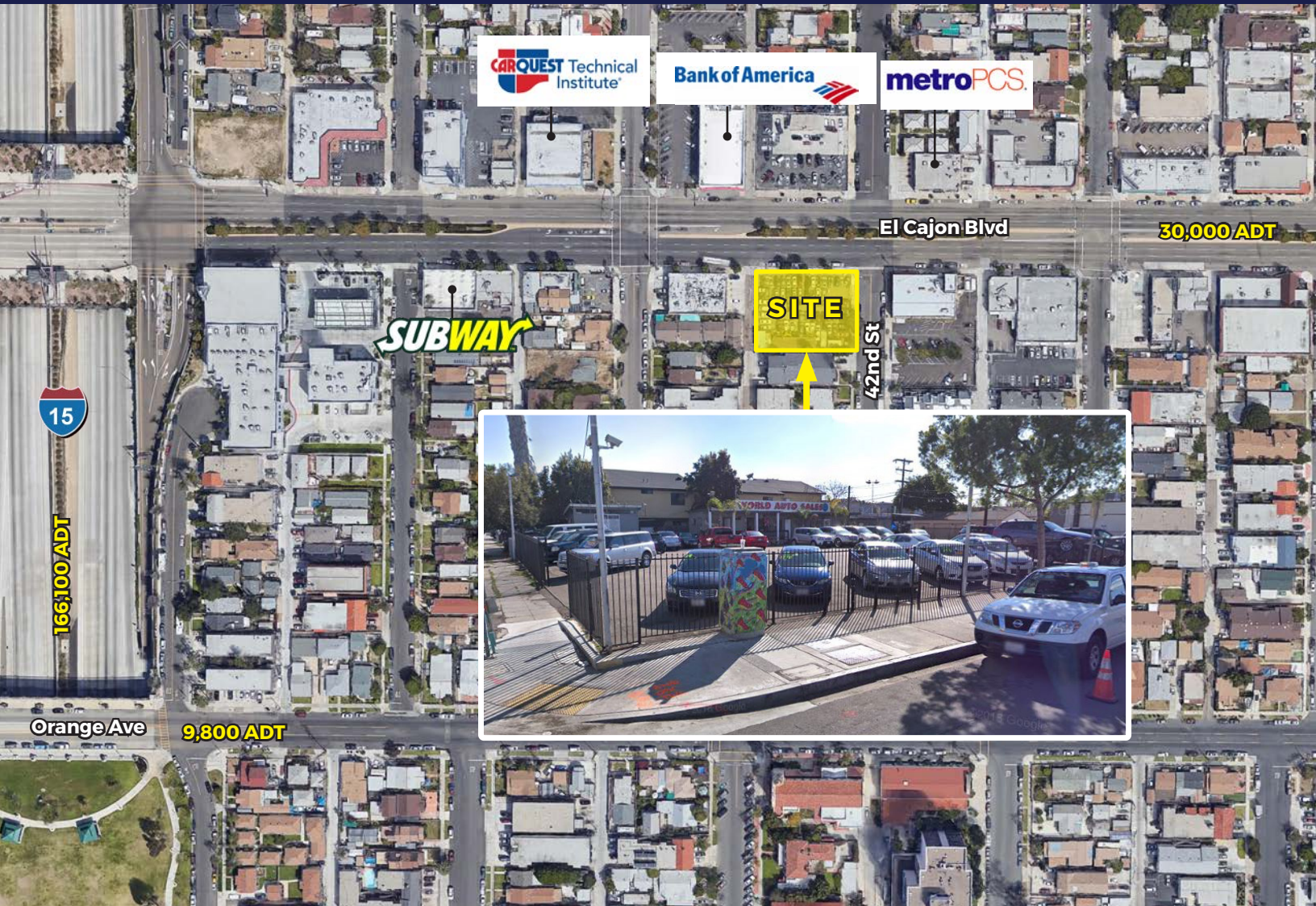


# Available Corner Lot

4191 EL CAJON BLVD | SAN DIEGO, CA 92105



## FEATURES

- Available corner lot
- Central San Diego location
- Ideal for Owner User
- Retail pad opportunity
- Easy access to Interstate 15 and Interstate 805
- Land Area: 12,000 SF
- APN: 454-744-38-00
- Zoning: CUPD-CU-2-3 (Central Urbanized Planned District)
- Property has approximately 125 ft of frontage along El Cajon Blvd

