

FOR LEASE MAGNOLIA PLAZA

Former In-N-Out Drive Thru



NEARBY RETAILERS:



FEATURES

- Drive-Thru Pad located at the signalized corner of N Magnolia Ave and Bradley Ave
- Close proximity to Parkway Plaza Mall
- Close proximity to freeway and exit ramp provide access and regional exposure

- Good immediate daytime population
- Shops also available from 1,864 SF to 4,000 SF
- Freeway visible monument signage available



RETAIL INSITE

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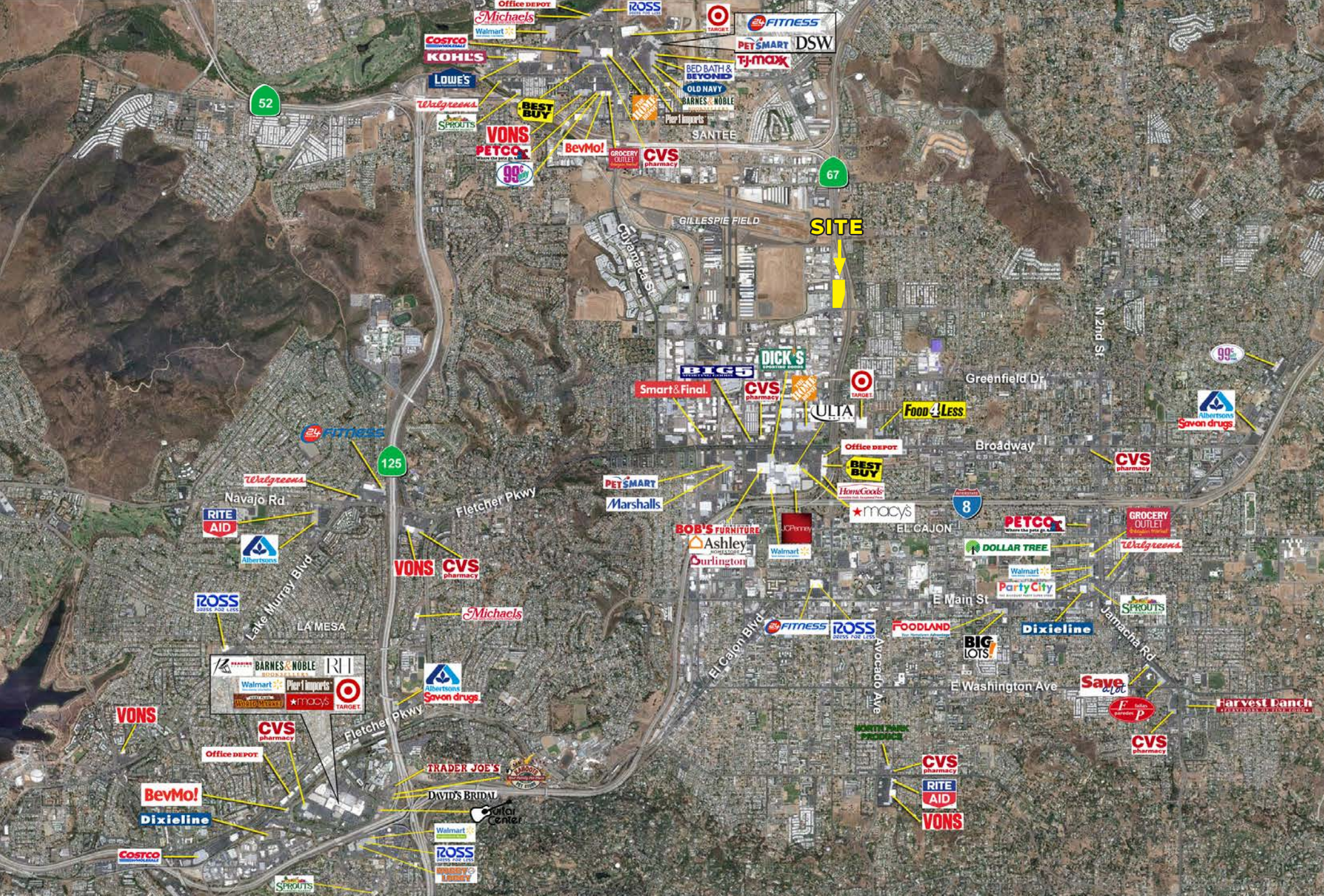
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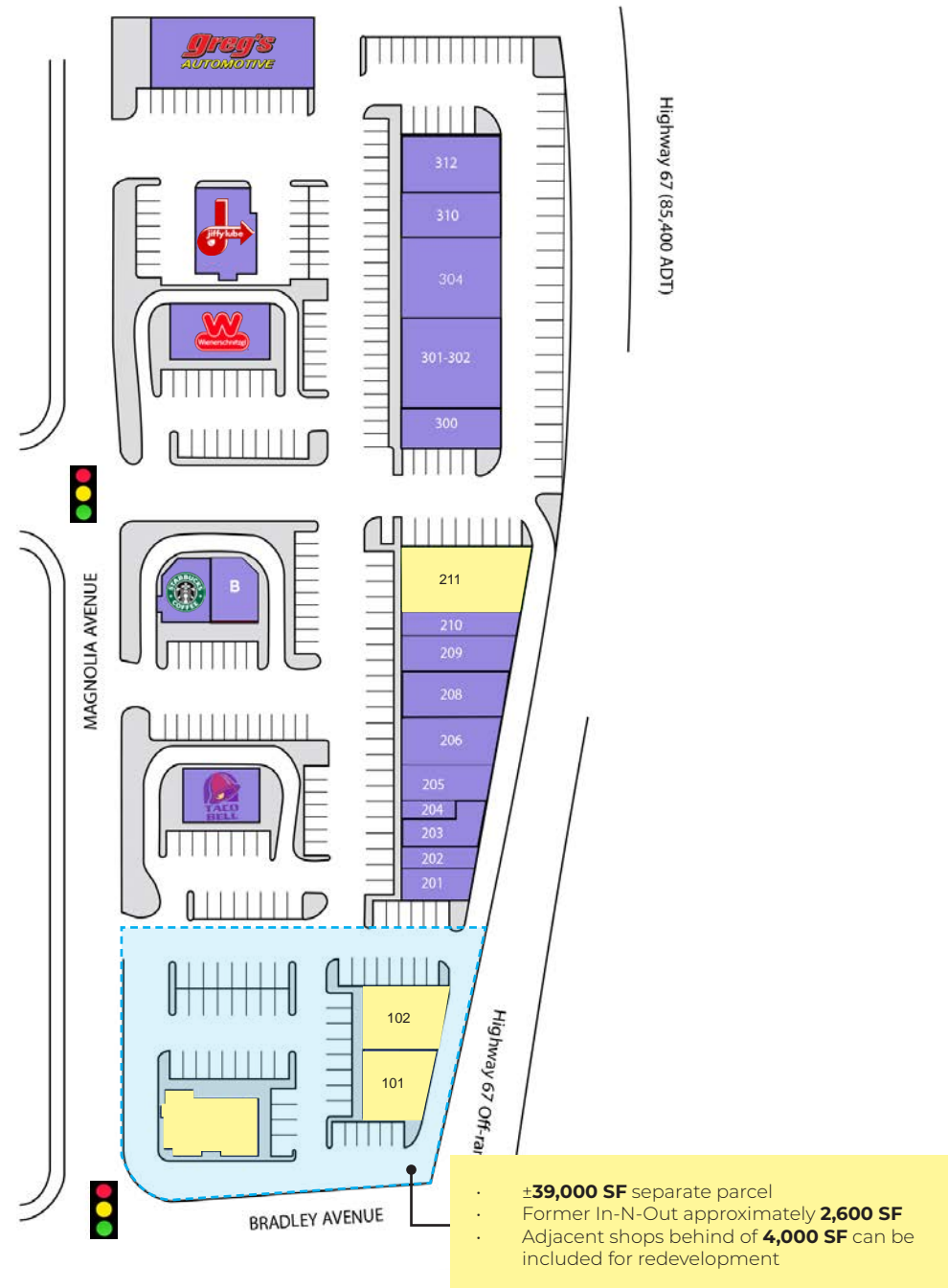




