

MADISON PLAZA

Endcap Remodel!
FOR LEASE



**FLOCKE &
AVOYER**
Commercial Real Estate

520 - 580 2nd Street, El Cajon, CA 92021

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PROPERTY DESCRIPTION

- ±70,000 SF neighborhood retail center anchored by Petco
- Well positioned along the major retail corridor in this densely populated trade area
- Excellent signage and visibility to Second Street (±17,752 cars per day)
- Convenient access and abundant parking

SUITE 574-576 REMODEL

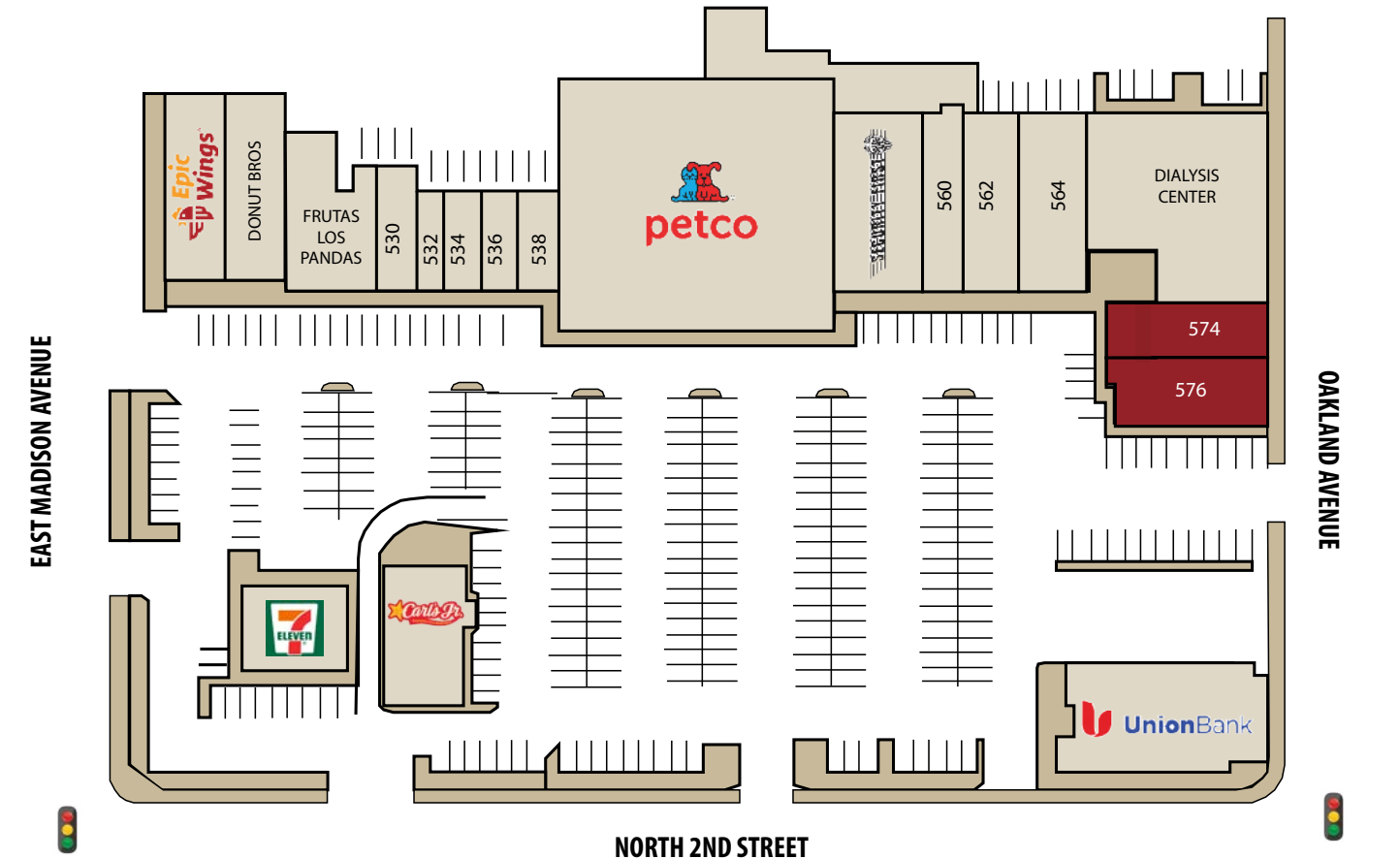
- New Facade & Storefronts
- Expansion of Suite 574
- Single user or Multi Tenant

