

**1588** North  
El Cajon, CA Marshall  
Ave.



**TOLLER CORNELL**  
COMMERCIAL REAL ESTATE

**86,578 SQFT on 4.26 ACRES  
INDUSTRIAL DISTRIBUTION /  
MANUFACTURING FACILITY FOR SALE**



**1588** North  
Marshall  
Ave.  
El Cajon, CA

## El Cajon, CA

El Cajon, California is a vibrant city located in San Diego County, approximately 17 miles east of downtown San Diego. Its bordered by San Diego and La Mesa to the west, Spring Valley to the south, Santee to the north, and unincorporated San Diego County to the east. The city's economy is diverse, with key sectors including light manufacturing, retail, healthcare, education, and technology. Major employers encompass Sharp Grossmont Hospital, Taylor Guitars, Parkway Plaza mall, Cuyamaca College, and the El Cajon School District. Historically, aerospace was a significant industry in El Cajon, but the focus has shifted to diversified commercial businesses.

Population : 100,935 (2025)

Median Household Income: \$67,773 (2023)

Households: 33,986 (2019-2023)

Businesses: 15,705 (dun&bradstreet)



The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.



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## Property Features

86,578 SqFt freestanding industrial & manufacturing building with secure fenced yard

OFFICE AREA 11%

HEAVY POWER one 3000 amp 277/480 volt service & one 1,200 amp 277/480 volt service

CLEAR HEIGHT 20' - 24'

PARKING AREA all concrete parking area on north and south side of building

NATURAL GAS servicing property

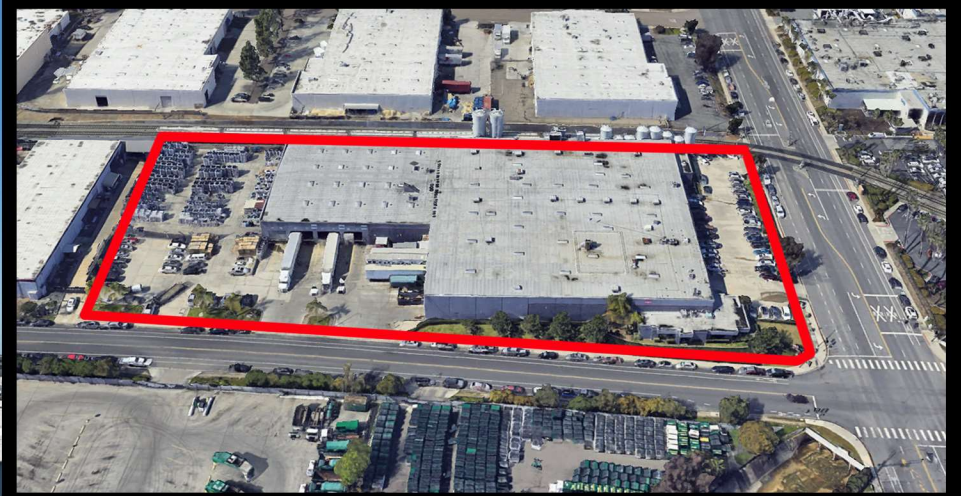
FIRE SUPPRESSION .54 GPM / 2,500 SF fire sprinklers

FENCED YARD located at the south end of the building

RAIL SPUR only active rail spur in El Cajon

LOCATION corner location at North Marshall Ave. and Bradley Ave. Close proximity to HWY 67 and the HWY 52 on / off ramps at Cuyamaca Ave.

