

# \$625,000 - 817 Arboleda Rd, El Cajon

MLS® #250029419SD

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## \$625,000

3 Bedroom, 2.00 Bathroom, 1,265 sqft  
Residential on 0 Acres

El Cajon, El Cajon,

Investor Opportunity with Large Lot + ADU Potential! Located in the northwest side of El Cajon this 3-bedroom, 2-bathroom home offers 1,265 square feet of living space on a generous 8,000 square foot lot—ideal for adding an ADU, workshop, or customized outdoor living space. This home includes original hardwood floors, a breakfast nook, attached garage and beautiful orange tree. The property is a fixer looking for some love - and it has endless potential. Perfect for a investor, flipper, or cash buyer with a creative eye; this is your chance to restore and reimagine a home in a great location. Enjoy quick access to the 67, 52, and 8 freeways, making commuting to downtown San Diego, the beach, or East County a breeze. The area is known for its family-friendly vibe, mountain views, and nearby parks and schools—offering both convenience and community charm. See documents section for additional information. Don't miss out on this rare opportunity to add value in a high-demand pocket of El Cajon.



Built in 1958

## Essential Information

MLS® #	250029419SD
Price	\$625,000
Bedrooms	3
Bathrooms	2.00

Full Baths	2
Square Footage	1,265
Acres	0.18
Year Built	1958
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Zap Martin
Listing Office	LPT Realty, Inc

### **Community Information**

Address	817 Arboleda Rd
Area	92021 - El Cajon
Subdivision	El Cajon
City	El Cajon
County	San Diego
Zip Code	92021

### **Amenities**

Utilities	Cable Available, Water Available
Parking Spaces	4
Parking	Driveway, Concrete
# of Garages	2
Garages	Driveway, Concrete
Pool	None

### **Exterior**

Lot Description	Sprinklers In Front, Sprinkler System
Roof	Composition

### **Interior**

Interior	Laminate, Wood
Interior Features	Bedroom on Main Level
Appliances	Freezer, Gas Water Heater
Heating	Forced Air, Natural Gas
Cooling	Central Air, Electric
# of Stories	1
Stories	One

**Additional Information**

Date Listed	June 3rd, 2025
Days on Market	10
Zoning	R-1:SINGLE
Short Sale	N
RE / Bank Owned	N

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