

\$5,950,000 - 532 N 1st, El Cajon

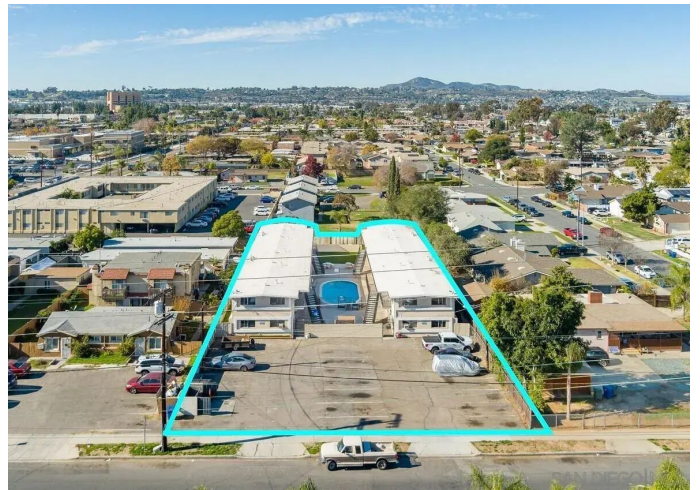
MLS® #260009246

\$5,950,000

40 Bedroom, 20.00 Bathroom,
Residential Income on 0.50 Acres

N/A, El Cajon, CA

Pleased to present a rare high cap rate investment opportunity in San Diego County. This 20-unit multifamily property offers strong in-place income with significant upside potential. The property consists of approximately 12,000 square feet of rentable space situated on a 21,928 square foot lot, featuring twenty (20) spacious two-bedroom, one-bathroom units. This well-located asset benefits from its proximity to key amenities, including shopping, parks, schools, and major transportation corridors. Conveniently positioned less than one mile from major retail and community resources such as Town & Country Shopping Center El Cajon, Wells Park, Boys & Girls Club of East County, and El Cajon Valley High School, the property also offers excellent access to Interstate 8 and State Route 67, providing connectivity to major employment hubs throughout San Diego County. Several units have been upgraded with modernized kitchens, updated flooring (tile and carpet), and new bathroom vanities, enhancing tenant appeal and rental potential. Community amenities include gated entry, off-street parking, an on-site laundry facility, a community courtyard, and a swimming pool, contributing to a comfortable and attractive living environment. This is an exceptional opportunity for investors seeking a stabilized asset with value-add potential in a high-demand rental market.



Essential Information

MLS® #	260009246
Price	\$5,950,000
Bedrooms	40
Bathrooms	20.00
Full Baths	20
Acres	0.50
Type	Residential Income
Sub-Type	Com-Res Income
Status	Active

Community Information

Address	532 N 1st
Area	EL CAJON (92021)
Subdivision	N/A
City	El Cajon
County	San Diego
State	CA
Zip Code	92021

Amenities

Amenities	BBQ,Other/Remarks
Parking Spaces	22
Parking	Carports
Has Pool	Yes

Interior

Heating	Wall
Cooling	Wall/Window
Fireplace	Yes
# of Stories	2
Stories	2 Story

Exterior

Roof	Other/Remarks
Construction	Metal Fence,Part Fenced,Part Landscaped,Wood Fence

Additional Information

Date Listed	April 17th, 2026
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Days on Market	110
Zoning	R-3:RESTR
Listing Office	Bluxen, Inc.

Listing Details

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Listing information last updated on September 20th, 2026 at 10:24am PDT