Purchase Price \$23,000,000



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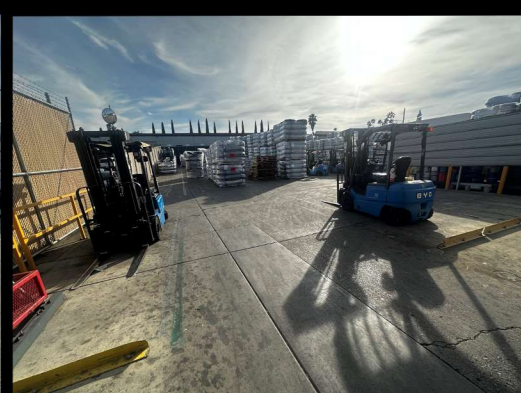


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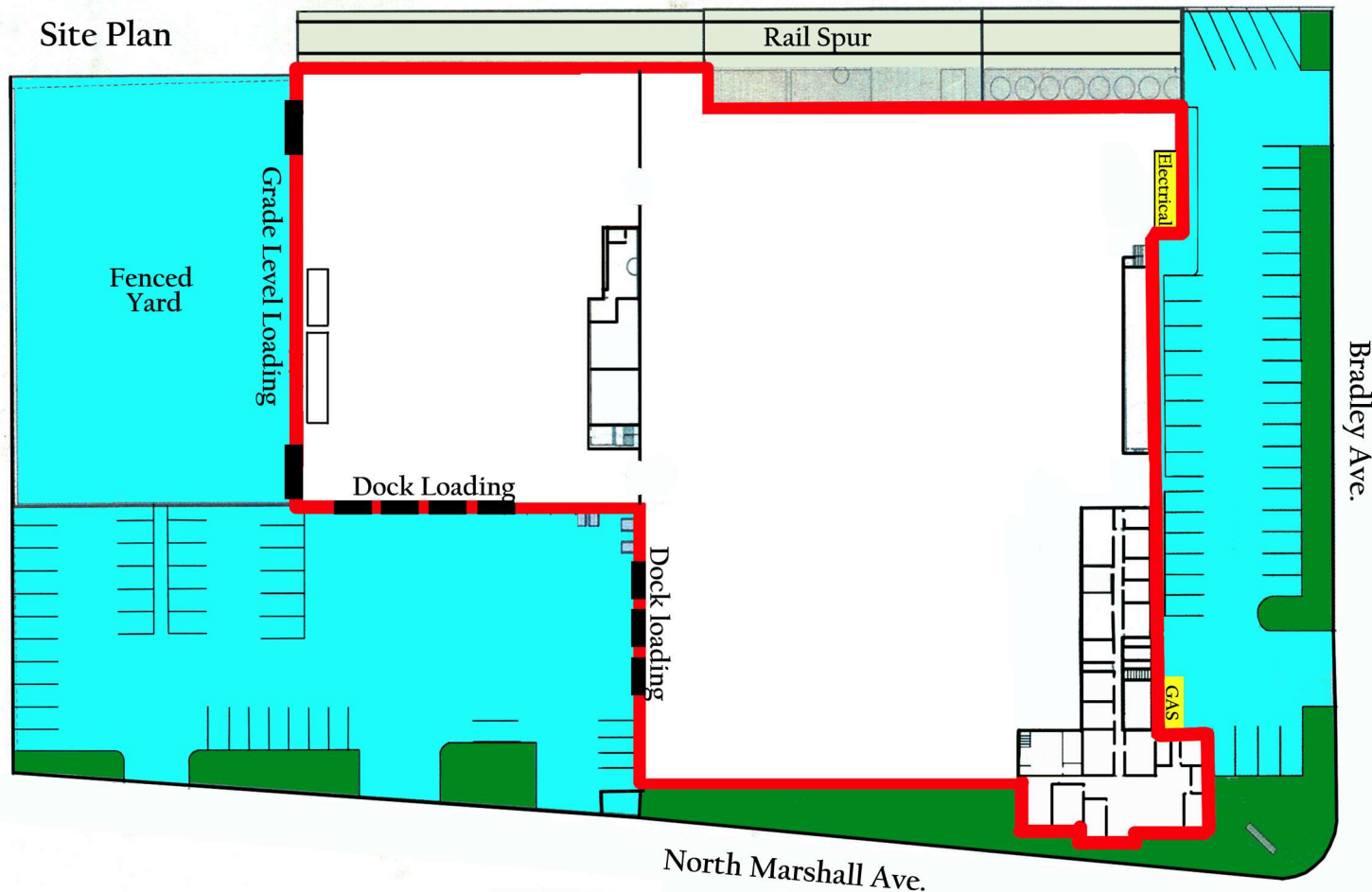
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Site Plan



