



RARE OWNER/USER OPPORTUNITY WITH IN-PLACE INCOME
FOR SALE - \$1,600,000

275 WEST MADISON AVENUE, EL CAJON, CA 92020

MAX STONE, CCIM
Lic #01944151 · 858.458.3348
mstone@voitco.com

Voit
REAL ESTATE SERVICES

A

Suite

B

C



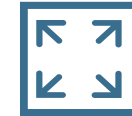
The Opportunity:

275 West Madison presents a unique opportunity for an owner/user to co-operate with an existing dental use. The property, totaling approximately 5,029 SF is comprised of three suites.

An owner/user can occupy Suite A and/or Suite C at the property - both suites are non-contiguous. Steady income can be expected from Zak Dental who purchased the practice in 2026 with just under 5 years of remaining term. Suite C is currently occupied on a month to month basis by Heart of Gold which has strong interest in renewing their Lease. Heart of Gold has been in the property since 2023.



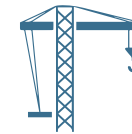
±5,029 Square Feet
BUILDING SIZE



±0.43 Acres
LAND SIZE



Two (2)
OF STORIES



1969/1971
YEAR BUILT/RENOVATED



OP, El Cajon
ZONING

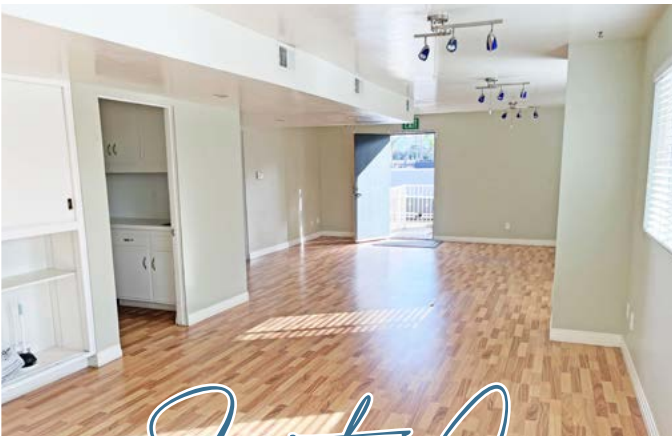


Multi-Tenant
TENANCY



3.8/1,000 SF
PARKING RATIO





OWNER/USER SCENARIO 1 - 1,000 SF OCCUPANCY

PURCHASE PRICE	\$1,600,000.00	
DOWN PAYMENT	\$560,000.00	
LOAN AMOUNT	\$1,040,000.00	65%
INTEREST RATE	6.50%	
AMORTIZATION	30	
PAYMENT	(\$79,640.54)	
LESS INCOME	\$47,342.72	
EFFECTIVE COST TO OCC.	(\$32,297.82)	
PER MO	(\$2,691.48)	
PER SF (1,000 SF)	(\$32.30)	

EXPENSES

PROPERTY TAX	\$18,737.28
PROPERTY INSURANCE	\$12,000.00
LANDSCAPING	\$2,400.00
MANAGEMENT FEES (5%)	\$4,620.00
PEST CONTROL	\$250.00
REPAIRS & MAINTENANCE	\$2,000.00
HVAC	\$1,000.00
POWER WASHING	\$250.00
SDGE	\$600.00
TRASH	\$2,000.00
WATER	\$1,200.00
TOTAL EXPENSES	\$45,057.28

OWNER/USER SCENARIO 2 - 2,600 SF OCCUPANCY

PURCHASE PRICE	\$1,600,000.00	
DOWN PAYMENT	\$160,000.00	
LOAN AMOUNT	\$1,440,000.00	90%
INTEREST RATE	6.50%	
AMORTIZATION	25	
PAYMENT	(\$118,053.33)	
LESS INCOME	\$14,942.72	
EFFECTIVE COST TO OCC.	(\$103,110.61)	
PER MO	(\$8,592.55)	
PER SF (2,600 SF)	(\$39.66)	





SUITE	TENANT	SF	LEASE START LEASE END	CURRENT BASE RENT (MON.) ANNUALIZED RENT	RENT/SF/YR SECURITY DEPOSIT	GUARANTOR USE	LEASE TYPE NOTES/ESCALATIONS
Suite A	Vacant	1,000	- -	- -	-	General office use	
Suite B	I Zak DDS Prof Dental Corp	2,429	1/23/2026 1/31/2031	\$5,000.00 \$60,000.00	\$24.70 \$5,000.00	Ilya Zak, DDS Dental office and administrative use	Gross 3% annual increases
Suite C (2nd Story Walk-Up)	Heart of Gold Support Services, LLC	1,600	6/9/2023 MTM	\$2,700.00 \$32,400.00	\$20.25 \$1,854.00	Chukwuemeka J Ofoha General office use	Gross Tenant interested in renewal at current rate

TRAFFIC COUNTS

STREET	CROSS STREET	CARS/DAY
West Madison Avenue	Montrose Court	9,992
North Magnolia Avenue	West Madison Avenue	22,504
Chambers Street	Gardner Street	4,356
Noe Magnolia Avenue	Magnolia Avenue	27,147
Interstate 8	Highway 67	32,657
Interstate 8	Magnolia Avenue	120,310
West Madison Avenue	North Johnson Avenue	11,425



