

FOR LEASE

MAGNOLIA PLAZA

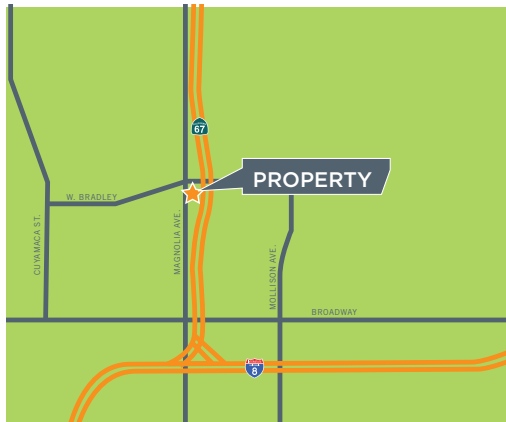
1571 - 1641 MAGNOLIA AVENUE, EL CAJON, CA 92020

RETAIL



PROPERTY HIGHLIGHTS

- + ±3,526 SF - Suite 211 (Formerly Verizon Wireless)
- + Magnolia Plaza is located at the NWQ of Hwy 67 and Bradley Avenue in El Cajon along Magnolia Ave. The Center is ±49,077 SF and has direct access and visibility to Highway 67 which runs along the east side of the shopping center.
- + Strong daytime traffic exists in the immediate trade area with an abundance of commercial and industrial businesses. Gillespie Field is the oldest and largest of the County's eight airports and is within approximately 1 mile.
- + Current tenants in the center include: In-N-Out Burger, Starbucks, Wenderschnitzel, Taco Bell, Jiffy Lube, Armed Forces Recruiting, Wild Bill's Western Wear and many others
- + Traffic Counts
 - Highway 67 98,000 ADT
 - Bradley Ave 21,700 ADT
 - Magnolia Ave 11,900 ADT



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	14,832	175,182	309,526
2017 AvG HH Income	\$58,235	\$71,881	\$82,751

CONTACT US

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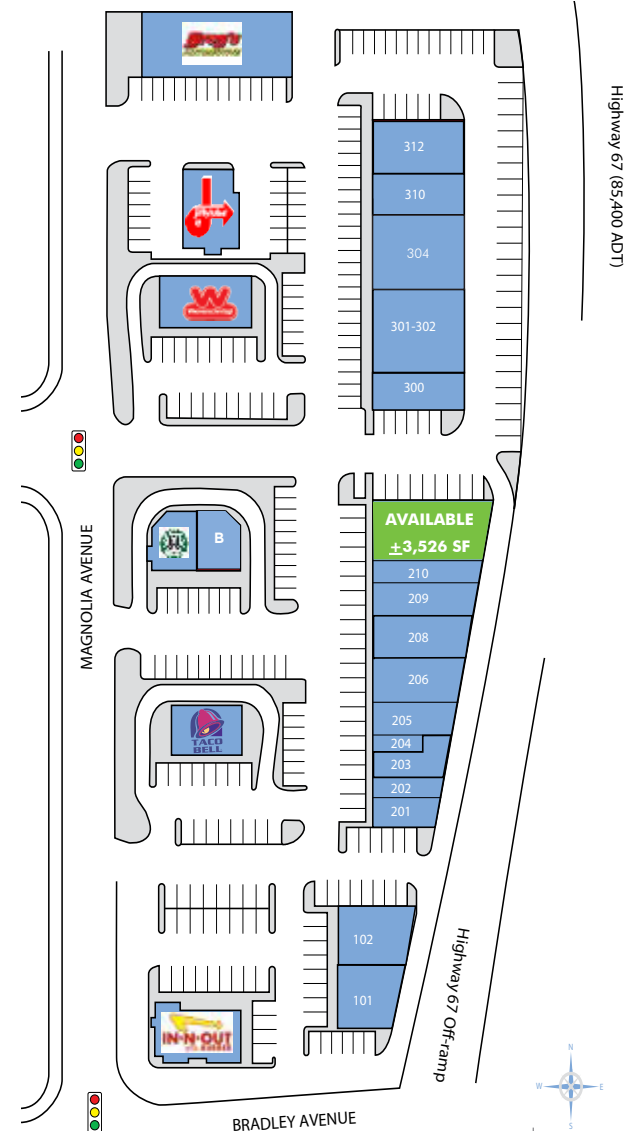
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AVAILABILITY & SITE PLAN

