



3550 El Cajon Blvd San Diego, CA

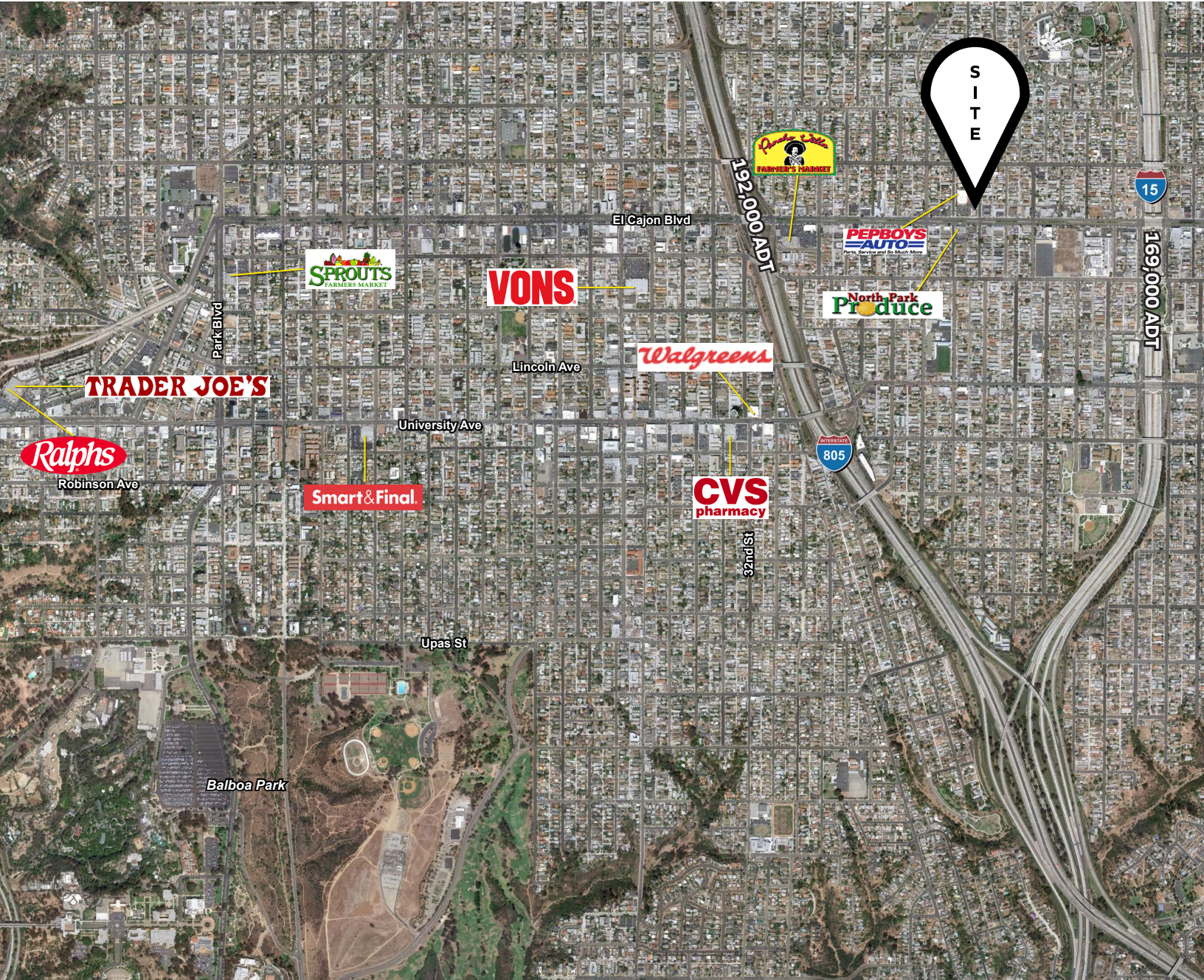
FREESTANDING PAD FOR LEASE.
(CURRENT US BANK BRANCH)





Property Features.

- + 2,400 sq ft freestanding pad
- + Prime corner location in Mid-City San Diego
- + High visibility
- + Heavy population density



