



OFFICE FOR LEASE



2ND FLOOR | SUITES 200 & 201

620 E Main St., El Cajon, CA 92020



kw THIAM GROUP

KELLER WILLIAMS REALTY

Exclusively listed by

GRANT THIEM

619.813.1131

grantthiem@kw.com

BRE LIC N° 01984787

AUGUST NIEWIADOMY

619.534.2961

augustn@kw.com

BRE LIC N° 02353665

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EXECUTIVE SUMMARY

The entire second floor of this two-story building is available, totaling roughly 4,200 sqft of efficient office space demisable into two 2,100 sqft units. Large windows provide abundant natural light, creating a bright and professional environment for both staff and clients. The building's flexible configuration allows for a streamlined move-in process, minimizing downtime and buildout costs for prospective tenants.



RATE	Call for Pricing
UNIT SIZE	±4,200 sqft (±2,100 sqft demisable)
ZONING	General Commercial
STATUS	Vacant Move-in Ready
PARKING	Unassigned Shared Lot

PROPERTY OVERVIEW

Built in 1980 and renovated in 2026, this mixed use building features strong street visibility, prominent signage opportunities, and convenient access to Interstate 8 and State Route 67. The entire second floor is available for lease, offering professional office users a flagship-quality space above an established ground-floor retail base.



SUITE 200
±2,100 SQFT



SUITE 201

±2,100 SQFT







HIGH-PROFILE DOWNTOWN EL CAJON LOCATION ON E MAIN STREET

Located along East Main Street in the heart of downtown El Cajon, the property is positioned within an active commercial and civic corridor benefiting from steady daily traffic and strong neighborhood presence. The available second-floor space offers excellent visibility for professional office users seeking exposure along one of East County's primary thoroughfares.

Surrounded by established neighborhoods, downtown amenities, and a dense residential population, the property captures a built-in customer base of professionals and working families. Direct access to Interstate 8 and State Route 67 provides seamless connectivity throughout East County and into central San Diego, while nearby retail, dining, and service-oriented businesses contribute to a steady and diverse flow of foot and vehicle traffic.

This business-friendly corridor continues to attract a stable mix of professional and service tenants, supported by strong underlying demographics and ongoing residential demand in the surrounding area.

Key Highlights

- 2nd-floor flagship office space above active retail base
- Heart of downtown El Cajon's E Main Street corridor
- Direct access to Interstate 8 and State Route 67
- Strong daily traffic counts along East Main Street
- Established corridor with national and local tenancy and downtown amenities



E MAIN STREET
±32,000 Cars Per Day
Source: SANDAG Traffic Data



Traffic counts are based on the most recent traffic studies from the California Department of Transportation (Caltrans) and the San Diego Association of Governments (SANDAG).

- E Main Street (through Central El Cajon): ±32,000 Cars Per Day (CPD)

Sources: SANDAG Traffic Data (2023).

DEMOGRAPHIC SUMMARY

620 E Main St, El Cajon, California, 92020

Ring of 5 miles

KEY FACTS

333,307

Population



120,666

Households

39.3

Median Age

\$79,640

Median Disposable Income

EDUCATION

8.8%

No High School Diploma



23.5%

High School Graduate



33.0%

Some College/
Associate's Degree



34.6%

Bachelor's/Grad/
Prof Degree

INCOME



\$97,242

Median Household Income



\$45,516

Per Capita Income



\$237,779

Median Net Worth

HOUSEHOLD INCOME



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