Suite	Tenant	SF
1541 Magnolia Ave	In-N-Out Burger	2,600
1551 Magnolia Ave		
101	Raw Smoke Shop	1,864
102	O Zone Hookah Lounge	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	Starbuck's	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		
1621 Magnolia Ave - Jiffy Lube		
1641 Magnolia Ave - Greg's Automotive		



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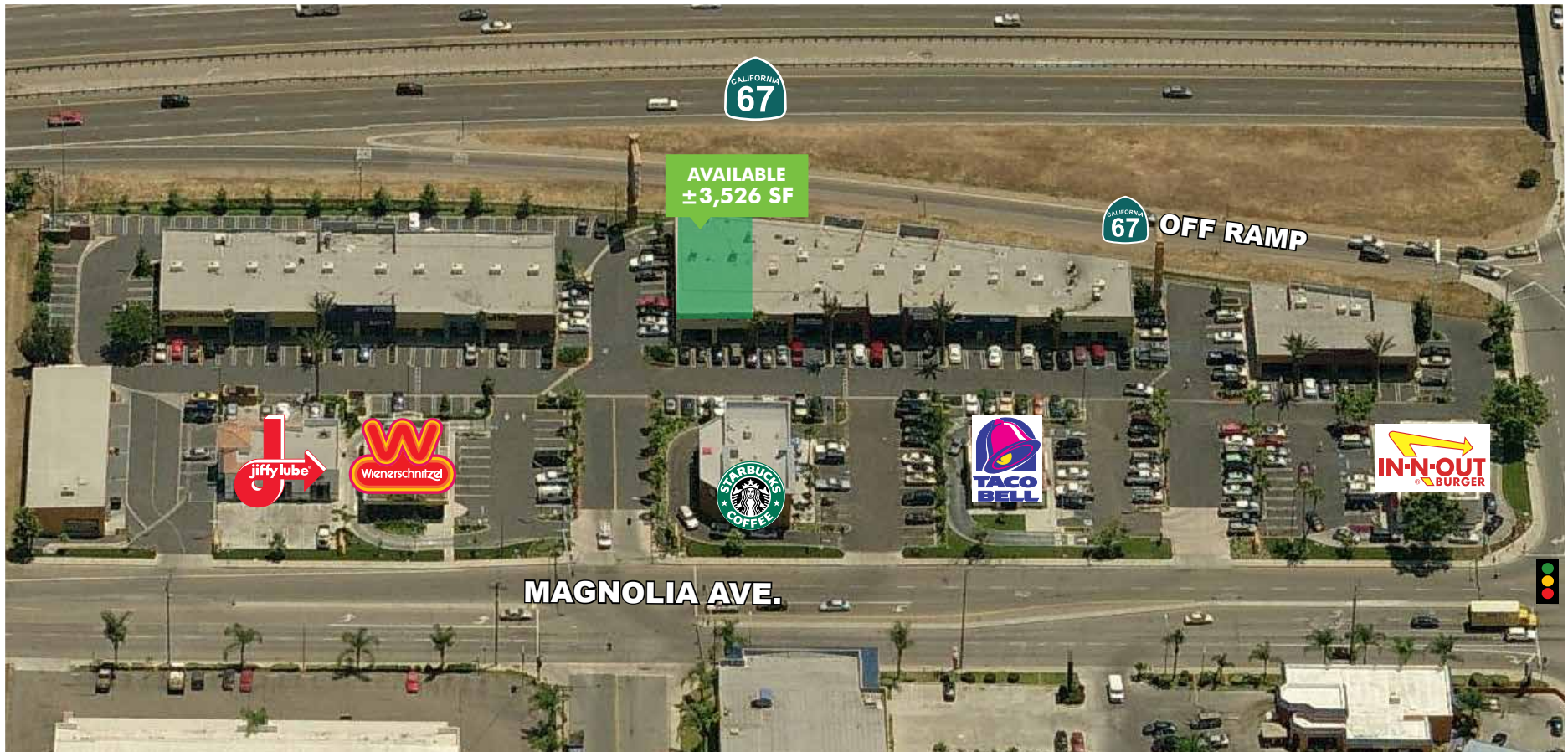
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AERIAL VIEW



