

FOR LEASE

PLAZA RANCHO SAN DIEGO

2990 JAMACHA ROAD, EL CAJON CA 92019

**PRIME HIGH
VISIBILITY
CENTER**

JOIN STARBUCKS & HABIT BURGER!



- Prime Rancho San Diego Retail/Office
- 540 - 3,350 SF Suites Available
- Busy Intersection at Jamacha Road and Campo Road
- High Demographics with Strong National Co-Tenants
- Surrounding Retail Corridor Includes Target, Regal Cinemas, Albertsons, YMCA, and Many More
- Ample Parking in a Well Maintained Project
- Located within close proximity to Highways 94 and 125
- Located Next to Cuyamaca Community College
- Traffic Counts: 61,000 Cars/Day Campo Rd.
36,700 Cars/Day Jamacha Rd.
- Lease Rate: 1st Floor Retail - Negotiable
2nd Floor Office - \$.85/SF + NNN

**COMMERCIAL
ASSET
ADVISORS**

GINO KALASHO
Sales Associate
Gino@caacre.com
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BRIAN JENKINS
Principal
Brian@caacre.com
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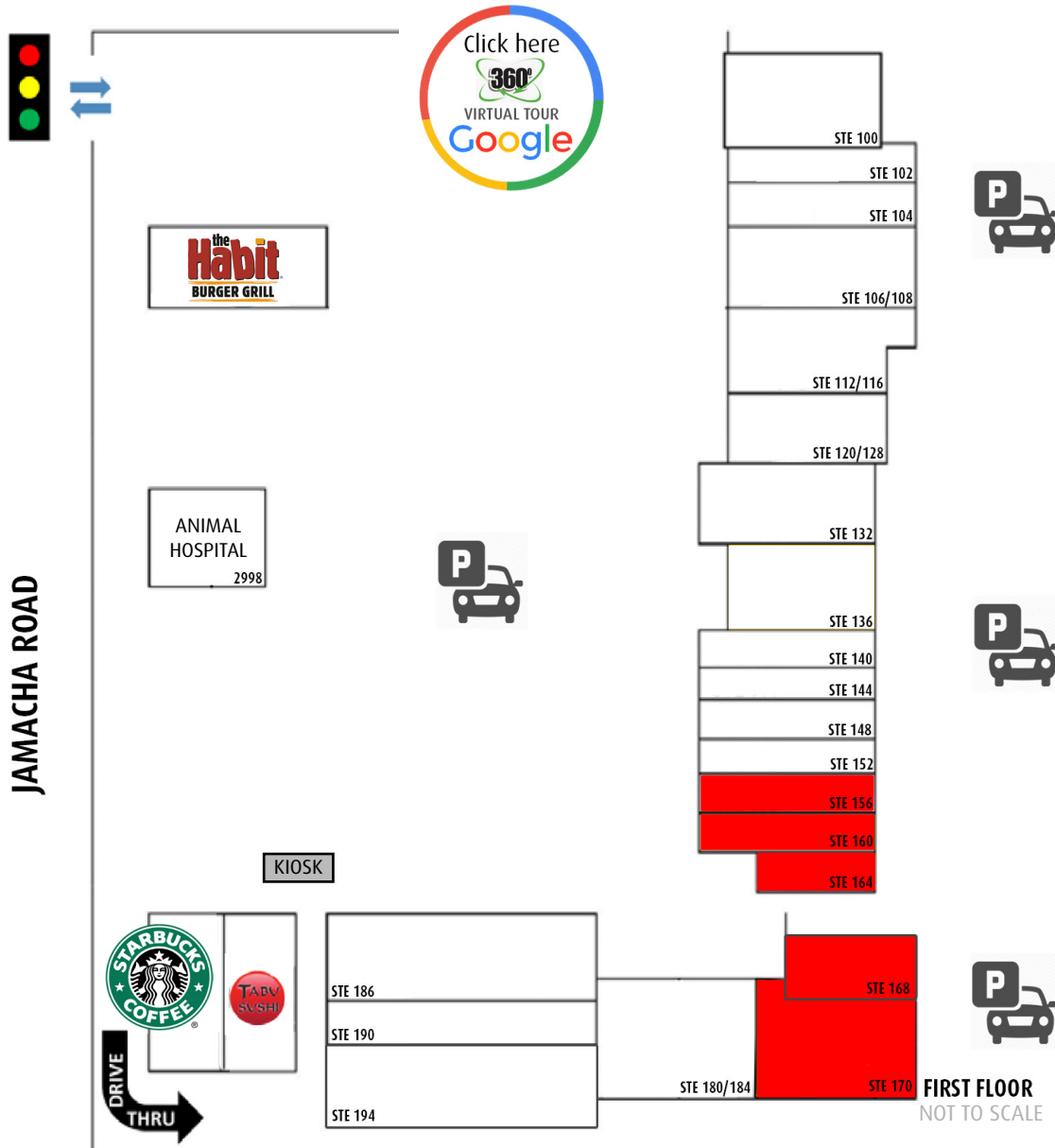
858. 360. 3000 | caacre.com

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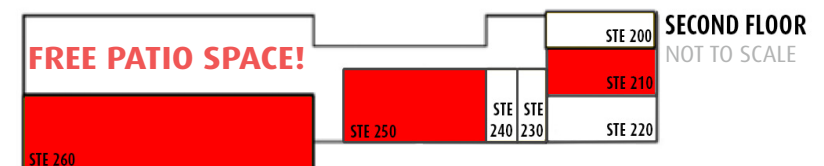
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540 - 3,350 SF AVAILABLE

