

\$5,700,000 - 1163 N 2nd St, El Cajon

MLS® #260018158

\$5,700,000

Bedroom, Bathroom,
Farm on 1.33 Acres

N/A, El Cajon, CA

Rare CUP-approved development opportunity in El Cajon. This 1.33-acre Commercial-zoned parcel has an approved Conditional Use Permit for a large-scale Residential Care Facility for the Elderly (RCFE). Approved plans call for a 3-story, 87,603 SF building with 148 rooms/156 beds (128 assisted living, 28 memory care), central courtyard, two balconies, and 62 covered parking spaces. Seller has completed the full architectural and civil plan set plus a clean Phase 1 Environmental Site Assessment, removing significant entitlement risk and time for a buyer. A third-party demand study by Susan Brecht & Associates supports strong market need, and the City of El Cajon projects a 27.1% increase in residents aged 65+ by 2050. A turnkey opportunity for a senior housing developer or operator to move directly into construction. Buyer to independently verify all permits, entitlements, square footage, and development potential with the City of El Cajon.



Essential Information

MLS® #	260018158
Price	\$5,700,000
Acres	1.33
Type	Farm
Sub-Type	Com-Lnd/Rn/Grv
Status	Active

Community Information

Address	1163 N 2nd St
Area	EL CAJON (92021)
Subdivision	N/A
City	El Cajon
County	San Diego
State	CA
Zip Code	92021

Amenities

Utilities	Electric,Natural Gas,Sewer,Telephone,Water
View	None
Has Pool	Yes

Interior

Fireplace	Yes
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Additional Information

Date Listed	July 24th, 2026
Days on Market	15
Zoning	Commercial
Listing Office	Coldwell Banker Realty

Listing Details

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This information is deemed reliable but not guaranteed. You should rely on this information only to decide whether or not to further investigate a particular property. BEFORE MAKING ANY OTHER DECISION, YOU SHOULD PERSONALLY INVESTIGATE THE FACTS (e.g. square footage and lot size) with the assistance of an appropriate professional. You may use this information only to identify properties you may be interested in investigating further. All uses except for personal, non-commercial use in accordance with the foregoing purpose are prohibited. Redistribution or copying of this information, any photographs or video tours is strictly prohibited. This information is derived from the Internet Data Exchange (IDX) service provided by San Diego MLS®. Displayed property listings may be held by a brokerage firm other than the broker and/or agent responsible for this display. The information and any photographs and video tours and the compilation from which they are derived is protected by copyright. Compilation© 2026 San Diego MLS®, Inc

Listing information last updated on October 9th, 2026 at 2:39am PDT