

Prime Retail Space Available for Lease

PARKWAY CENTER | EL CAJON, CA



CLOSE TO



FEATURES

- Suites from 1,260 to 16,400 SF available (divisible)
- Located at 450 Fletcher Parkway, just west of Hwy 67, directly across from Parkway Plaza Regional Mall and next door to Home Depot
- Other tenants include US Bank & Citibank
- Available immediately

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2011 Population:	23,666	159,778	325,623
2016 Proj Pop:	25,293	171,363	346,364
Avg HH Income:	\$48,664	\$65,289	\$75,084

TRAFFIC COUNTS

(Google Earth Pro 2010)

Fletcher Parkway	42,600 ADT
Highway 67	37,500 ADT

RI RETAIL INSITE

A MEMBER OF
CHAIN LINKS
RETAIL ADVISORS

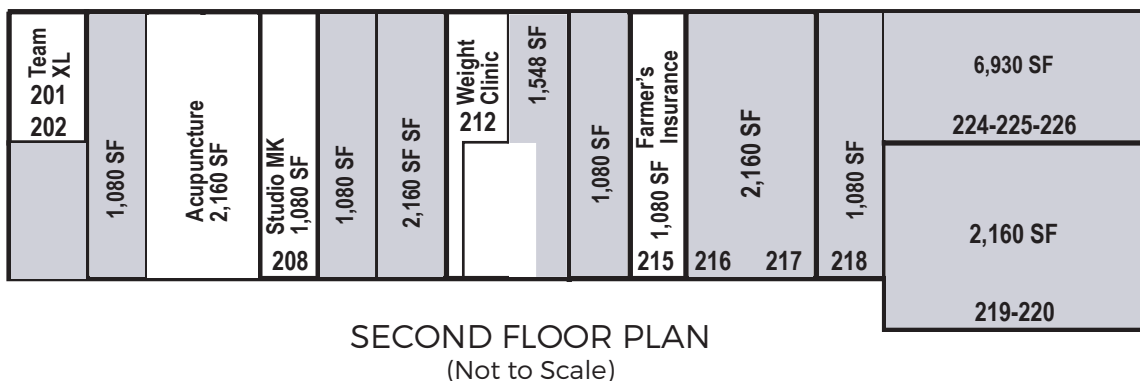
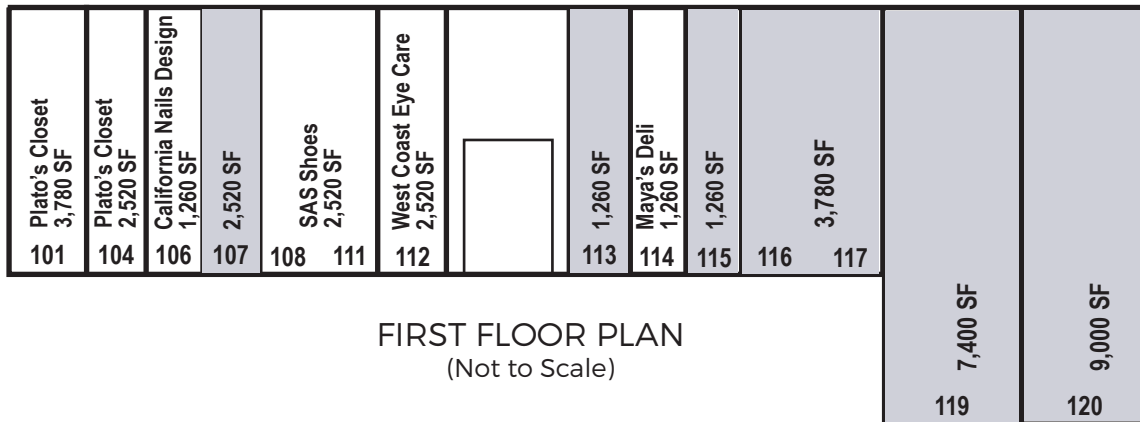
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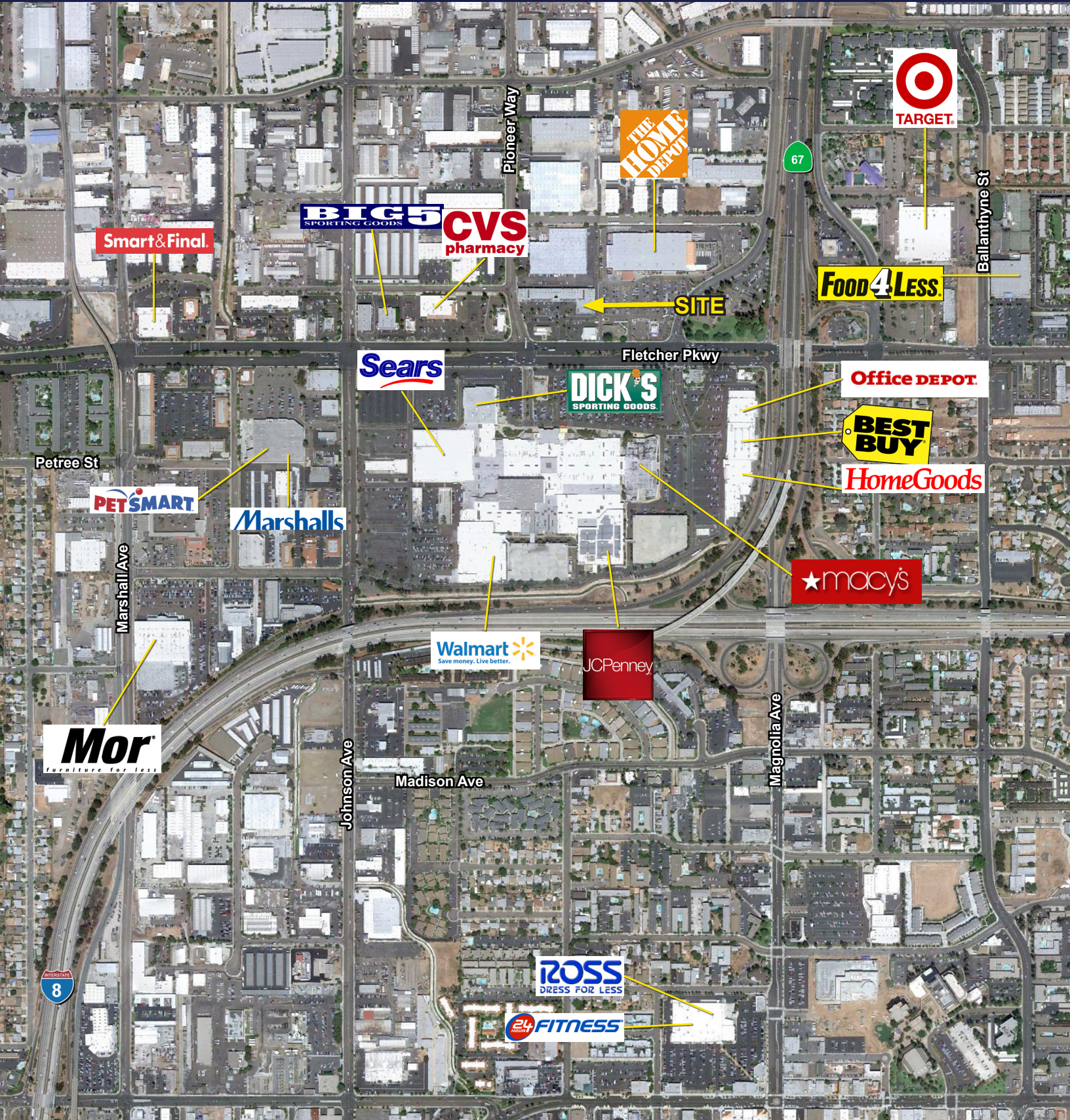
SITE PLAN



