

FOR SALE

ASKING PRICE
$275,000

▶ VIDEO TOUR
SCAN TO WATCH

OWNER-USER OPPORTUNITY

1277 N. Cuyamaca St

Suite E · El Cajon, CA 92020

SIZE
±610 SF

PROJECT
Cuyamaca Commerce Center

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1277 N. CUYAMACA ST · SUITE E

Property Features

OWNER-USER OPPORTUNITY
Own your office space instead of paying rent

- APN 482-140-58-04
- C-M zoning allows a wide range of uses
- Minutes to Hwy 67, 52 & 125 and Interstate 8
- ±14,100–16,600 vehicles/day on N. Cuyamaca St
- Reserved parking & gated parking in rear of building
- Landscaped courtyard entry on N. Cuyamaca St
- Association fees include trash, exterior maintenance & water, exterior & common area reserves

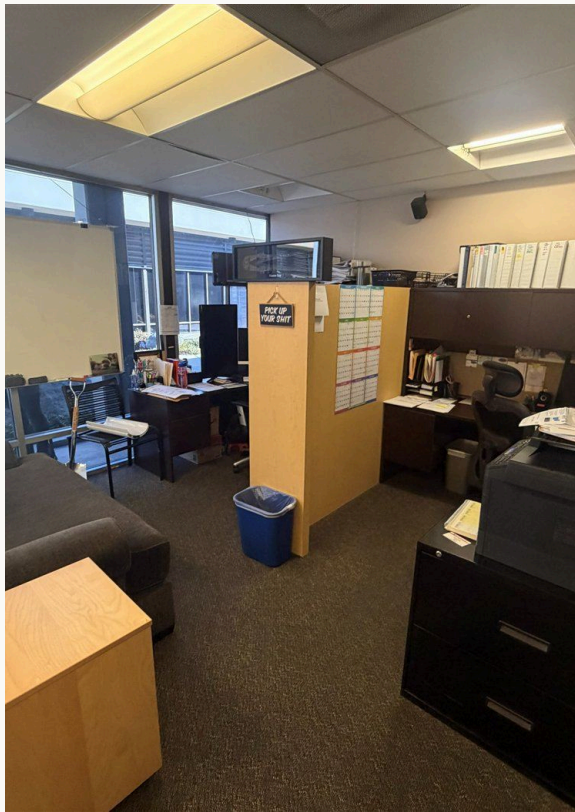
SUITE E FEATURES

- **±610 SF Office Condominium**
- Open Office Area
- Private Office
- Kitchenette
- Private Restroom

