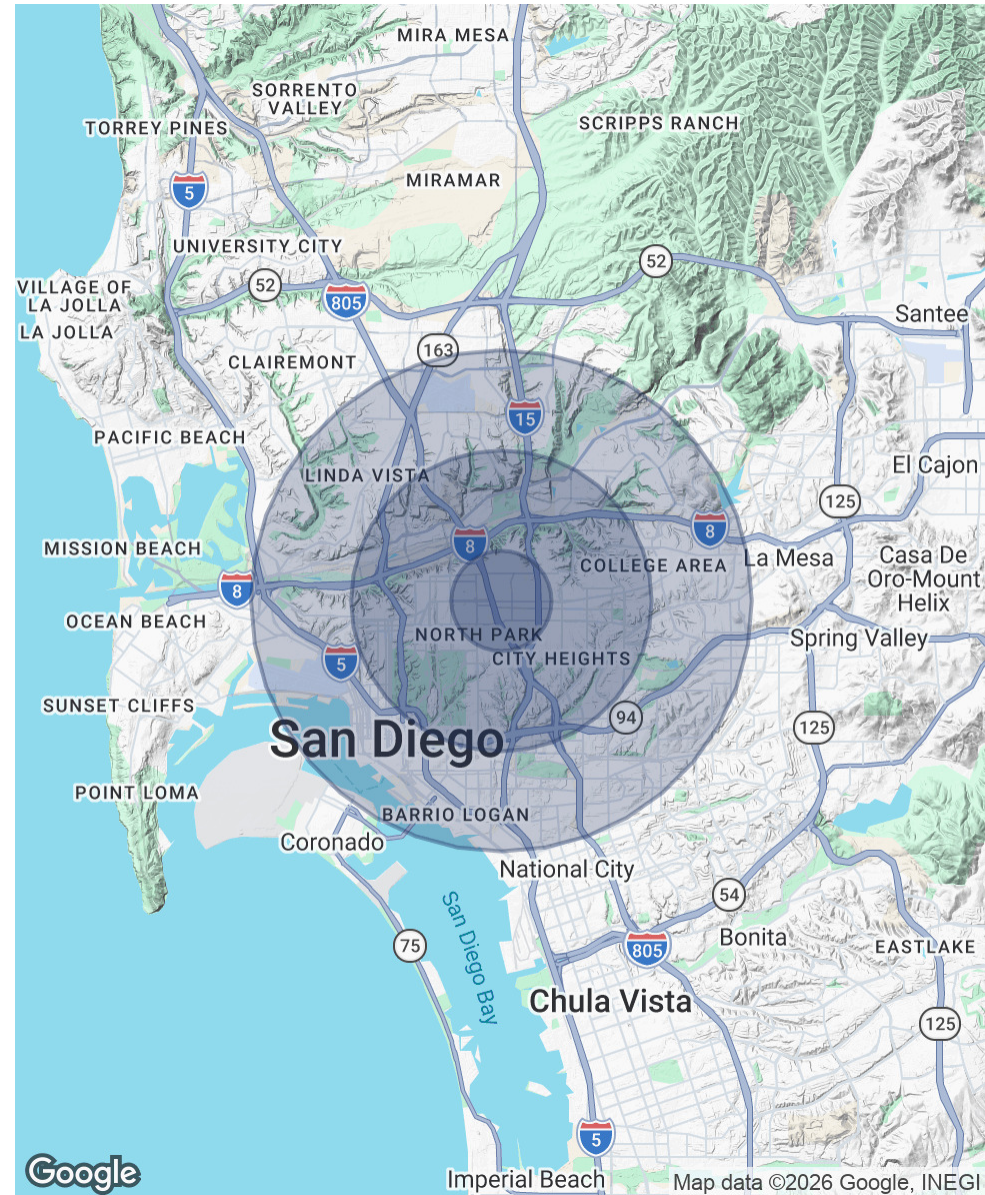


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	48,690	251,769	626,440
Average Age	38	39	39
Average Age (Male)	38	38	38
Average Age (Female)	38	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	23,680	111,279	247,655
# of Persons per HH	2.1	2.3	2.5
Average HH Income	\$100,059	\$107,063	\$106,393
Average House Value	\$818,308	\$860,931	\$820,773

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	39.0%	35.6%	38.2%

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	22,637	111,499	264,130
% White	46.5%	44.3%	42.2%
Total Population - Black	3,500	21,405	55,268
% Black	7.2%	8.5%	8.8%
Total Population - Asian	3,931	30,805	75,798
% Asian	8.1%	12.2%	12.1%
Total Population - Hawaiian	142	935	2,900
% Hawaiian	0.3%	0.4%	0.5%
Total Population - American Indian	739	3,070	8,012
% American Indian	1.5%	1.2%	1.3%
Total Population - Other	10,063	45,750	124,160
% Other	20.7%	18.2%	19.8%





SECTION 5

# ADVISOR BIOS

# Frank Powell Bio



FRANK POWELL

Broker

frank.powell@sperrycga.com

Direct: 858.361.2488

CalDRE #01468779

## PROFESSIONAL BACKGROUND

Frank Powell is Co-Broker of SPERRY – Discovery Commercial, operating under Discovery Property Group, Inc., an independent San Diego brokerage established in 2008. With more than 20 years of real estate experience, he specializes in both residential and commercial acquisitions, dispositions, advisory, and investment sales throughout San Diego County.

Mr. Powell has held numerous leadership roles within organized real estate, including Director for the National Association of REALTORS®, Regional Chair for the California Association of REALTORS®, Past President of the San Diego Association of REALTORS® (2023), and President of the San Diego Multiple Listing Service (2024 and 2025). These positions reflect his commitment to market integrity, risk management, and professional standards.

Prior to his career shift, Mr. Powell A former Harbor Patrol Sergeant with the San Diego Fire-Life safety Department and California sworn peace officer (1984-1998), Mr. Powell brings a disciplined, detail-oriented approach to complex negotiations and transaction management. His fiduciary mindset, regulatory knowledge, and direct communication style provide clients with clear guidance and strategic execution from listing through closing.

Discovery Commercial  
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