

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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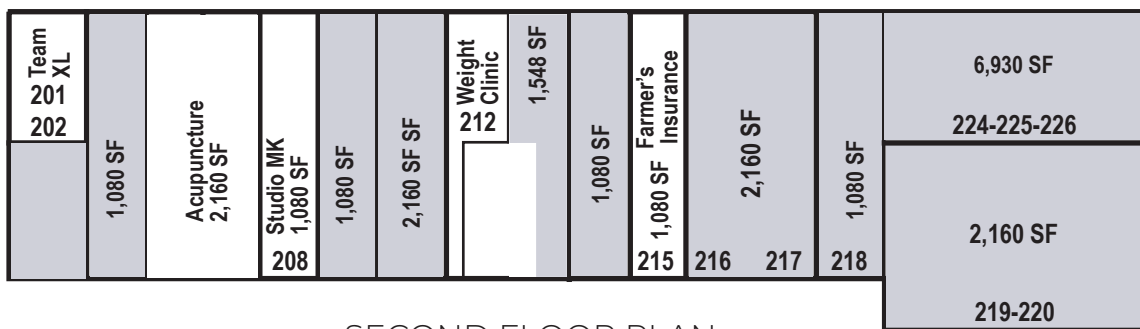
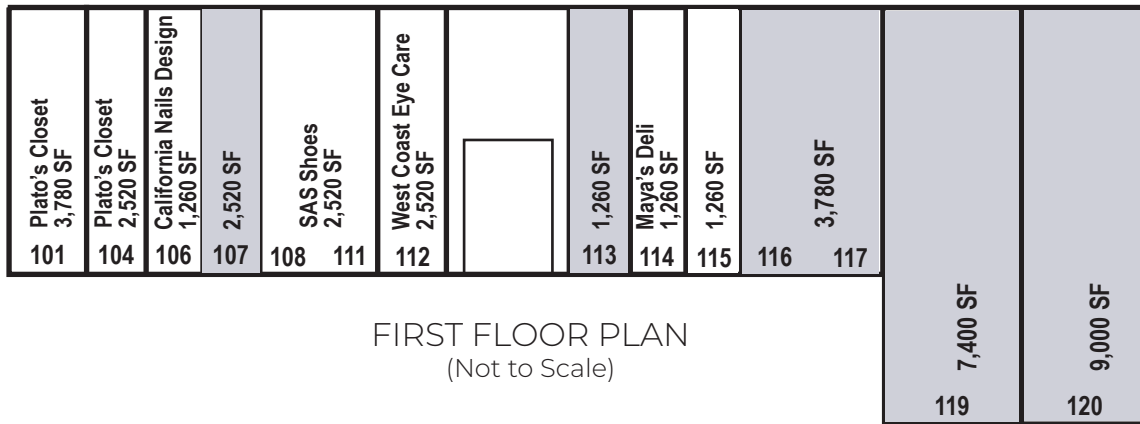
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SITE PLAN



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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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