ASKING PRICE	SIZE	UNIT
$275,000	±610 SF	Suite E

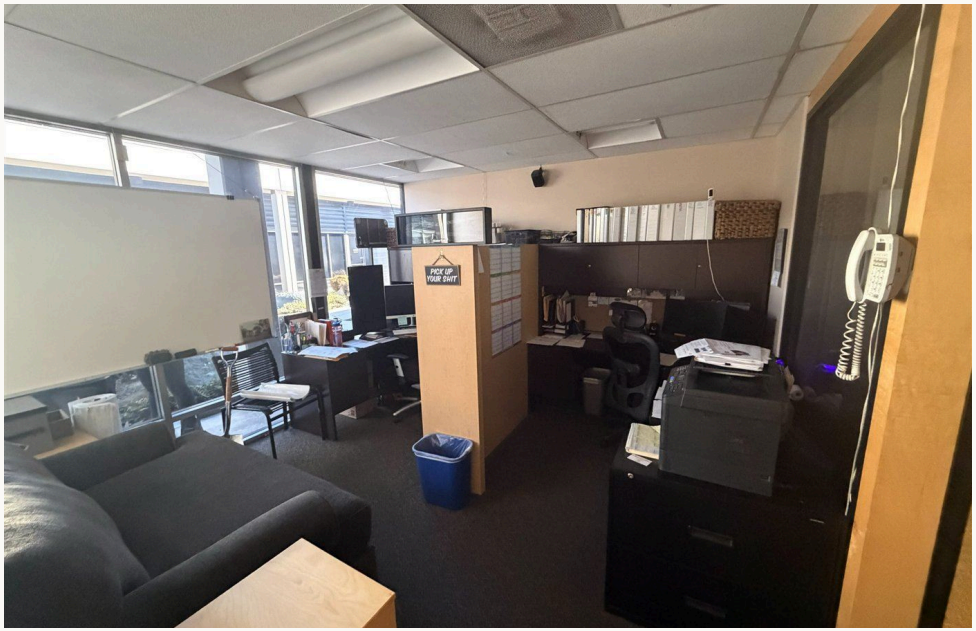


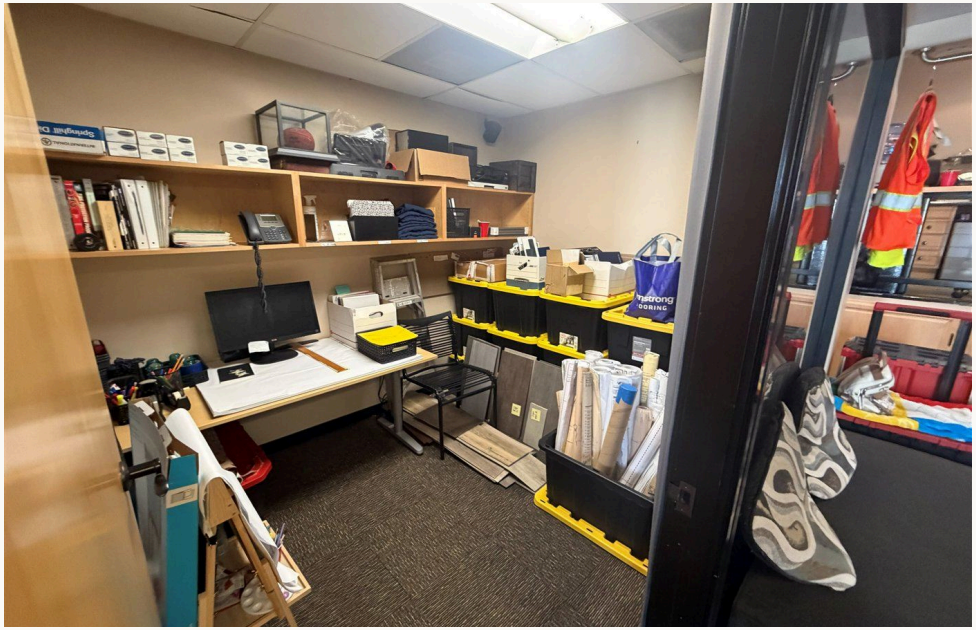




Property Photos





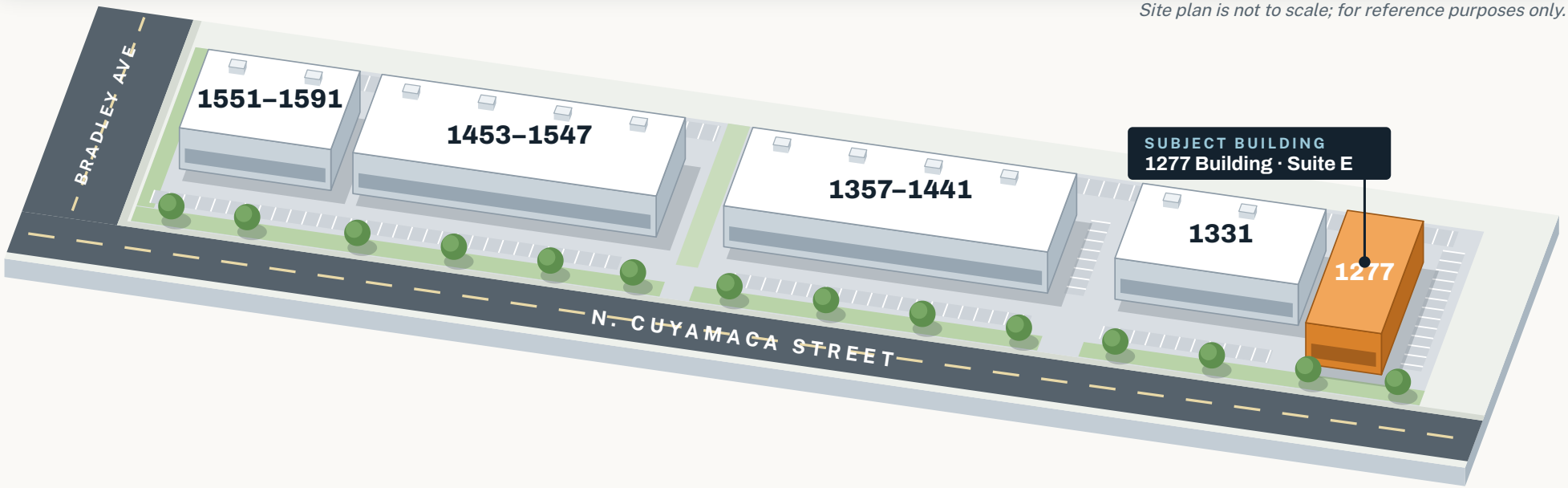




Site Plan



Site plan is not to scale; for reference purposes only.