**RI** RETAIL INSITE

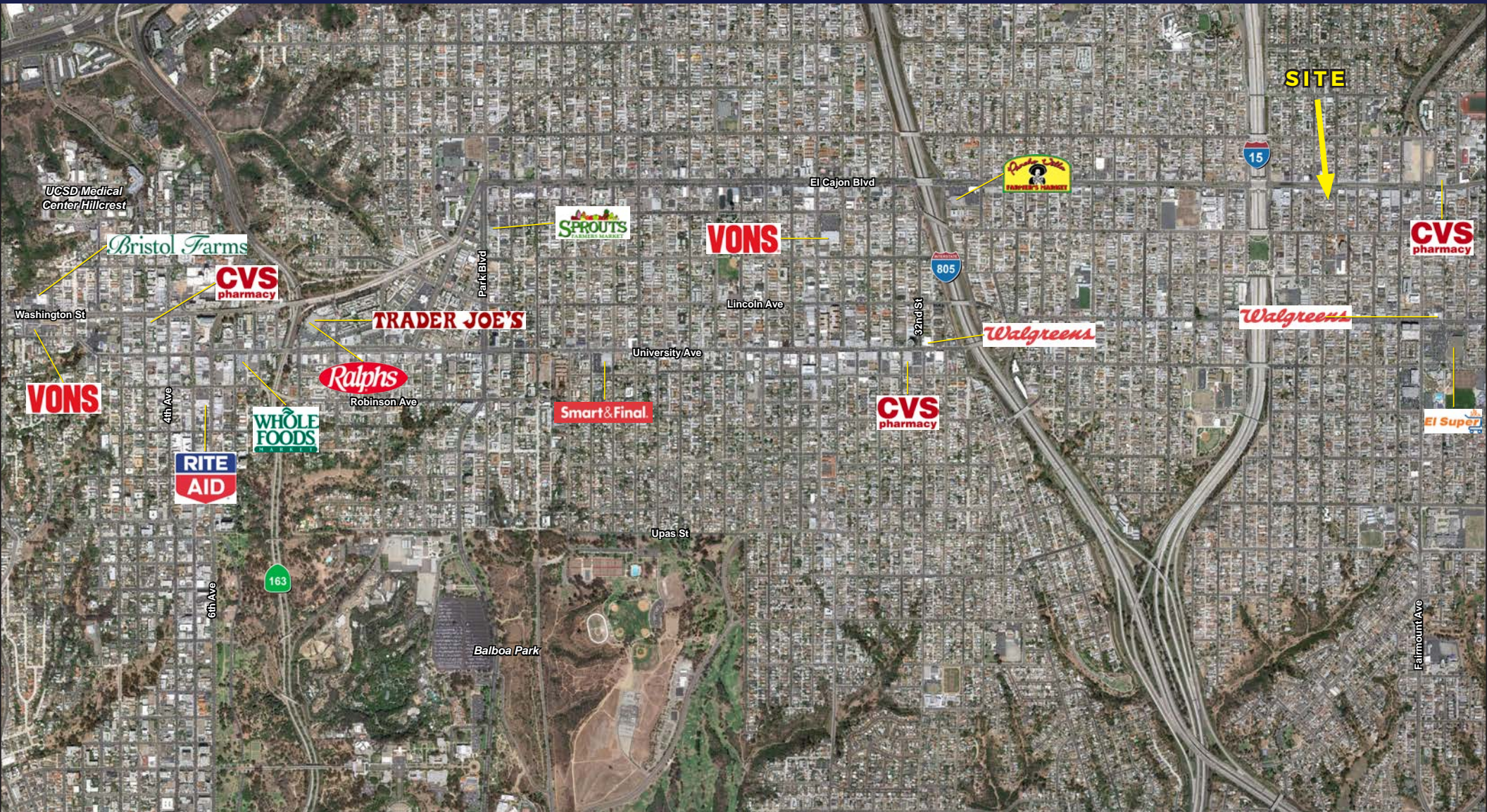
A MEMBER OF  
**CHAIN LINKS**  
RETAIL ADVISORS

**MIKE MOSER** • 858.523.2089 • [mikemoser@retailinsite.net](mailto:mikemoser@retailinsite.net)

120 S SIERRA AVE, STE 110, SOLANA BEACH, 92075 • LIC # 01206760 T: 858 523 2090 • [RETAILINSITE.NET](http://RETAILINSITE.NET)

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# Expanded Demographic Profile

ESTIMATED 2018 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

4191 El Cajon Blvd, San Diego, California, 92105

## POPULATION

	1 mile	3 miles	5 miles
Total Population	60,150	264,505	643,463
Projected Population (2022)	62,153	275,118	675,910

## HOUSING

	1 mile	3 miles	5 miles
Total Households	20,986	106,039	248,477
Projected Total Households (2022)	21,666	110,265	262,608

## INCOME

	1 mile	3 miles	5 miles
Median Household Income	\$37,784	\$51,614	\$54,889
Average Household Income	\$57,581	\$72,309	\$78,701
Per Capita Income	\$20,403	\$29,486	\$31,355
Median Disposable Income	\$33,672	\$43,161	\$46,219
Average Disposable Income	\$46,393	\$56,526	\$60,424

## DAYTIME DEMOS

	1 mile	3 miles	5 miles
Total Daytime Population	41,538	225,895	718,262
Daytime Population Workers	8,366	97,903	396,690
Daytime Population Residents	33,172	127,992	321,572

## RACE & ETHNICITY

	1 mile	3 miles	5 miles
White	23,485 <b>39.04%</b>	134,660 <b>50.91%</b>	336,615 <b>52.31%</b>
Black or African American	6,174 <b>10.26%</b>	27,909 <b>10.55%</b>	68,007 <b>10.57%</b>
American Indian & Alaska Native Population	493 <b>0.82%</b>	2,042 <b>0.77%</b>	4,917 <b>0.76%</b>
Asian Population	8,524 <b>14.17%</b>	32,950 <b>12.46%</b>	70,310 <b>10.93%</b>
Pacific Islander Population	186 <b>0.31%</b>	1,072 <b>0.41%</b>	3,417 <b>0.53%</b>
Other Race Population	18,268 <b>30.37%</b>	50,688 <b>19.16%</b>	122,777 <b>19.08%</b>
Population of Two or More Races	3,020 <b>5.02%</b>	15,184 <b>5.74%</b>	37,421 <b>5.82%</b>
Hispanic Population	33,646 <b>55.94%</b>	103,703 <b>39.21%</b>	254,271 <b>39.52%</b>
Non-Hispanic Population	26,504 <b>44.06%</b>	160,802 <b>60.79%</b>	389,193 <b>60.48%</b>

## EDUCATION

	1 mile	3 miles	5 miles
Bachelor's Degree	5,533 <b>15.05%</b>	40,161 <b>22.84%</b>	96,955 <b>22.33%</b>
Graduate/Professional Degree	3,175 <b>8.64%</b>	23,976 <b>13.64%</b>	57,977 <b>13.35%</b>

## AGE

	1 mile	3 miles	5 miles
Median Age	31.1	33.3	33.9