

FOR LEASE • LOTTES PROFESSIONAL BUILDING

2,700 SF RETAIL/OFFICE SPACE AVAILABLE

321 - 329 VAN HOUTEN AVE. • EL CAJON, CA 92020



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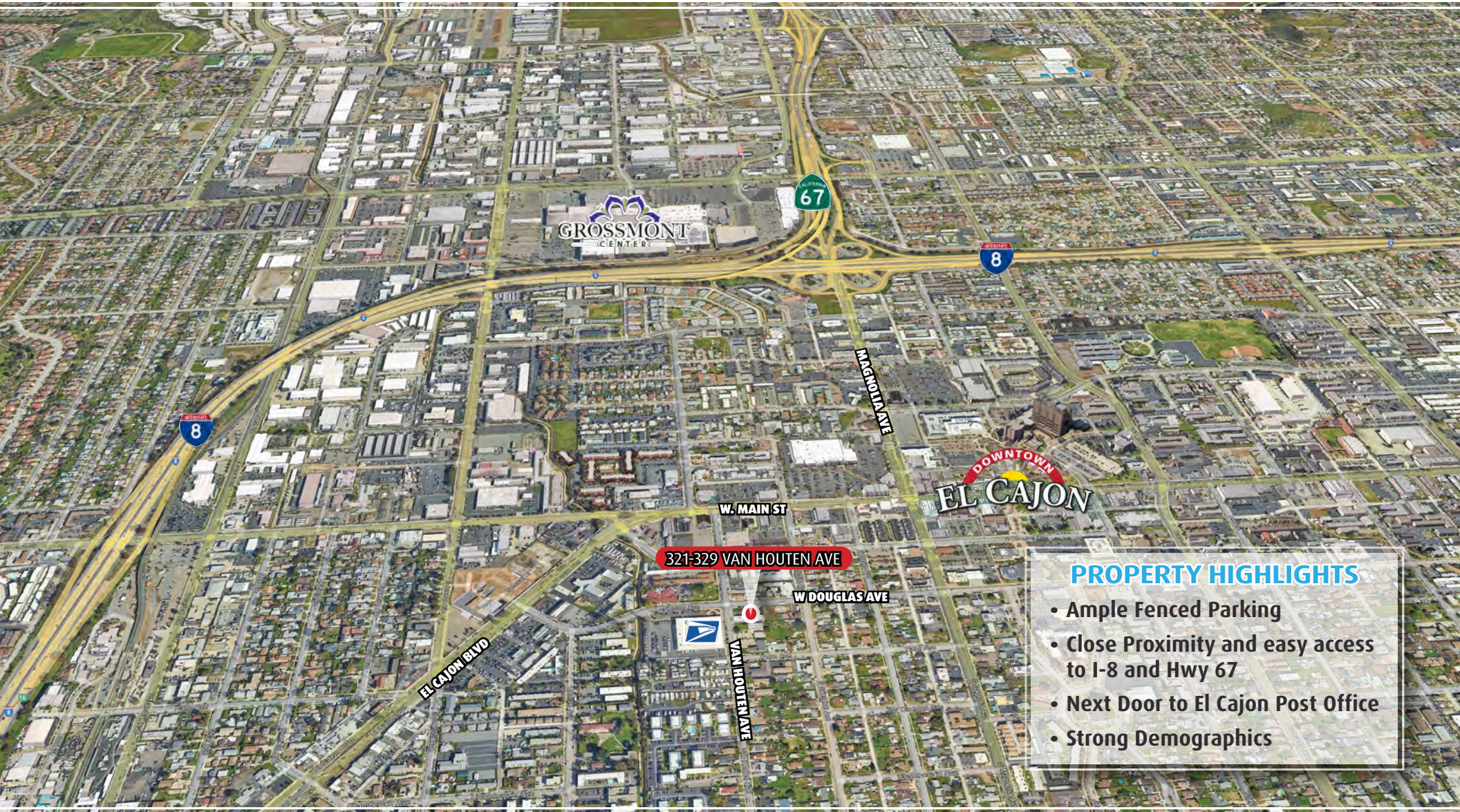
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PROPERTY HIGHLIGHTS

- Ample Fenced Parking
- Close Proximity and easy access to I-8 and Hwy 67
- Next Door to El Cajon Post Office
- Strong Demographics