Amenities Map

Food & Coffee · Shopping & Services · Transit & Freeways · Schools & Parks



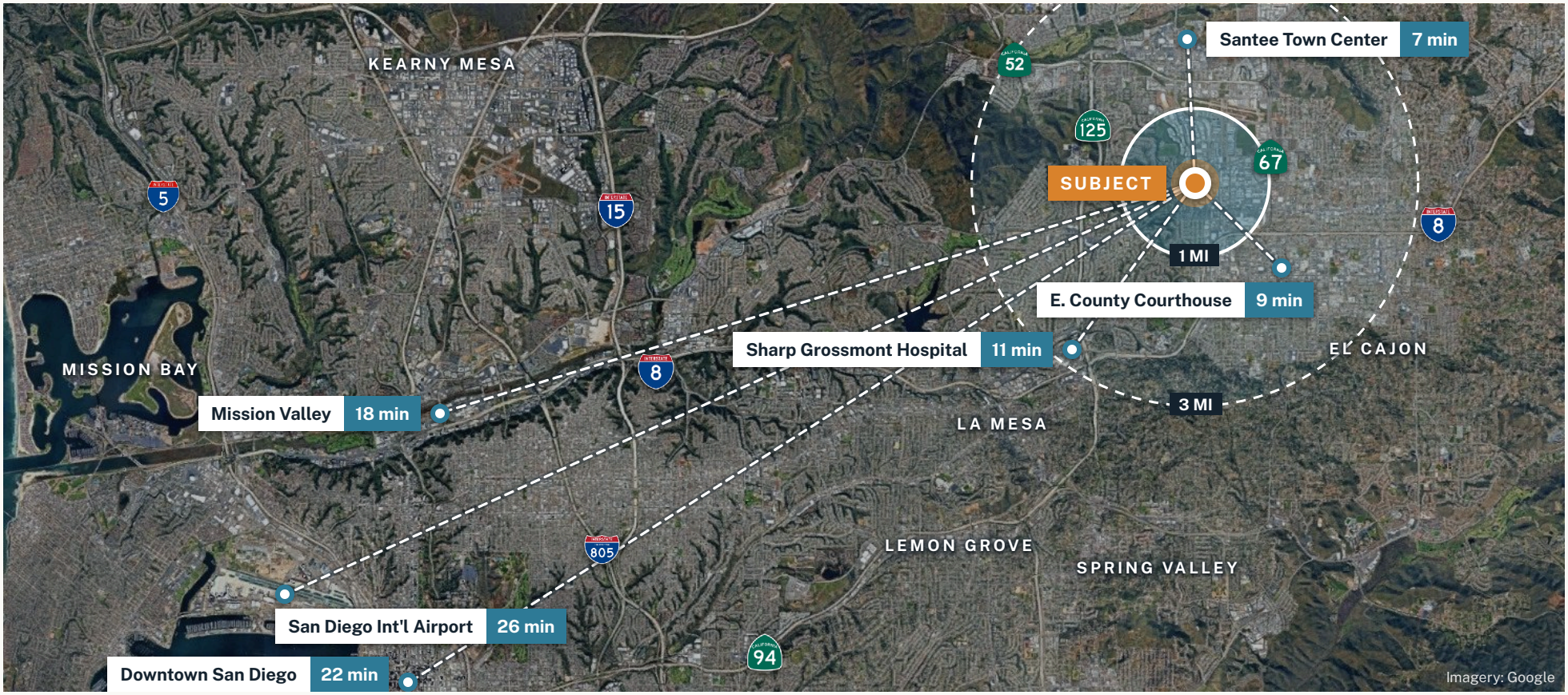
TRAFFIC COUNTS

Source: CoStar, 2026 · average daily traffic

STREET	CROSS STREET	VEHICLES / DAY
N. Cuyamaca St	Partridge Ave	16,577
N. Cuyamaca St	Heron Ave	14,106
N. Cuyamaca St	Swallow Dr	13,919
N. Marshall Ave	Multiple counts	5,291–10,925

STREET	CROSS STREET	VEHICLES / DAY
W. Bradley Ave	Fayette St	5,378
W. Bradley Ave	N. Marshall Ave	4,991
Vernon Way	N. Marshall Ave	4,838

Demographics & Drive Times



DEMOGRAPHICS	1 MILE	3 MILES
Population	7,011	168,070
Households	2,569	58,158
Median Age	41.3	38.4
Median HH Income	$112,974	$82,714
Daytime Employees	15,749	77,799

DRIVE TIMES FROM SUITE E

Arnele Ave Trolley	3 min	East County Courthouse	9 min
Gillespie Field Airport	4 min	Sharp Grossmont Hospital	11 min
Parkway Plaza	6 min	Mission Valley	18 min
I-8 / Hwy 67	7 min	Downtown San Diego	22 min
Santee Town Center	7 min	San Diego Int'l Airport	26 min

Demographics: CoStar, 2026. Drive times: Google Maps, October 2026; actual times vary with traffic.



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For more information

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