

RETAIL FOR LEASE

13881 Campo Rd, Jamul, CA 91935



SPACE	SPACE USE	LEASE RATE		LEASE TYPE	SIZE (SF)	AVAILABILITY
13881 Campo Rd C-5	Retail	\$1.50	SF/MONTH	NNN	1,080 SF	VACANT
13881 Campo Rd C-1	Restaurant	\$1.50	SF/MONTH	NNN	3,360 SF	VACANT
13881 Campo Rd A-1	Retail	\$1.50	SF/MONTH	NNN	960 SF	VACANT
13881 Campo Rd A-3	Retail	\$1.50	SF/MONTH	NNN	4,650 SF	VACANT

KW COMMERCIAL
680 Fletcher Parkway
El Cajon, CA 92020

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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PROPERTY TYPE:	Office - Retail
AVAILABLE SF:	960 Sq.ft.
LEASE RATE:	\$1.50/Sq.ft. +NNN
LOT SIZE:	4.52 Acres
BUILDING SIZE:	29,982 SF

PROPERTY OVERVIEW

Jamul Shopping Village has a versatile space for lease which can be used as office or Retail. One of the only office spaces available in Jamul. The space is located on a desirable end cap.

Located in the heart of Jamul, CA, just 4 miles East of Rancho San Diego.

PROPERTY FEATURES

- TRAFFIC COUNT 14,000 ADT Approx
- Anchored by Subway, Hardware Store, and Habaneros Mexican & Seafood.
- Private Restroom
- Jamul Shopping Village offers a Rustic Backdrop.

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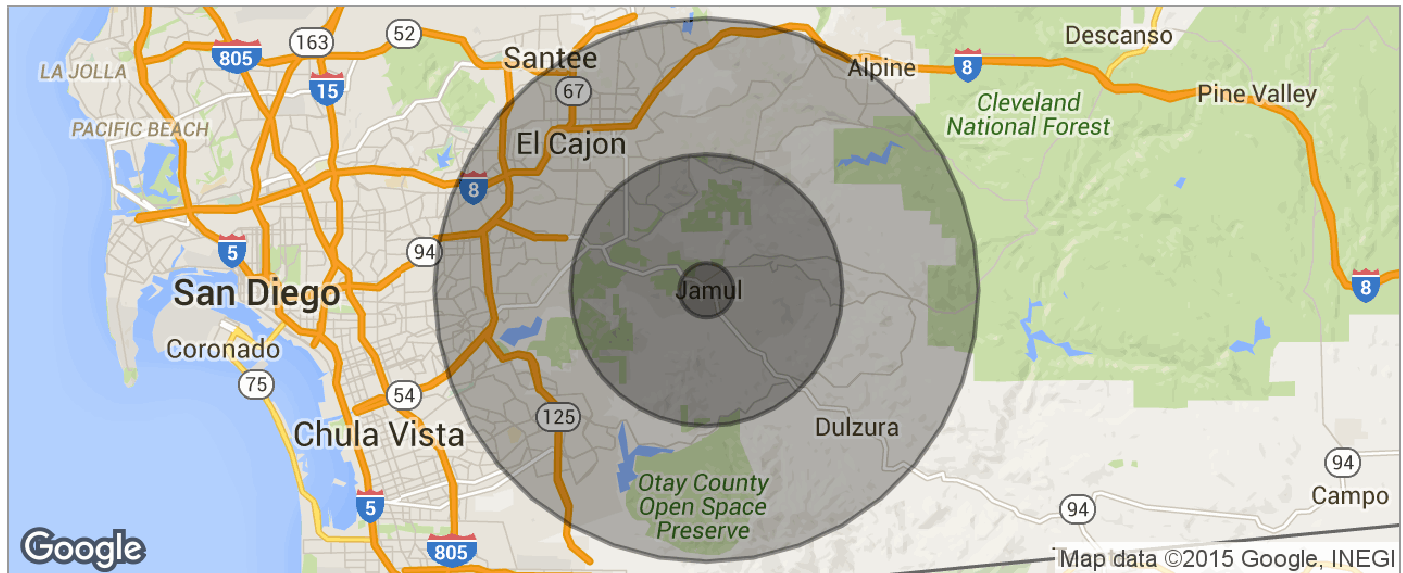
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	563	31,126	419,142
MEDIAN AGE	39.1	39.3	35.5
MEDIAN AGE (MALE)	39.6	39.0	34.3
MEDIAN AGE (FEMALE)	38.6	39.7	36.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	172	10,564	138,192
# OF PERSONS PER HH	3.3	2.9	3.0
AVERAGE HH INCOME	\$125,689	\$111,540	\$80,593
AVERAGE HOUSE VALUE	\$721,104	\$559,337	\$448,374
RACE	1 MILE	5 MILES	10 MILES
% WHITE	77.6%	82.3%	74.0%
% BLACK	1.4%	3.8%	6.5%
% ASIAN	9.9%	5.5%	7.6%
% HAWAIIAN	0.0%	0.1%	0.6%
% INDIAN	0.7%	0.5%	0.6%
% OTHER	5.3%	3.3%	5.9%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	25.0%	20.0%	31.0%

* Demographic data derived from 2010 US Census

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