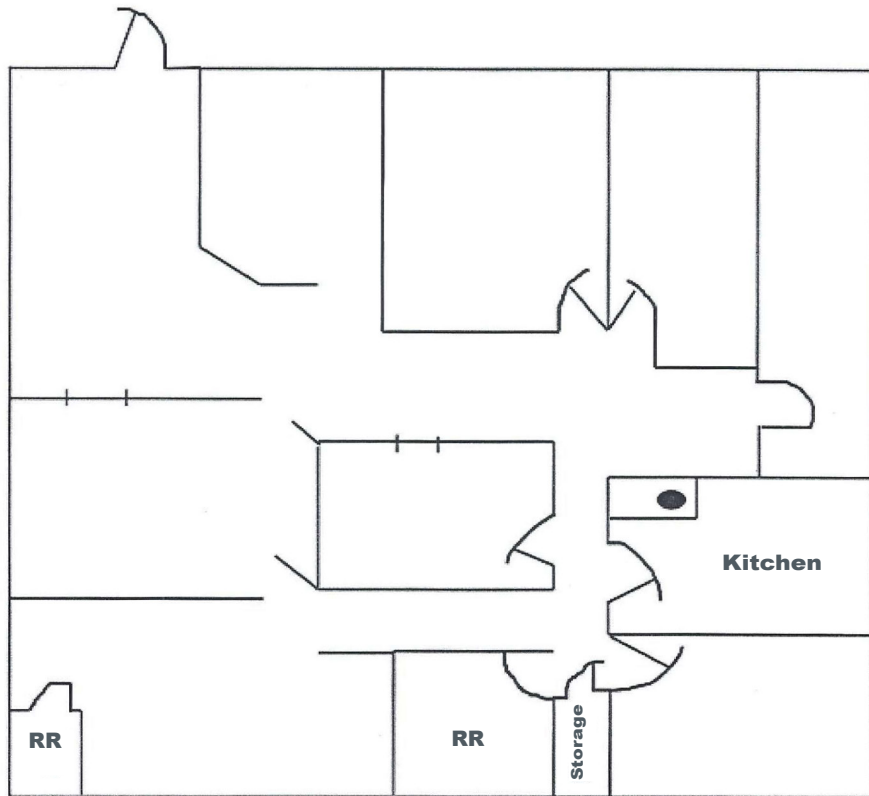
STE	SF	DESCRIPTION
GROUND FLOOR		
156	1,200	Move-in Ready Salon
160-164	700-2,150	Former Karate Studio
168	540	Reception, Private Office
170	1,990	Multiple Private Offices In-Suite Kitchenette See Next Page for More Details
SECOND FLOOR		
210	600	2nd Floor Open Space. \$.85/SF + NNN (~\$.78/SF)
250	1,993	10 Private Offices In-Suite Kitchenette \$.85/SF + NNN (\$.78)
260	1,248	Multiple Private Offices \$.85/SF + NNN (\$.78)



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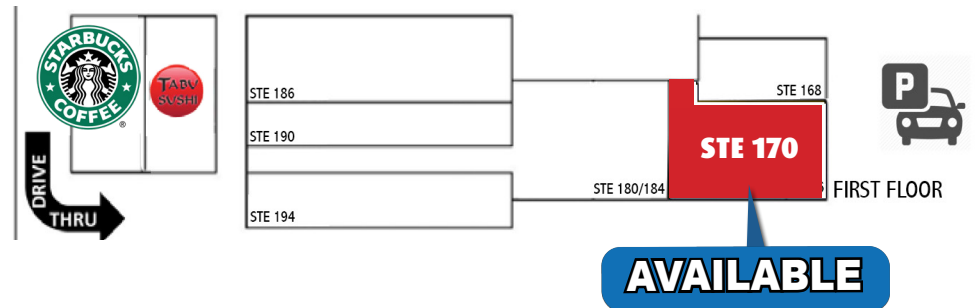
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SUITE 170

- 1,990 SF
- First Floor Suite
- Kitchenette Included in Suite
- Lease Rate: Negotiable



AVAILABLE

NOT TO SCALE



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DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population			
2000 Population	4,653	52,400	209,254
2010 Population	5,011	55,985	221,728
2016 Population	5,174	58,348	232,341
2021 Population	5,406	61,295	244,396
2000-2010 Annual Rate	0.74%	0.66%	0.58%
2010-2016 Annual Rate	0.51%	0.66%	0.75%
2016-2021 Annual Rate	0.88%	0.99%	1.02%
2016 Male Population	45.8%	48.7%	48.9%
2016 Female Population	54.2%	51.3%	51.1%
2016 Median Age	39.7	40.6	35.9
Households			
2000 Households	1,783	18,584	73,896
2010 Households	2,155	19,823	76,071
2016 Total Households	2,195	20,296	78,383
2021 Total Households	2,284	21,164	81,932
2000-2010 Annual Rate	1.91%	0.65%	0.29%
2010-2016 Annual Rate	0.29%	0.38%	0.48%
2016-2021 Annual Rate	0.80%	0.84%	0.89%
2016 Average Household Size	2.36	2.86	2.92
Median Household Income			
2016 Median Household Income	\$62,691	\$79,043	\$57,553
2021 Median Household Income	\$72,923	\$87,690	\$63,047
2016-2021 Annual Rate	3.07%	2.10%	1.84%
Average Household Income			
2016 Average Household Income	\$75,551	\$101,627	\$79,468
2021 Average Household Income	\$81,957	\$110,374	\$86,215
2016-2021 Annual Rate	1.64%	1.67%	1.64%
Per Capita Income			
2016 Per Capita Income	\$32,878	\$35,645	\$27,332
2021 Per Capita Income	\$35,529	\$38,396	\$29,389
2016-2021 Annual Rate	1.56%	1.50%	1.46%



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