SITE PLAN

1541 N Magnolia Ave, El Cajon, CA

SUITE	TENANT	SF
1541 Magnolia Ave	AVAILABLE (Drive-Thru Building)	2,600
1551 Magnolia Ave		
101	AVAILABLE	1,864
102	AVAILABLE	2,223
1561 Magnolia Ave	Taco Bell	
1571 Magnolia Ave		
201	Lucky Chinese	1,500
202/203	Trans Nails	1,976
204	Refined Barber Shop	632
205	Dr. Celebrado/Dentist	1,431
206	El Cajon Hobby	1,527
208	Cajon Massage	2,551
209	Manzanita Printing & Shipping	1,571
210	Vapin' the 619	1,610
211	AVAILABLE	3,526
1591 Magnolia Ave		
Suite A	Starbucks	1,644
Suite B	Cookie Monster	1,423
1611 Magnolia Ave		
300	Armed Forces Recruiting	2,727
301-302	Wild Bill's Western Wear	3,921
304	Hair Salon	2,855
310	Congressman Duncan D. Hunter	2,431
312	Line-X	2,515
1601 Magnolia Ave	Wienerschnitzel	2,436
1621 Magnolia Ave	Jiffy Lube	2,230
1641 Magnolia Ave	Greg's Automotive	5,370



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.



Expanded Demographic Profile

ESTIMATED 2019 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

Magnolia Plaza

Rings: 1, 3, 5 mile radii

POPULATION

	1 mile	3 miles	5 miles
Total Population	15,253	173,514	309,659
Projected Population (2022)	15,738	178,664	318,409

HOUSING

	1 mile	3 miles	5 miles
Total Households	5,493	60,541	112,423
Projected Total Households (2022)	5,648	62,175	115,314

INCOME

	1 mile	3 miles	5 miles
Median Household Income	\$51,892	\$60,054	\$71,477
Average Household Income	\$67,072	\$80,808	\$93,486
Per Capita Income	\$24,464	\$28,257	\$33,980
Median Disposable Income	\$42,830	\$50,882	\$57,108
Average Disposable Income	\$53,665	\$62,819	\$71,065

DAYTIME DEMOS

	1 mile	3 miles	5 miles
Total Daytime Population	23,559	166,380	268,367
Daytime Population Workers	15,664	73,392	108,307
Daytime Population Residents	7,895	92,988	160,060

RACE & ETHNICITY

	1 mile	3 miles	5 miles
White	9,980 65.43%	121,103 69.79%	229,583 74.14%
Black or African American	1,124 7.37%	9,308 5.36%	13,895 4.49%
American Indian & Alaska Native Population	95 0.62%	1,407 0.81%	2,414 0.78%
Asian Population	599 3.93%	6,934 4.00%	12,643 4.08%
Pacific Islander Population	86 0.56%	887 0.51%	1,399 0.45%
Other Race Population	2,169 14.22%	21,138 12.18%	28,929 9.34%
Population of Two or More Races	1,199 7.86%	12,739 7.34%	20,795 6.72%
Hispanic Population	4,599 30.15%	49,342 28.44%	75,019 24.23%
Non-Hispanic Population	10,654 69.85%	124,172 71.56%	234,639 75.77%

EDUCATION

	1 mile	3 miles	5 miles
Bachelor's Degree	1,524 15.33%	18,301 15.65%	40,318 18.69%
Graduate/Professional Degree	438 4.41%	8,448 7.23%	22,257 10.32%

AGE

	1 mile	3 miles	5 miles
Median Age	33.0	35.8	38.2

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