

# FOR LEASE JOHNSON CENTER

760 - 762 N. JOHNSON AVENUE  
EL CAJON, CA 92020



## 1,440 SF END CAP TURN KEY DELI SPACE

### PROPERTY HIGHLIGHTS

- Great location directly across the street from Parkway Plaza Regional Shopping Center, Wal-Mart & Sears
- One block to/from I-8 freeway, El Cajon's busiest retail area with approximately 35,000 cars per day
- Established co-tenants including Mission Federal Credit Union bringing traffic to the center
- Ample onsite parking & great window line
- Large monument signage available
- Lease Rate: Negotiable



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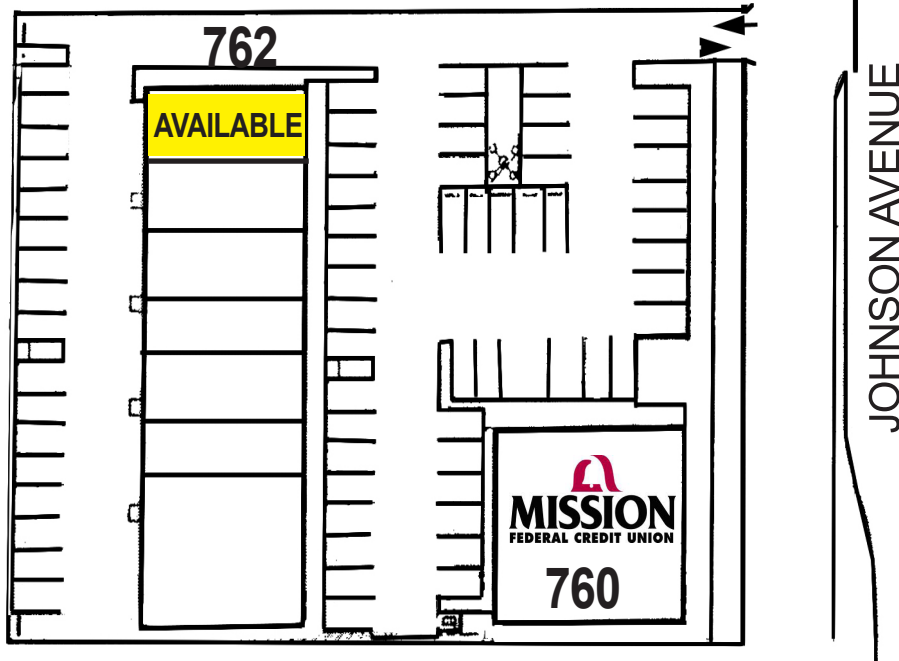
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SUITE	RSF	DETAILS
100	1,440	<ul style="list-style-type: none"> <li>• Available July 2020!</li> <li>• Turn Key Sandwich Shop Location</li> </ul>



**COMMERCIAL  
ASSET  
ADVISORS**

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## DEMOGRAPHICS

Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2022 Projection	20,598		176,822		376,649	
2017 Estimate	19,594		168,222		358,443	
2010 Census	18,271		156,998		335,146	
Growth 2017 - 2022	5.12%		5.11%		5.08%	
Growth 2010 - 2017	7.24%		7.15%		6.95%	
<b>2017 Population by Hispanic Origin</b>	6,775		45,356		83,391	
<b>2017 Population</b>	19,594		168,222		358,443	
White	14,943	76.26%	137,231	81.58%	295,605	82.47%
Black	1,973	10.07%	10,681	6.35%	21,059	5.88%
Am. Indian & Alaskan	312	1.59%	2,076	1.23%	4,226	1.18%
Asian	1,031	5.26%	7,588	4.51%	16,520	4.61%
Hawaiian & Pacific Island	128	0.65%	1,065	0.63%	2,235	0.62%
Other	1,207	6.16%	9,580	5.69%	18,797	5.24%
U.S. Armed Forces	203		1,052		2,772	
<b>Households</b>						
2022 Projection	7,726		63,313		139,093	
2017 Estimate	7,345		60,216		132,398	
2010 Census	6,834		56,184		124,154	
Growth 2017 - 2022	5.19%		5.14%		5.06%	
Growth 2010 - 2017	7.48%		7.18%		6.64%	
Owner Occupied	2,293	31.22%	28,581	47.46%	73,442	55.47%
Renter Occupied	5,052	68.78%	31,635	52.54%	58,956	44.53%
<b>2017 Households by HH Income</b>	7,345		60,217		132,398	
Income: <\$25,000	2,002	27.26%	13,999	23.25%	24,118	18.22%
Income: \$25,000 - \$50,000	1,898	25.84%	13,799	22.92%	27,687	20.91%
Income: \$50,000 - \$75,000	1,625	22.12%	11,584	19.24%	24,507	18.51%
Income: \$75,000 - \$100,000	675	9.19%	7,310	12.14%	18,710	14.13%
Income: \$100,000 - \$125,000	381	5.19%	4,658	7.74%	13,328	10.07%
Income: \$125,000 - \$150,000	324	4.41%	3,789	6.29%	8,882	6.71%
Income: \$150,000 - \$200,000	271	3.69%	2,867	4.76%	8,789	6.64%
Income: \$200,000+	169	2.30%	2,211	3.67%	6,377	4.82%
<b>2017 Avg Household Income</b>	\$60,783		\$71,536		\$81,393	
<b>2017 Med Household Income</b>	\$45,707		\$54,255		\$63,726	



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