

# For Sale

1020 EL CAJON BLVD, EL CAJON, CA 92020





# For Sale

1020 EL CAJON BLVD, EL CAJON, CA 92020



## ZONING

General Commercial (GC) - City of El Cajon

## FEATURES

- Business owner prefers to relocate
- Building Size: ±9,510 SF
- Land Size: ±12,460 SF

## TRAFFIC COUNTS

El Cajon Blvd	30,200 ADT
I-8 freeway	169,000 ADT

## ASKING PRICE

\$2,000,000.00

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Total Population:	21,595	169,613	381,908
2022 Proj Pop:	22,459	176,946	399,276
Avg HH Income:	\$70,951	\$76,910	\$81,188

*PROPERTY TOURS AVAILABLE  
UPON REQUEST ONLY*



RETAIL INSITE





169,000 ADT

**SITE**



30,200 ADT

El Cajon Blvd

Boulevard Pj

Grossmont Ave

W Chase Ave

El Cajon Blvd









The projects, tenants and site plans illustrated herein are subject to change without notice. You and your advisors should conduct a careful, independent investigation of the information herein to determine to your satisfaction the accuracy, yifiles/\_Master Aerials/El Cajon-wide.pdf



# Expanded Demographic Profile

ESTIMATED 2017 · CALCULATED USING PROPORTIONAL BLOCK GROUPS

1020 EL CAJON BLVD | EL CAJON, CA



## POPULATION

	1 MILE	3 MILES	5 MILES
Estimated Population	21,595	169,613	381,908
Forecasted Population (2022)	22,459	176,946	399,276



## HOUSEHOLDS

Households	7,189	61,658	139,789
------------	-------	--------	---------



## AVG HHD INCOME

Estimated Avg Household Income	\$70,951	\$76,910	\$81,188
--------------------------------	----------	----------	----------



## MEDIAN HH INCOME

Estimated Median Household Income	\$49,445	\$54,718	\$59,823
-----------------------------------	----------	----------	----------



## PER CAPITA INCOME

Est. Proj. Per Capita Income	\$24,821	\$28,605	\$30,300
------------------------------	----------	----------	----------



## DAYTIME DEMOS

Total Daytime Population	17,453	165,718	334,207
--------------------------	--------	---------	---------



## OTHER INCOME

Median Disposable Income	\$42,094	\$46,594	\$50,819
--------------------------	----------	----------	----------



## RACE & ETHNICITY

	1 MILE		3 MILES		5 MILES	
White	14,331	66.36%	116,434	68.65%	263,127	68.90%
Black or African American	1,416	6.56%	11,495	6.78%	26,102	6.83%
American Indian & Alaskan Native	148	0.69%	1,173	0.69%	2,829	0.4%
Asian	933	4.32%	7,392	4.36%	19,894	5.21%
Hawaiian & Pacific Islander	120	0.56%	897	0.53%	2,196	0.58%
Other Race	3,014	13.96%	19,895	11.73%	41,823	10.95%
Two or More Races	1,632	7.56%	12,327	7.27%	25,937	6.79%



## AGE DISTRIBUTION

Median Age	35.1 yrs	36.2 yrs	37.3 yrs
------------	----------	----------	----------