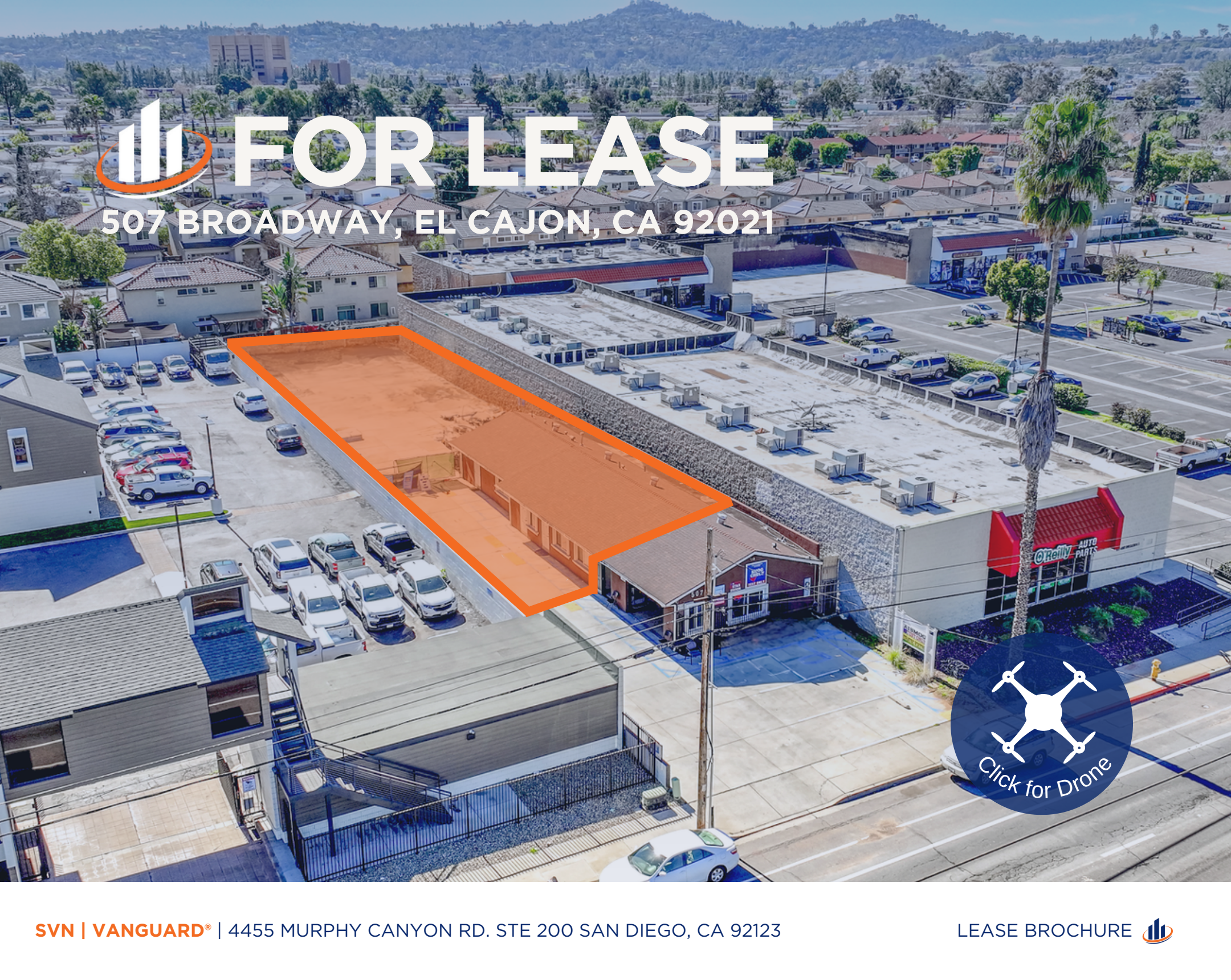




FOR LEASE

507 BROADWAY, EL CAJON, CA 92021



DISCLAIMER



507 Broadway
El Cajon, CA 92021

Disclaimer Statement:

The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax, zoning, property condition, and other factors which should be evaluated by your tax, financial, legal, and other advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

No representation or recommendation is made by SVN | Vanguard as to the legal sufficiency or tax consequences of this document or the transaction to which it relates. These are questions for your attorney and/ or other advisors. In any real estate transaction, it is recommended that you consult with a professional such as an attorney, accountant, civil engineer, property inspector or other person, with experience in evaluating the transaction, and the legal documents prepared in connection therewith.

