For Sale

1020 EL CAJON BLVD, **EL CAJON**, CA 92020



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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

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

El Cajon Blvd	
I-8 freeway	

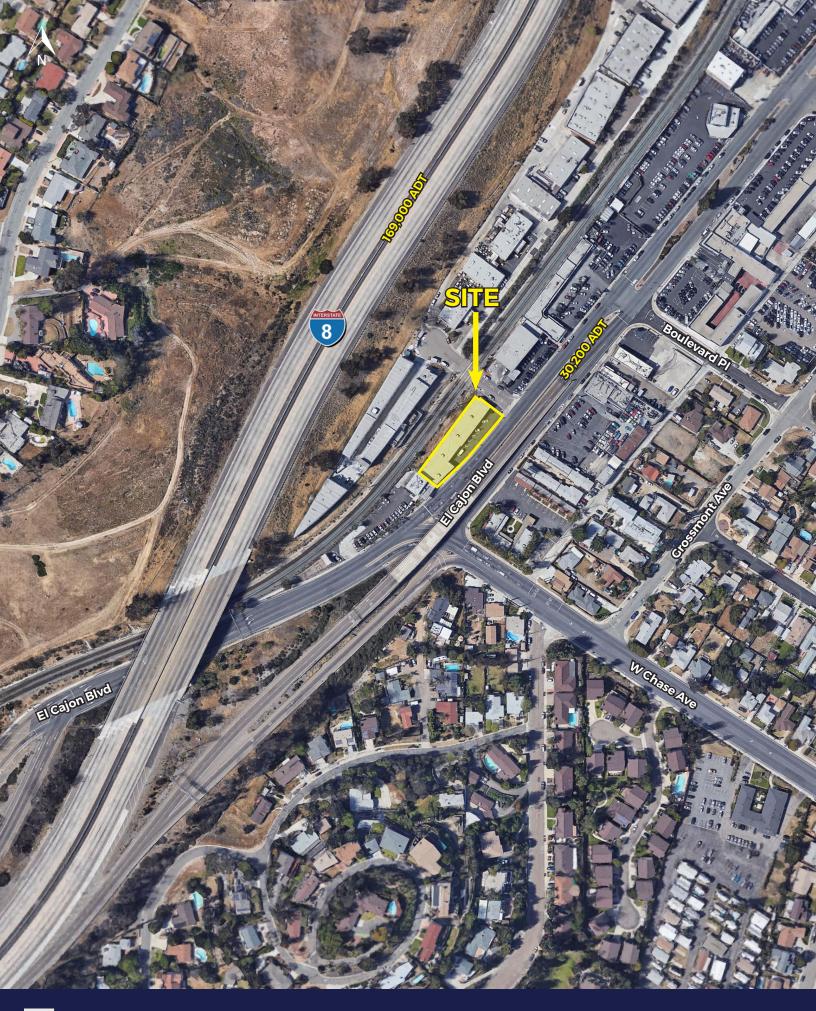
PROPERTY TOURS AVAILABLE UPON REQUEST **ONLY**

RETAIL INSITE

30,200 ADT

169,000 ADT

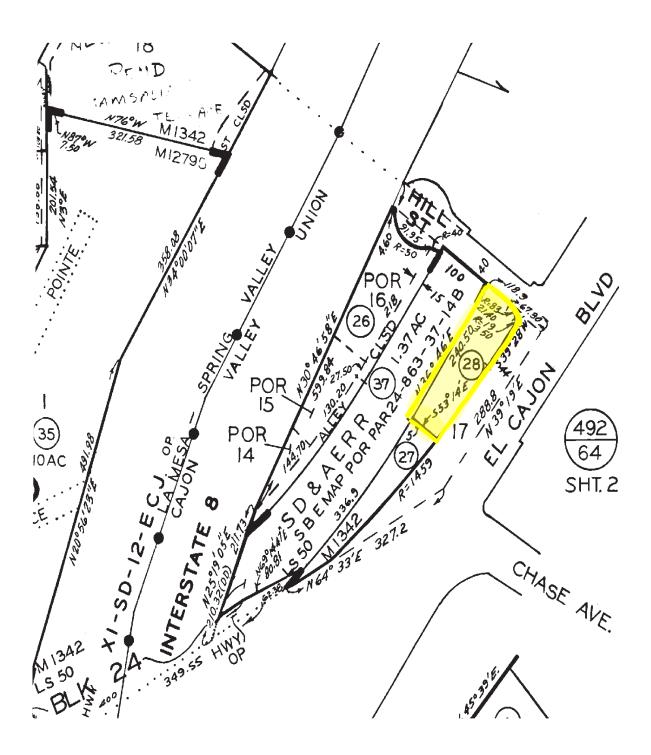
JOHN STILL • 619.993.5424 • jps@pointrealtyadvisors.com • Lic: 00955809 CONNOR STEVENS • 858.369.6458 • cstevens@retailinsite.net • Lic: 02016996