The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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Expanded Demographic Profile

ESTIMATED 2017 · CALCULATED USING PROPORTIONAL BLOCK GROUPS

UNIVERSITY AVE + 43RD ST | SAN DIEGO, CA



POPULATION

	1 MILE	3 MILES	5 MILES
Estimated Population	25,293	171,363	346,364
Forecasted Population (2021)	26,860	183,248	364,759



HOUSEHOLDS

Households	9,217	59,592	125,754
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AVG HHD INCOME

Estimated Avg Household Income	\$57,053	\$76,786	\$87,588
Avg Family Income	\$51,826	\$74,183	\$86,204



MEDIAN HH INCOME

Estimated Median Household Income	\$44,572	\$61,540	\$71,193
Median Family Income	\$46,594	\$65,748	\$76,864

\$\$\$ PER CAPITA INCOME

Est. Proj. Per Capita Income	\$20,960	\$27,501	\$32,415
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\$\$ OTHER INCOME

Est. Proj. Median Disposable Income	\$38,295	\$50,528	\$57,498
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DAYTIME DEMOS

Total Number of Businesses	1,473	5,845	10,586
Total Number of Employees	16,391	61,554	104,100



RACE & ETHNICITY

	1 MILE		3 MILES		5 MILES	
White	14,123	59.7%	115,687	72.4%	247,916	76.1%
Black or African American	2,420	10.2%	8,925	5.6%	15,873	4.9%
American Indian & Alaskan Native	221	0.9%	1,282	0.8%	2,459	0.8%
Asian	910	3.8%	5,641	3.5%	12,004	3.7%
Hawaiian & Pacific Islander	147	0.6%	806	0.5%	1,560	0.5%
Other Race	3,805	16.1%	16,519	10.3%	25,611	7.9%
Two or More Races	2,040	8.6%	10,918	6.8%	20,201	6.2%



AGE DISTRIBUTION

Median Age	34.18 yrs	33.59 yrs	33.62 yrs
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HOUSING

Total Housing Units	9,268	59,172	124,484
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