

**FLOCKE &
AVOYER**

Commercial Real Estate

FOR LEASE
±1,800 - 4,000 SF
AVAILABLE



EAST COUNTY SQUARE

13418-13584 CAMINO CANADA | EL CAJON, CA 92021



±1,800-
4,000 SF
AVAILABLE

THIS IS A RARE
OPPORTUNITY TO LEASE
SPACE IN A HISTORICALLY
STRONG SHOPPING CENTER.

Dominant freeway power center
anchored by Walmart, Smart &
Final and Dollar Tree serving the
East County of San Diego.





TRAFFIC COUNTS

Cars Per Day
Interstate 8:
 ±81,977

AVERAGE HHI*

1 Mile: \$84,621
3 Miles: \$76,424
5 Miles: \$73,330

POPULATION

1 Mile: 9,572
3 Miles: 85,348
5 Miles: 209,244

DAYTIME POP.

1 Mile: 4,139
3 Miles: 42,543
5 Miles: 138,759

*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.

SITE PLAN

DETAIL

Smart & Final

SUITE 111
±1,800 SF
AVAILABLE

SUITE 110C
±4000 SF
AVAILABLE

SUITE 110B
NAIL SPA PLUS
SUITE 110A
DR. JARED, D.D.S.

ANYTIME
FITNESS

SUITE 108
±3,000SF AVAILABLE

SUPERCUTS

SUITE 106
UPS

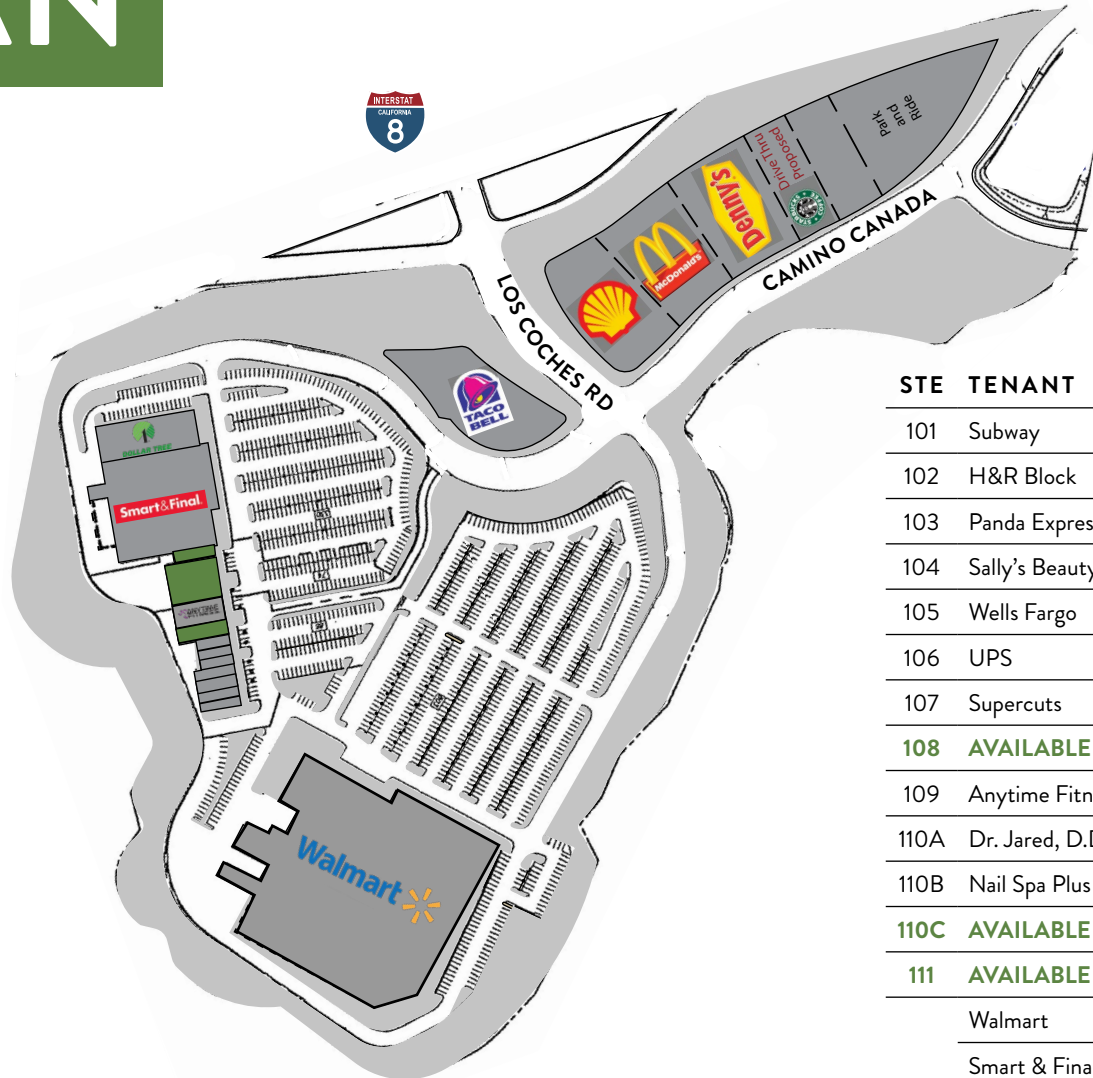
SUITE 105
WELLS FARGO

SUITE 104
SALLY

SUITE 103
TACO BELL

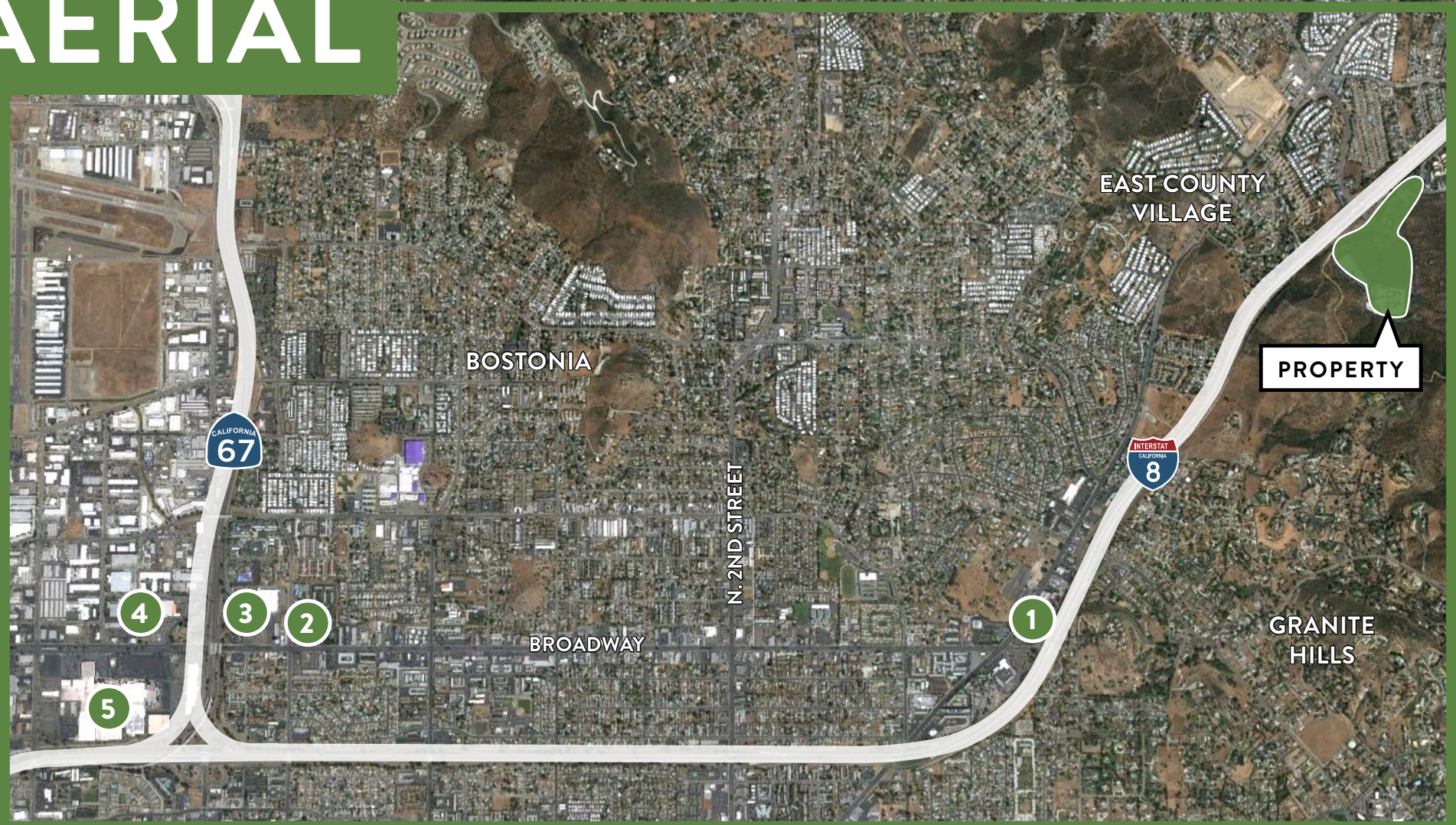
SUITE 102
H&R BLOCK

SUITE 101
SUBWAY



STE	TENANT	SF
101	Subway	1,600
102	H&R Block	1,600
103	Panda Express	2,000
104	Sally's Beauty	1,600
105	Wells Fargo	1,300
106	UPS	1,300
107	Supercuts	1,300
108	AVAILABLE (Divisible)	3,000
109	Anytime Fitness	5,000
110A	Dr. Jared, D.D.S.	2,000
110B	Nail Spa Plus	2,000
110C	AVAILABLE (Divisible)	4,000
111	AVAILABLE	1,800
	Walmart	NAP
	Smart & Final	NAP
	Dollar Tree	NAP
	Taco Bell	NAP
	Shell	NAP
	Denny's	NAP
	McDonald's	NAP
	Starbucks (under construction)	NAP

AERIAL



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2

3

4

5





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