\*Not to Scale

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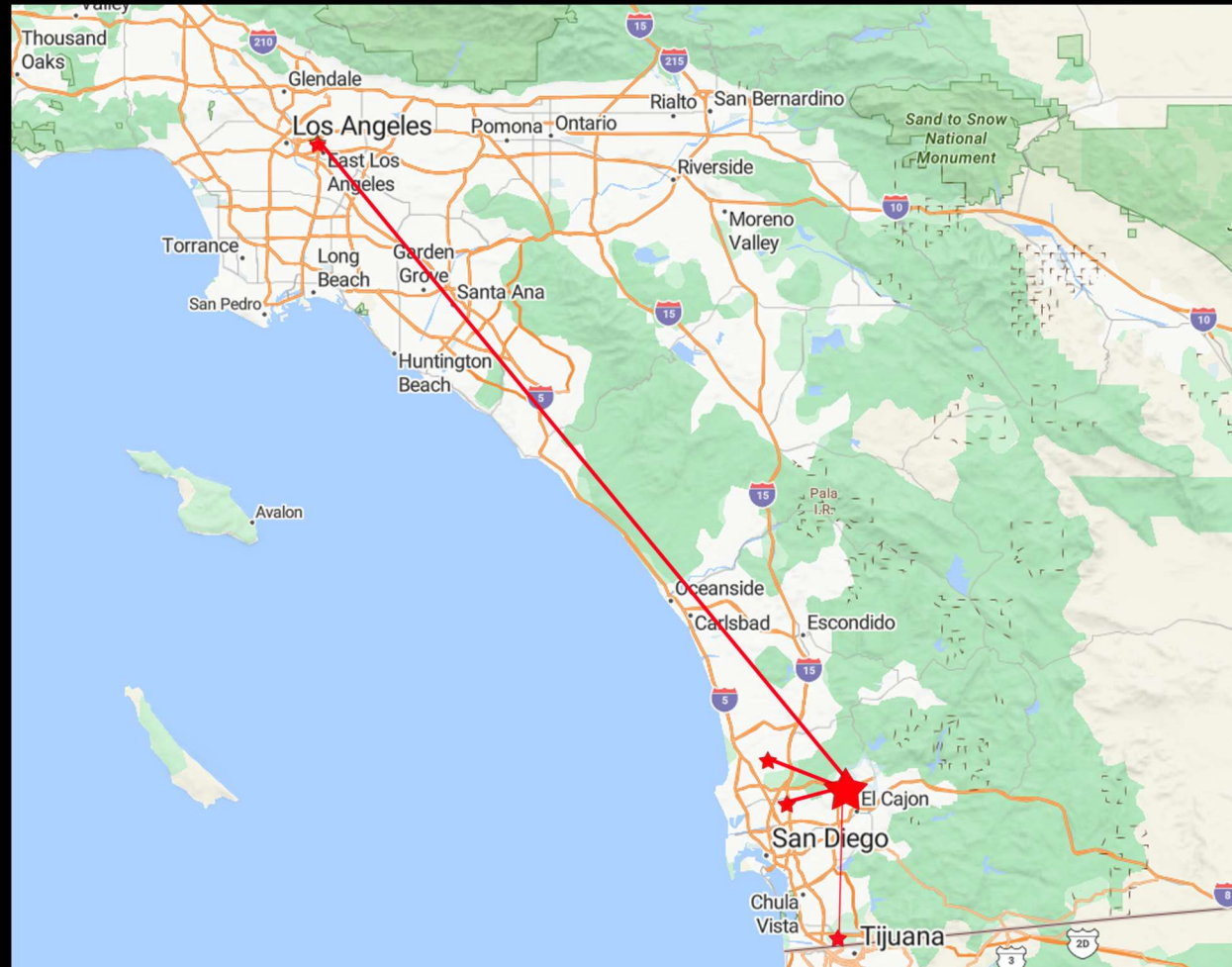
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El Cajon is the heart of East County's commercial and industrial community with direct access to highway 67 and a short drive to highway 8, 125 and 52 which quickly leads to interstate 15, 805 and 5. El Cajon offers direct passage to multiple freeways providing access to all parts of the county and south to the international border.