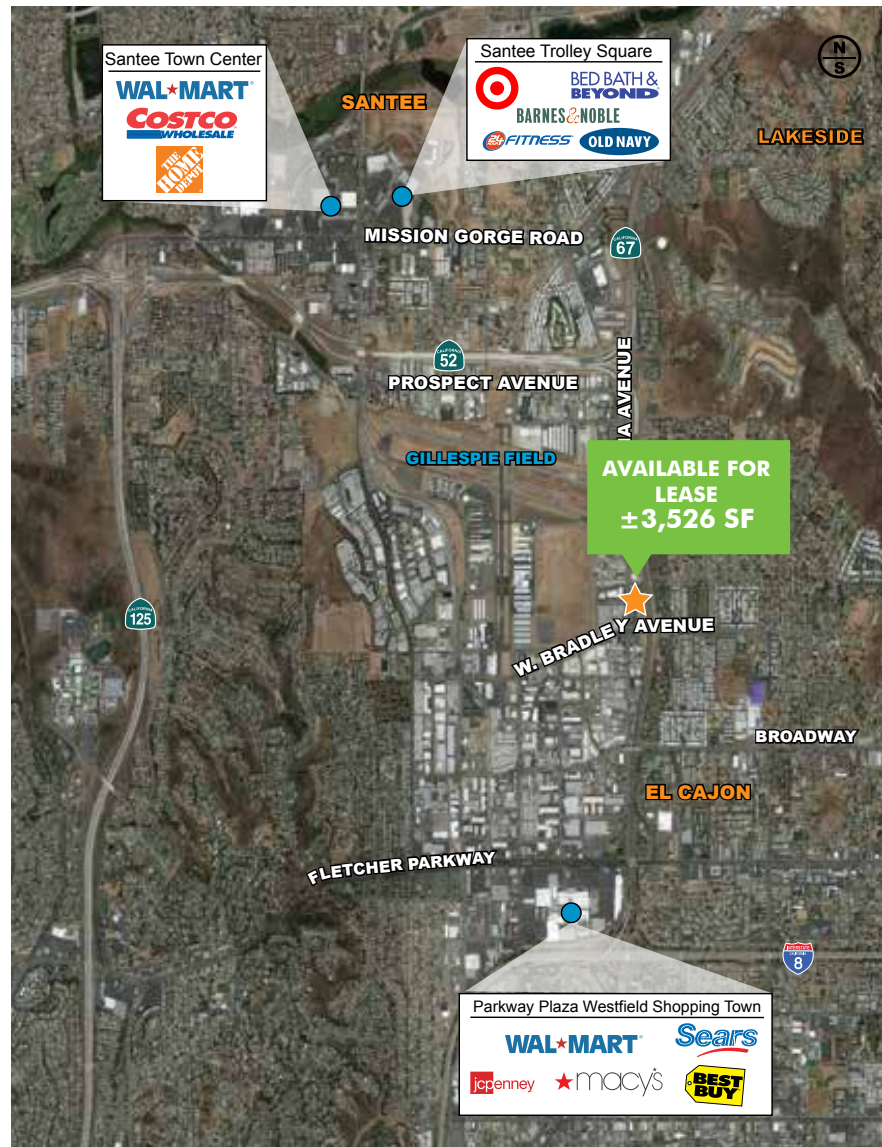
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DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2017 Population	14,832	175,182	309,526
2022 Population	15,645	183,135	309,526
2010 Population	13,624	164,097	290,730
2000 Population	12,745	157,823	283,376
Percent Pop Change: 2010 to 2017	1.18%	0.91%	0.87%
Percent Pop Change: 2017 to 2022	1.07%	0.89%	0.87%
HOUSEHOLDS			
2017 Households	5,378	61,065	112,014
2022 Households	5,653	63,670	116,729
2010 Households	4,991	57,658	105,824
2000 Households	4,874	56,915	104,206
Percent HH Change: 2010 to 2017	1.04%	0.80%	0.79%
Percent HH Change: 2017 to 2022	1.00%	0.84%	0.83%
2017 Average Household Size	2.74	2.81	2.72
2017 Owner Occupied Housing Units	2,142	28,579	61,677
2017 Renter Occupied Housing Units	3,236	32,487	50,336
HOUSEHOLD INCOME			
2017 Average Household Income	\$58,235	\$71,881	\$82,751
2022 Average Household Income	\$64,215	\$80,531	\$92,416
2017 Median Household Income	\$47,609	\$54,545	\$61,404
2022 Median Household Income	\$48,918	\$57,985	\$67,208
2017 Per Capita Income	\$21,655	\$25,913	\$30,584
2022 Per Capita Income	\$23,764	\$28,818	\$33,978