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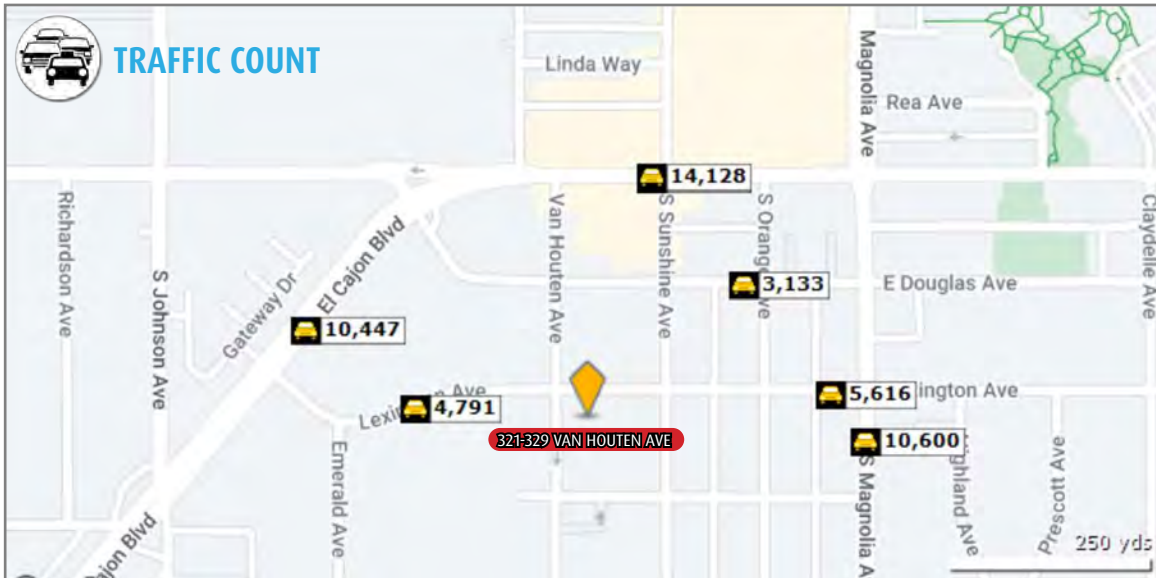


DEMOGRAPHIC SUMMARY

Radius	1 Mile	2 Mile	3 Mile
Population			
2028 Projection	36,312	95,299	159,036
2023 Estimate	36,718	96,424	161,213
2010 Census	34,486	90,871	153,563
Growth 2023 - 2028	-1.11%	-1.17%	-1.35%
Growth 2010 - 2023	6.47%	6.11%	4.98%
2023 Population by Hispanic Origin			
2023 Population	14,120	31,724	46,213
2023 Population	36,718	96,424	161,213
White	27,724 75.51%	75,262 78.05%	128,947 79.99%
Black	3,556 9.68%	7,688 7.97%	10,769 6.68%
Am. Indian & Alaskan	581 1.58%	1,290 1.34%	2,011 1.25%
Asian	1,837 5.00%	4,696 4.87%	7,869 4.88%
Hawaiian & Pacific Island	287 0.78%	622 0.65%	1,017 0.63%
Other	2,734 7.45%	6,865 7.12%	10,601 6.58%
U.S. Armed Forces	139	398	948
Households			
2028 Projection	12,203	33,300	56,684
2023 Estimate	12,337	33,694	57,481
2010 Census	11,537	31,682	54,752
Growth 2023 - 2028	-1.09%	-1.17%	-1.39%
Growth 2010 - 2023	6.93%	6.35%	4.98%
Owner Occupied	3,054 24.75%	12,586 37.35%	27,235 47.38%
Renter Occupied	9,283 75.25%	21,108 62.65%	30,246 52.62%
2023 Households by HH Income			
Income: <\$25,000	3,253 26.37%	7,643 22.68%	10,910 18.98%
Income: \$25,000 - \$50,000	2,759 22.37%	7,435 22.07%	11,069 19.26%
Income: \$50,000 - \$75,000	2,245 18.20%	5,580 16.56%	8,764 15.25%
Income: \$75,000 - \$100,000	1,490 12.08%	4,081 12.11%	7,444 12.95%
Income: \$100,000 - \$125,000	1,043 8.45%	2,973 8.82%	5,510 9.59%
Income: \$125,000 - \$150,000	456 3.70%	1,745 5.18%	3,974 6.91%
Income: \$150,000 - \$200,000	606 4.91%	1,956 5.81%	4,285 7.45%
Income: \$200,000+	484 3.92%	2,282 6.77%	5,524 9.61%
2023 Avg Household Income	\$69,160	\$80,581	\$93,813
2023 Med Household Income	\$51,428	\$57,046	\$68,840



TRAFFIC COUNT



TRAFFIC COUNT

Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop.
1 W Lexington Ave	Emerald Ave	0.05 W	2018	6,097	MPSI	.12
2 W Lexington Ave	Emerald Ave	0.05 W	2022	4,791	MPSI	.12
3 W Douglas Ave	S Orange Ave	0.02 E	2022	3,133	MPSI	.15
4 W Lexington Ave	Alley	0.01 W	2018	5,052	MPSI	.18
5 W Lexington Ave	Alley	0.01 W	2022	5,616	MPSI	.18
6 W Main St	N Sunshine Ave	0.01 E	2018	15,144	MPSI	.18
7 W Main St	N Sunshine Ave	0.01 E	2022	14,128	MPSI	.18
8 S Magnolia Ave	W Lexington Ave	0.03 N	2022	10,998	MPSI	.20
9 S Magnolia Ave	W Lexington Ave	0.03 N	2015	10,600	ADT	.20
10 El Cajon Blvd	W Lexington Ave	0.04 SW	2022	10,447	MPSI	.21

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