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
	2025 Population	98,247	351,866
	2030 Population Projection	98,302	351,496
	Median Age	37.1	39.7
	Bachelor's Degree or Higher	20%	29%
	2025 Households	32,934	125,290
	2030 Household Projection	32,896	124,996
	Owner Occupied Households	11,748	67,984
	Renter Occupied Households	21,148	57,011
	Avg Household Income	\$93,134	\$121,336
	Median Household Income	\$68,701	\$94,713
	Median Home Value	\$666,261	\$746,365
	Median Year Built	1973	1974

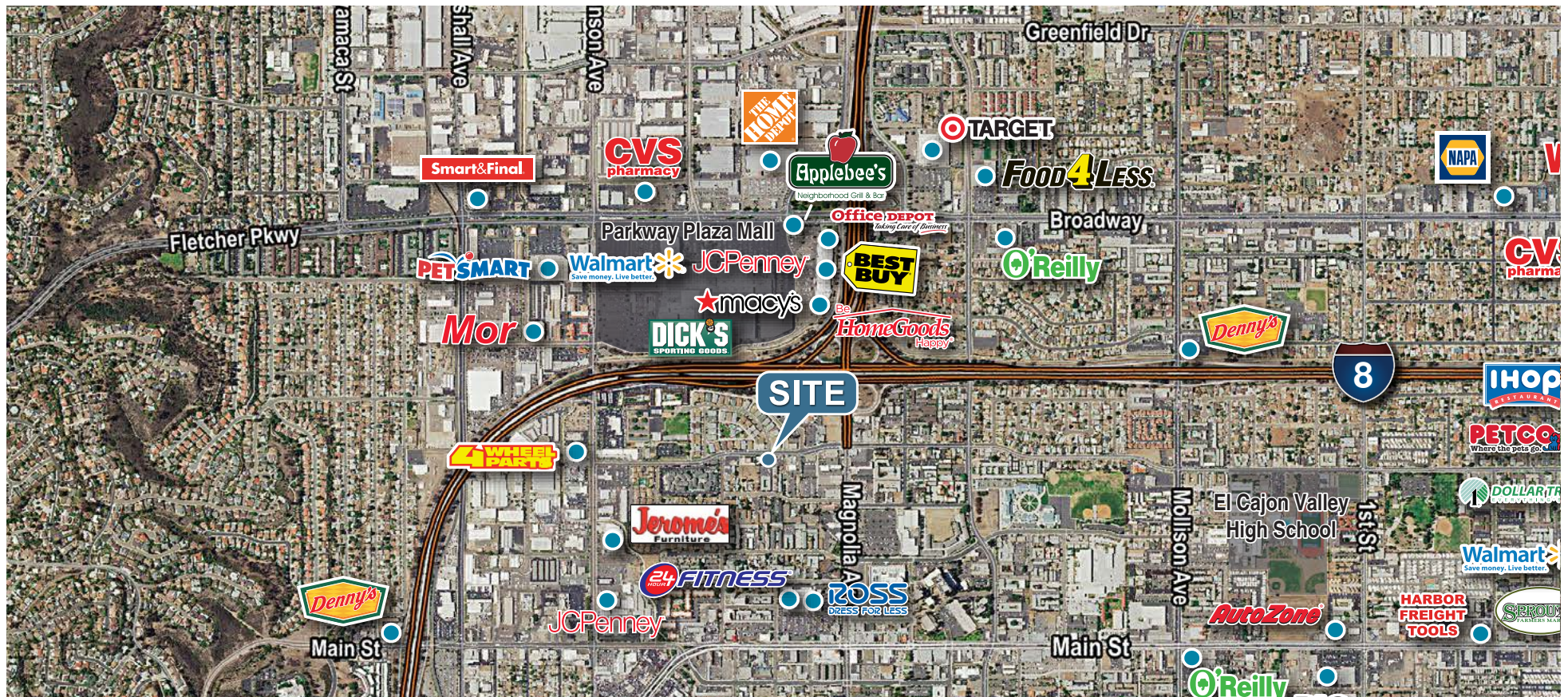
EL CAJON OVERVIEW

El Cajon, located just 17 miles east of Downtown San Diego, blends suburban comfort with easy access to city amenities. Known as “The Valley,” El Cajon covers roughly 14 square miles.

El Cajon's affordable real estate is a major draw. According to 2024 data, the median home price hovers around \$630,000, well below neighborhoods averaging \$850,000. This makes homeownership attainable for many looking to enter the market without sacrificing quality of life.

The neighborhood features a mix of charming historic districts and newer developments. Tree-lined streets and well-maintained parks create a warm atmosphere. For outdoor lovers, Prescott Promenade Park offers over 20 acres of open space, featuring dog parks, sports courts, and walking trails.

Residents enjoy the city's rich cultural diversity, reflected in restaurants, shops, festivals, and community events. El Cajon maintains a small-town vibe with easy access to urban conveniences.





FOR MORE INFORMATION,
PLEASE CONTACT:

MAX STONE, CCIM
Lic #01944151 · 858.458.3348
mstone@voitco.com



9530 TOWNE CENTRE DRIVE, SUITE 100, SAN DIEGO, CA 92121 | 858.453.0505 T | 858.408.3976 F | LIC #01991785 | WWW.VOITCO.COM

Licensed as a Real Estate Salesperson by the DRE. 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. ©2026 Voit Real Estate Services, Inc. All Rights Reserved.