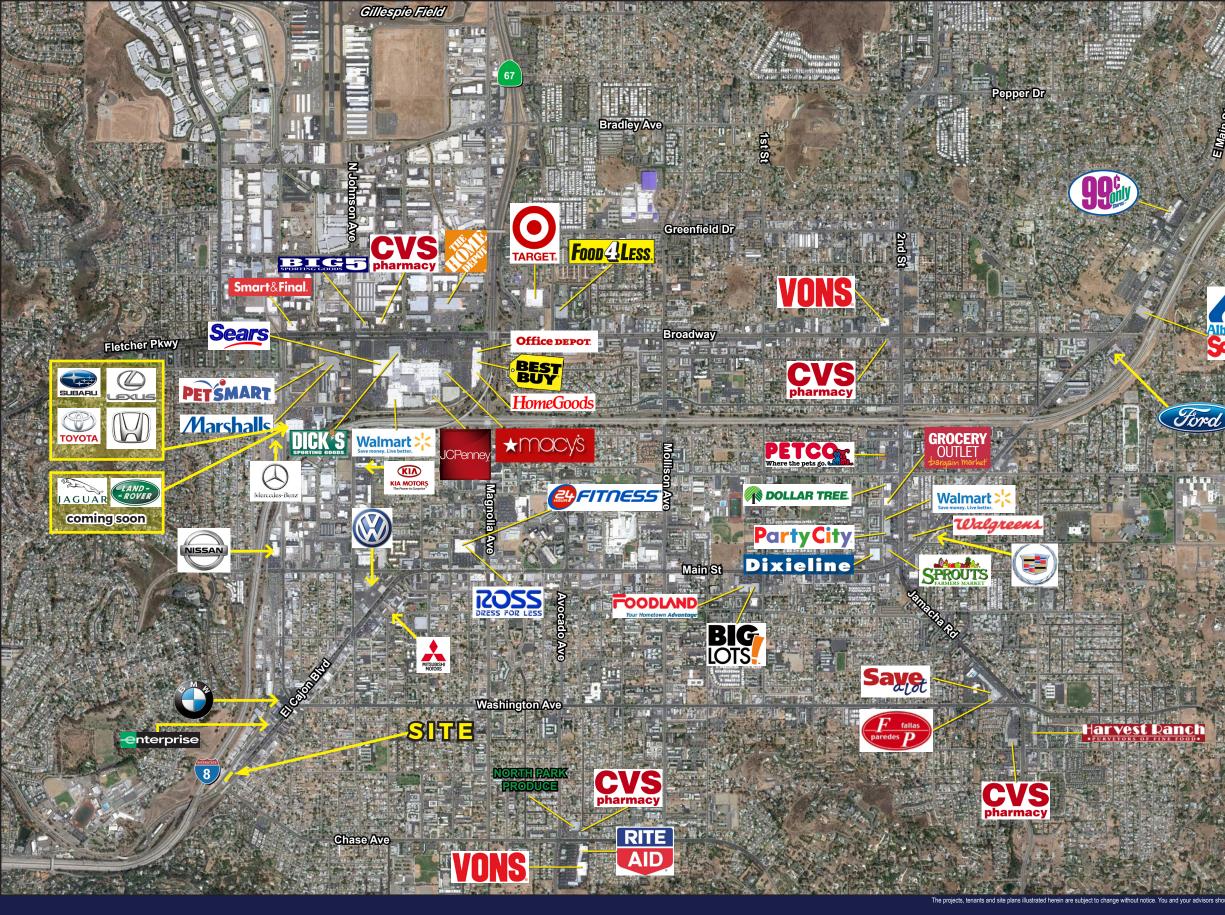


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PARCEL MAP





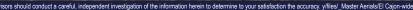






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CHAINLINKS RETAIL ADVISORS

Expanded Demographic Profile

ESTIMATED 2017 · CALCULATED USING PROPORTIONAL BLOCK GROUPS

1020 EL CAJON BLVD | EL CAJON, CA

市市市市 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
B 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
市 市市 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%
TT AGE DISTRIBUTION			
Median Age	35.1 yrs	36.2 yrs	37.3 yrs