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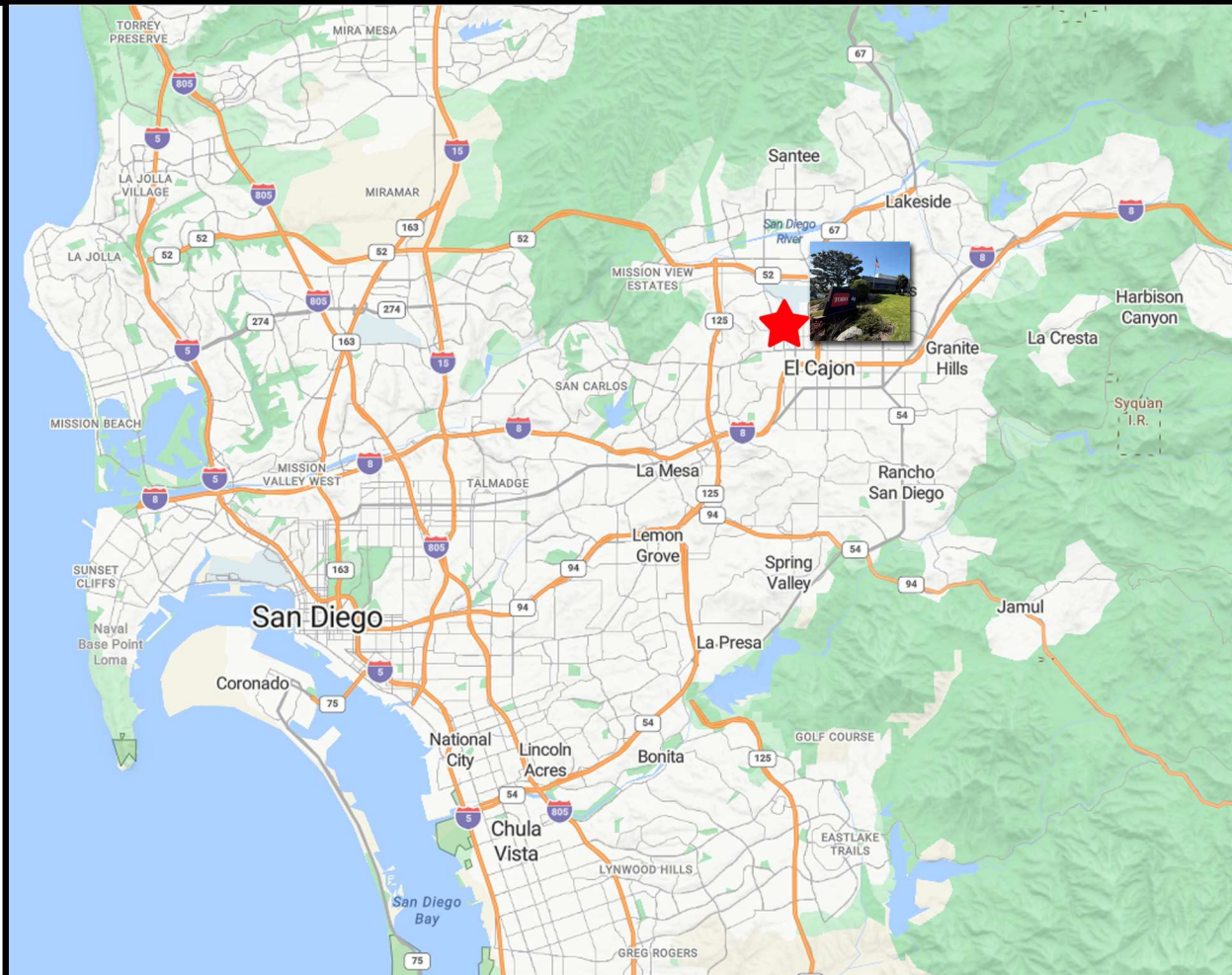


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