JOIN THESE TENANTS





SITE PLAN



SUITE	TENANT	SF	SUITE	TENANT	SF	SUITE	TENANT	SF
520	Carl's Jr.	3,155	534	Advance America	1,000	562	Voices of Victory	2,883
524	Epic Wings	2,064	536	Alan's Cut	1,000	564	American Red Cross	4,000
525	Finest Donuts	2,064	538	El Cotixan	1,300	570	Dialysis Center	8,700
526/528	Frutas Los Pandas	3,575	540	Petco	21,000	574	Available	2,898
530	Chen's Golden Palace	1,189	558	Security First	5,064	576	Available	3,612
532	#1 Nails	805	560	Mothers & Babies	2,262	580	Union Bank	6,200

*This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

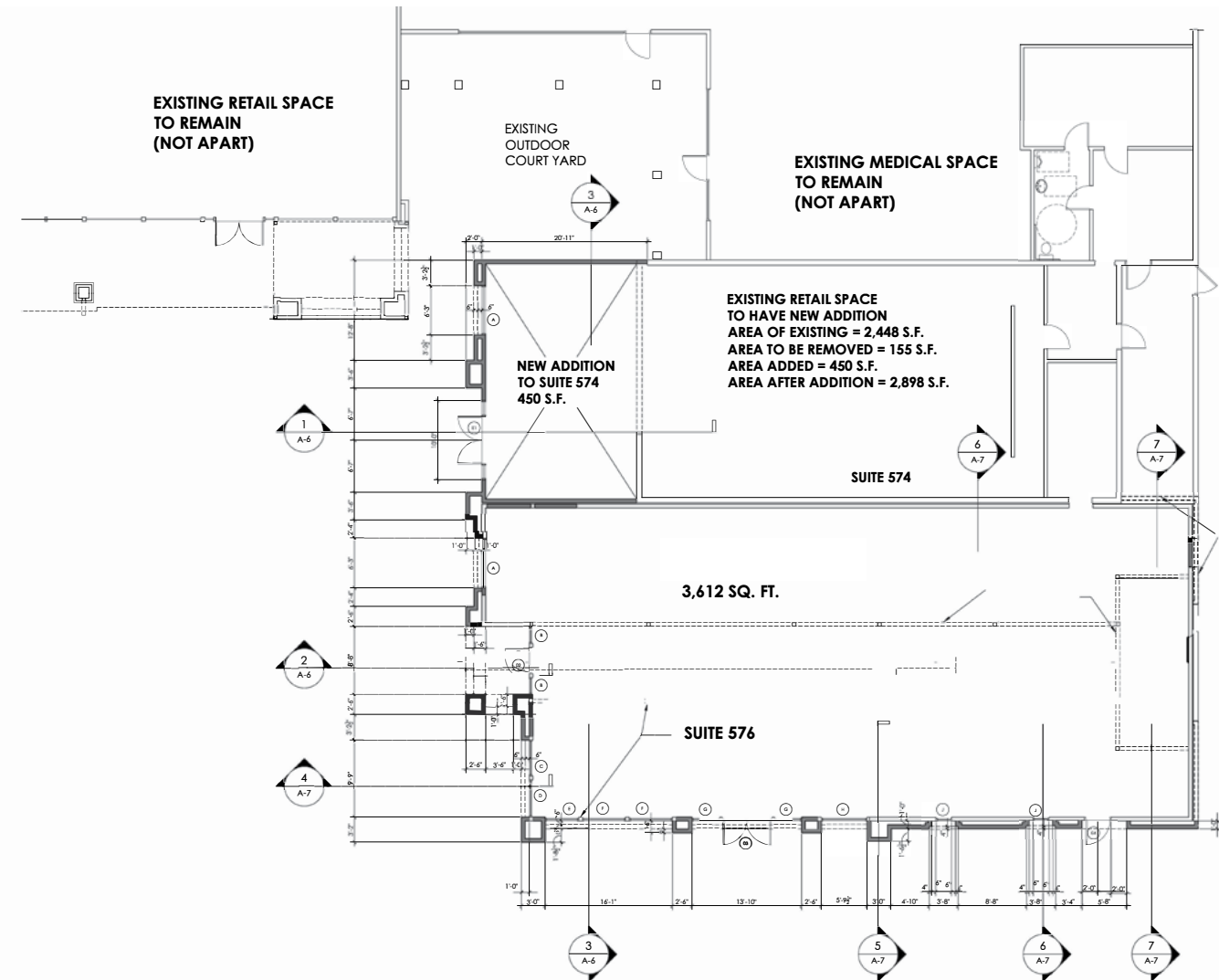
ENDCAP REMODEL

New Facade & Storefronts

Expansion of Suite 574

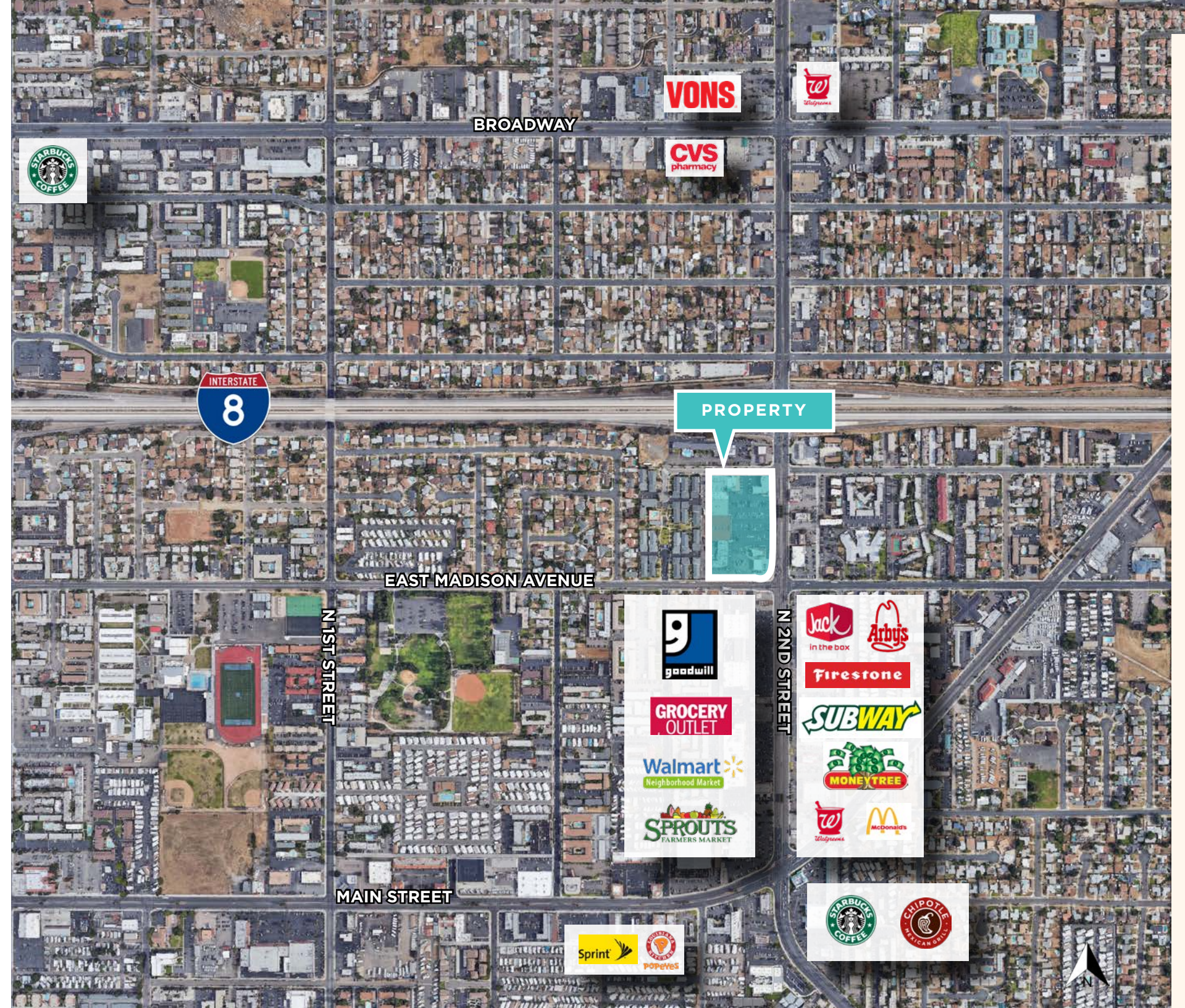
Single user or Multi Tenant options

ENDCAP REMODEL



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AERIAL

DEMOGRAPHICS

**Demographics are derived from 2000-2010 Census, 2016 Estimates and 2021 Projection. Additional information available upon request. Traffic Counts taken from the most recent SANDAG report dated 2010.*



**Demographics produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.*



TRAFFIC COUNTS
 2nd Street: ±17,752
 Madison Avenue: ±12,844

AVERAGE HHI
 1 Mile: \$59,819
 3 Miles: \$85,892
 5 Miles: \$97,029

POPULATION
 1 Mile: 35,780
 3 Miles: 142,940
 5 Miles: 287,070

DAYTIME POPULATION
 1 Mile: 19,315
 3 Miles: 90,611
 5 Miles: 186,966



MORE INFORMATION

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