

\$3,500,000 - 120 Ballantyne, El Cajon

MLS® #260022227

\$3,500,000

Bedroom, Bathroom,
Residential Income

N/A, El Cajon, CA

Ballantyne Condominiums is a newly constructed mixed-use asset ideally located in the heart of downtown El Cajon, within walking distance of Magnolia entertainment venue, popular restaurants, shopping, and local amenities. The property consists of eight residential condominium units and two ground-floor retail/office suites, including:

INVESTMENT OVERVIEW Four (4) spacious 2-bedroom, 2.5-bath units Two (2) 1-bedroom plus study, 1.5-bath units Two (2) 1-bedroom, 1.5-bath units Two (2) street-level retail spaces

Each residential unit is equipped with in-unit washer and dryer, individual HVAC systems, and secure gated covered parking. The property is currently 100% occupied, with all residential tenants on month-to-month leases, providing a new owner with the flexibility to implement immediate rental increases and maximize income potential. This turnkey investment is strategically positioned to benefit from the continued growth and revitalization of the East County submarket. A unique value-add opportunity exists for a buyer to complete the HOA formation process and pursue the sale of individual condominium units, potentially unlocking significant additional value. As a rare newer-construction asset, Ballantyne Condominiums offers low maintenance requirements, modern amenities, and strong long-term investment fundamentals.



Essential Information

MLS® #	260022227
Price	\$3,500,000
Type	Residential Income
Sub-Type	Com-Res Income
Status	Active

Community Information

Address	120 Ballantyne
Area	EL CAJON (92020)
Subdivision	N/A
City	El Cajon
County	San Diego
State	CA
Zip Code	92020

Amenities

Amenities	BBQ
Parking	Underground
Has Pool	Yes

Interior

Fireplace	Yes
# of Stories	3
Stories	3 Story

Exterior

Construction	Other/Remarks
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Additional Information

Date Listed	September 10th, 2026
Days on Market	25
Listing Office	Coldwell Banker West
Contact Info	Preferred: 619-840-6692

Listing Details

Listing Office	Coldwell Banker West
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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

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