PROPERTY INFORMATION



PROPERTY HIGHLIGHTS

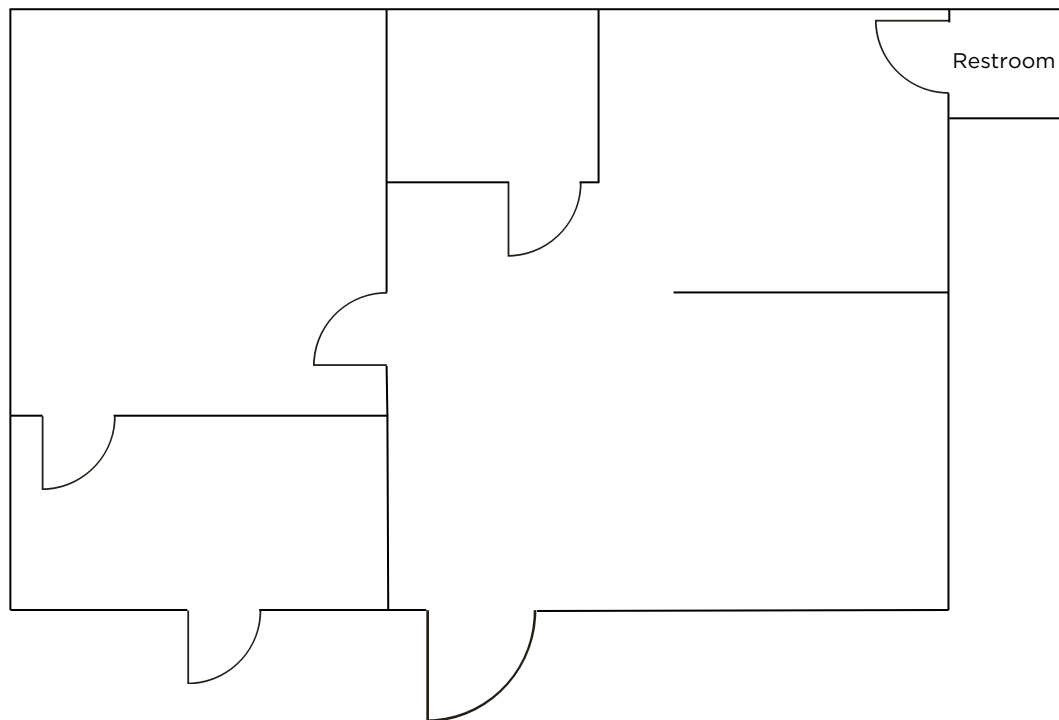
- Secured Contractor Yard
- \$2.75/sf/month + utilities
- ±6,600 SF Fenced Lot
- Suite B | ±930 SF Office
- Suite C | ±720 SF Office, Warehouse
- Great Street Visibility
- Along Busy Broadway Ave