S
I
T
E

Quince Villa
FARMER'S MARKET

PEPBOYS
AUTO
Tires, Service and So Much More

SPROUTS
FARMERS MARKET

VONS

North Park
Produce

Walgreens

TRADER JOE'S

Ralphs

Smart & Final

CVS
pharmacy

Balboa Park

192,000 ADT

15

169,000 ADT

805

El Cajon Blvd

Lincoln Ave

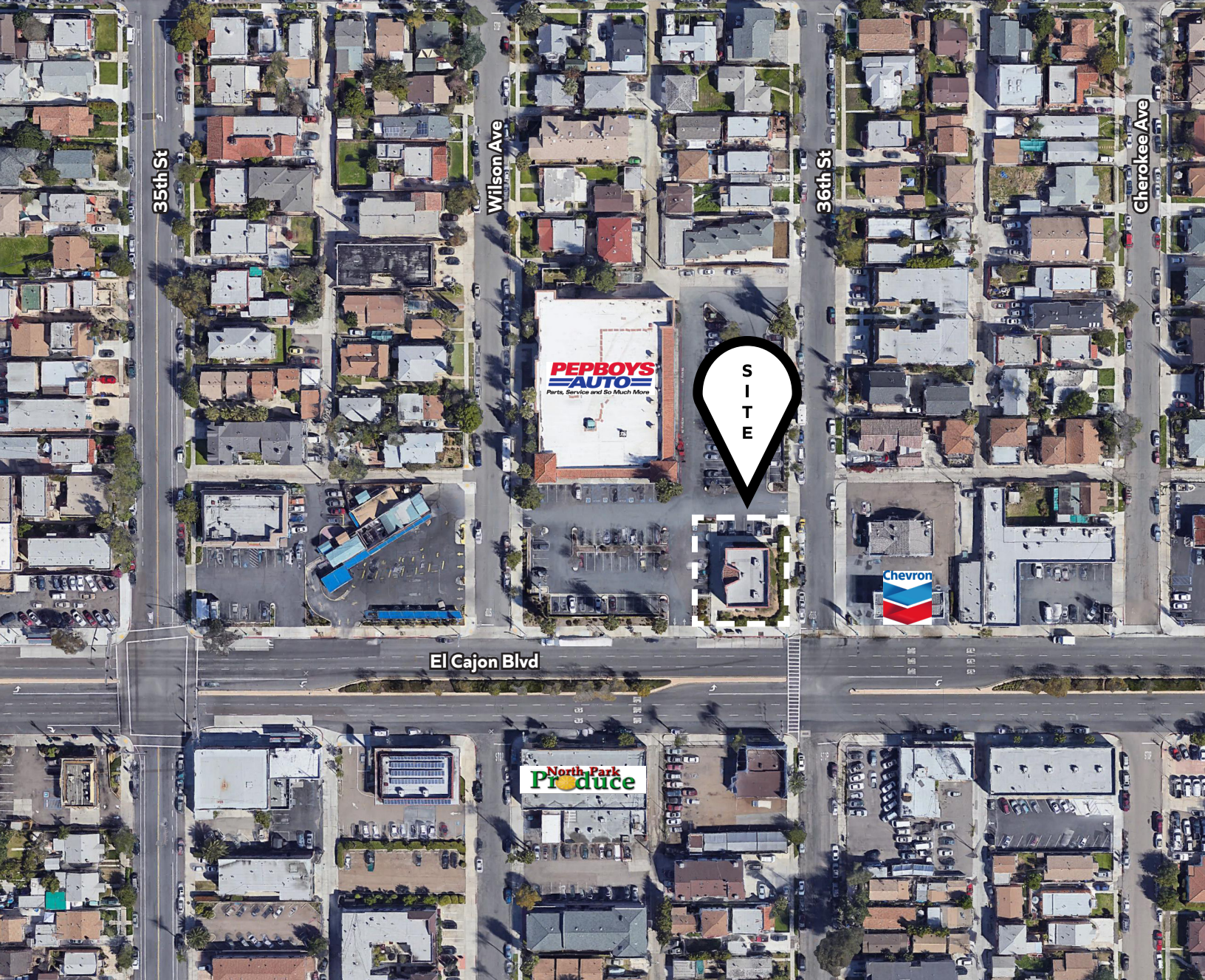
University Ave

Upas St

Park Blvd

Spindz St

Robinson Ave





3550 El Cajon Blvd, San Diego, CA 92104



POPULATION

	1 mile	3 miles	5 miles
Total Population	55,628	255,099	620,223
Projected Population (2022)	57,065	264,264	646,735



HOUSING

Total Households	23,425	106,788	237,706
Projected Total Households (2022)	24,005	110,704	249,695



INCOME

Median Household Income	\$49,576	\$59,532	\$61,587
Average Household Income	\$67,465	\$83,594	\$87,181
Per Capita Income	\$28,277	\$35,020	\$33,980
Median Disposable Income	\$41,821	\$50,703	\$51,842
Average Disposable Income	\$53,828	\$63,927	\$65,926



DAYTIME DEMOS

Total Daytime Population	35,442	246,210	740,023
Daytime Population Workers	10,715	132,850	449,386
Daytime Population Residents	24,727	113,360	290,637



RACE & ETHNICITY

White	25,974 46.69%	133,925 52.50%	327,505 52.80%
Black or African American	6,204 11.15%	24,345 9.54%	63,407 10.22%
American Indian & Alaska Native Population	504 0.91%	1,969 0.77%	4,804 0.77%
Asian Population	5,226 9.39%	31,594 12.38%	67,605 10.90%
Pacific Islander Population	224 0.40%	997 0.39%	3,128 0.50%
Other Race Population	14,296 25.70%	47,834 18.75%	117,559 18.95%
Population of Two or More Races	3,202 5.76%	14,435 5.66%	36,215 5.84%
Hispanic Population	27,339 49.15%	98,529 38.62%	244,131 39.36%
Non-Hispanic Population	28,289 50.85%	156,570 61.38%	376,092 60.64%



EDUCATION

Bachelor's Degree	8,799 23.58%	44,108 25.13%	98,805 23.74%
Graduate/Professional Degree	4,847 12.99%	27,251 15.53%	59,015 14.18%



AGE

Median Age	34.0	34.2	33.7
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San Diego, CA**

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