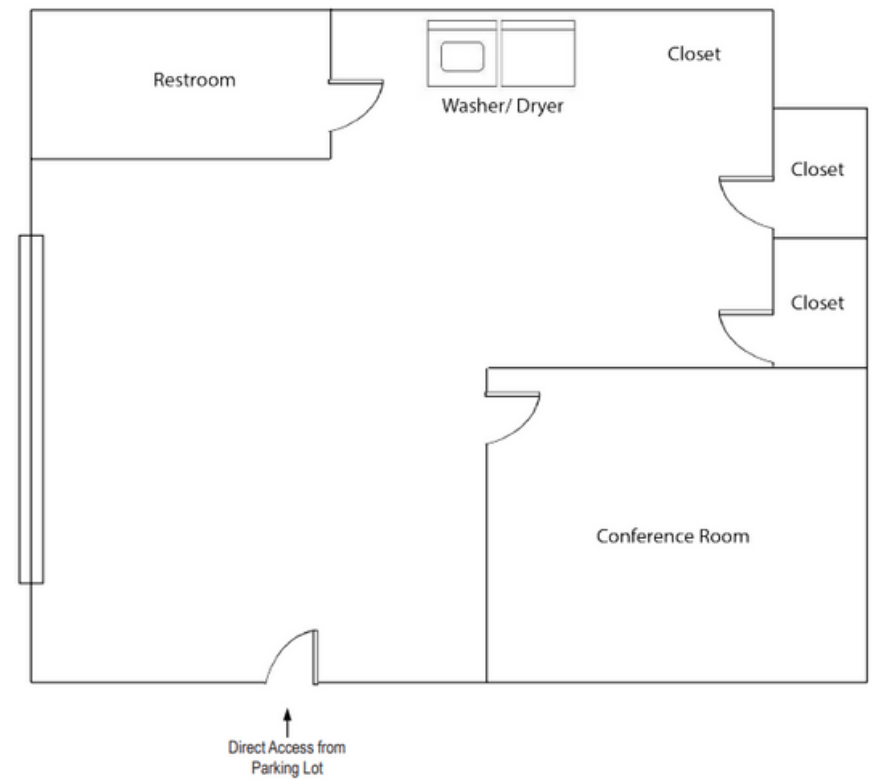
FLOOR PLAN



**Not drawn to scale*

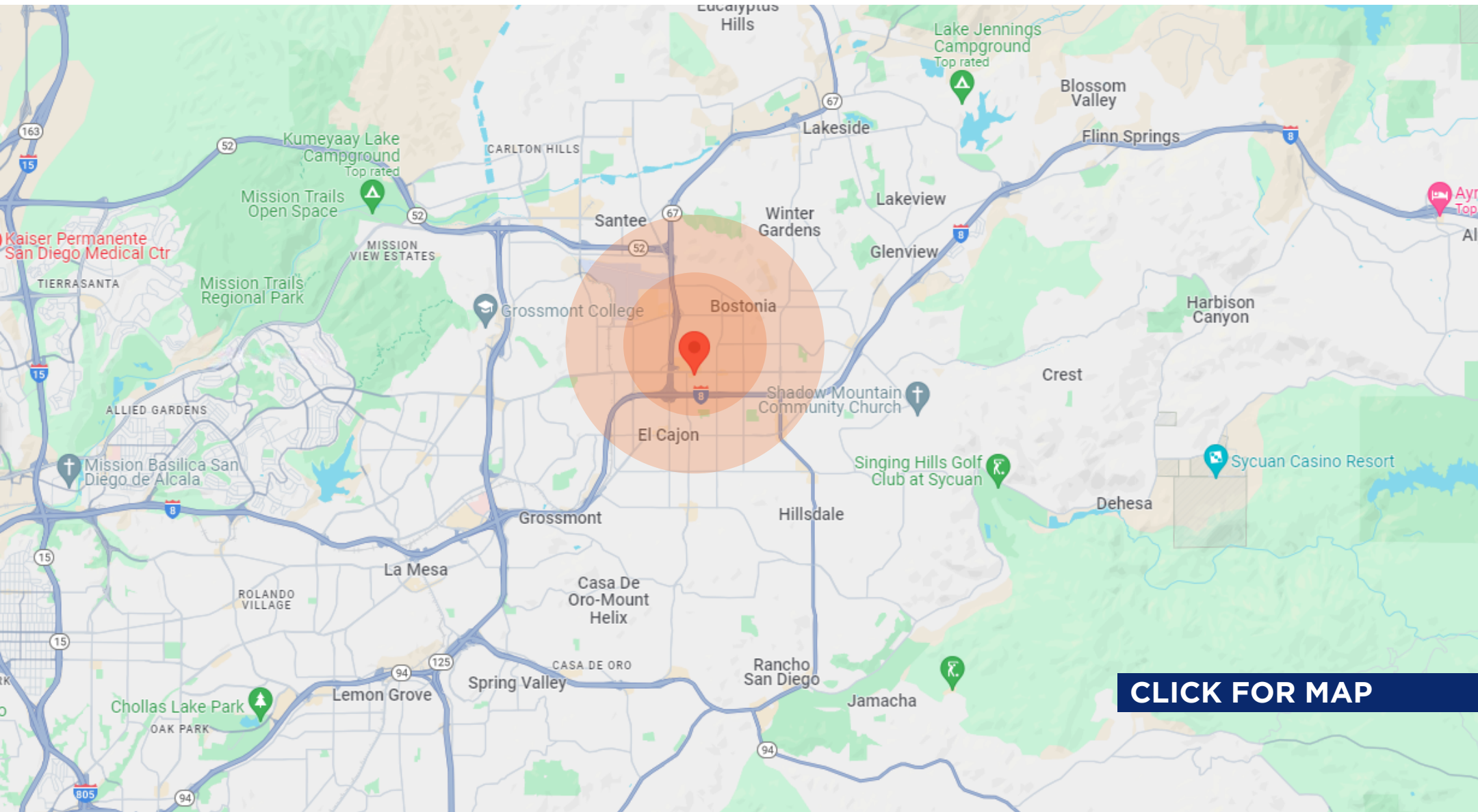


Suite B
930 SF



Suite c
720 SF

MAP



EXTERIOR PHOTOS



INTERIOR PHOTOS





FOR LEASE

507 BROADWAY, EL CAJON, CA 92021

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