

EC
plaza

131 Broadway, El Cajon, CA 92021
FOR LEASE ±1,500 SF

SUPERCUTS

 **at&t**
Authorized Retailer

 **PANDA**
EXPRESS

Please do not disturb tenant

FLOCKE &
 **AVOYER**
Commercial Real Estate

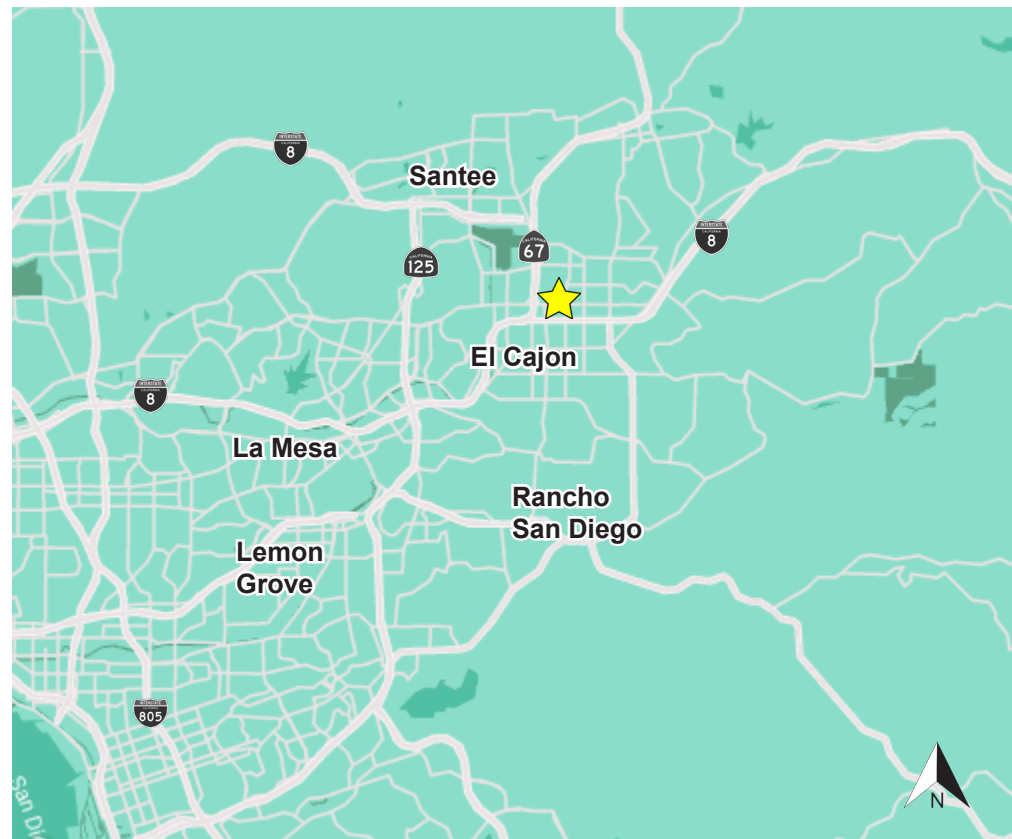
EC plaza

PROPERTY HIGHLIGHTS

- Potentially available ±1,500 SF (AT&T)
- Freeway pylon signange available
- Located at a signalized intersection and across the street from a ±126,000 SF Target Center.
- Highly visible from State Route 67.
- Huge daytime population.
- Westfield's ±1.3 million SF Parkway Plaza mall is less than a half mile to the West.
- This center has high identity tenants which include:



SUPERCUTS



COMPETITION AERIAL



TARGET CVS STARBUCKS COFFEE

THE HOME DEPOT IN-N-OUT BURGER

Food4Less

EC plaza

BROADWAY

MACY'S WALMART ULTA BEAUTY
HOMEGOODS BEST BUY H&M

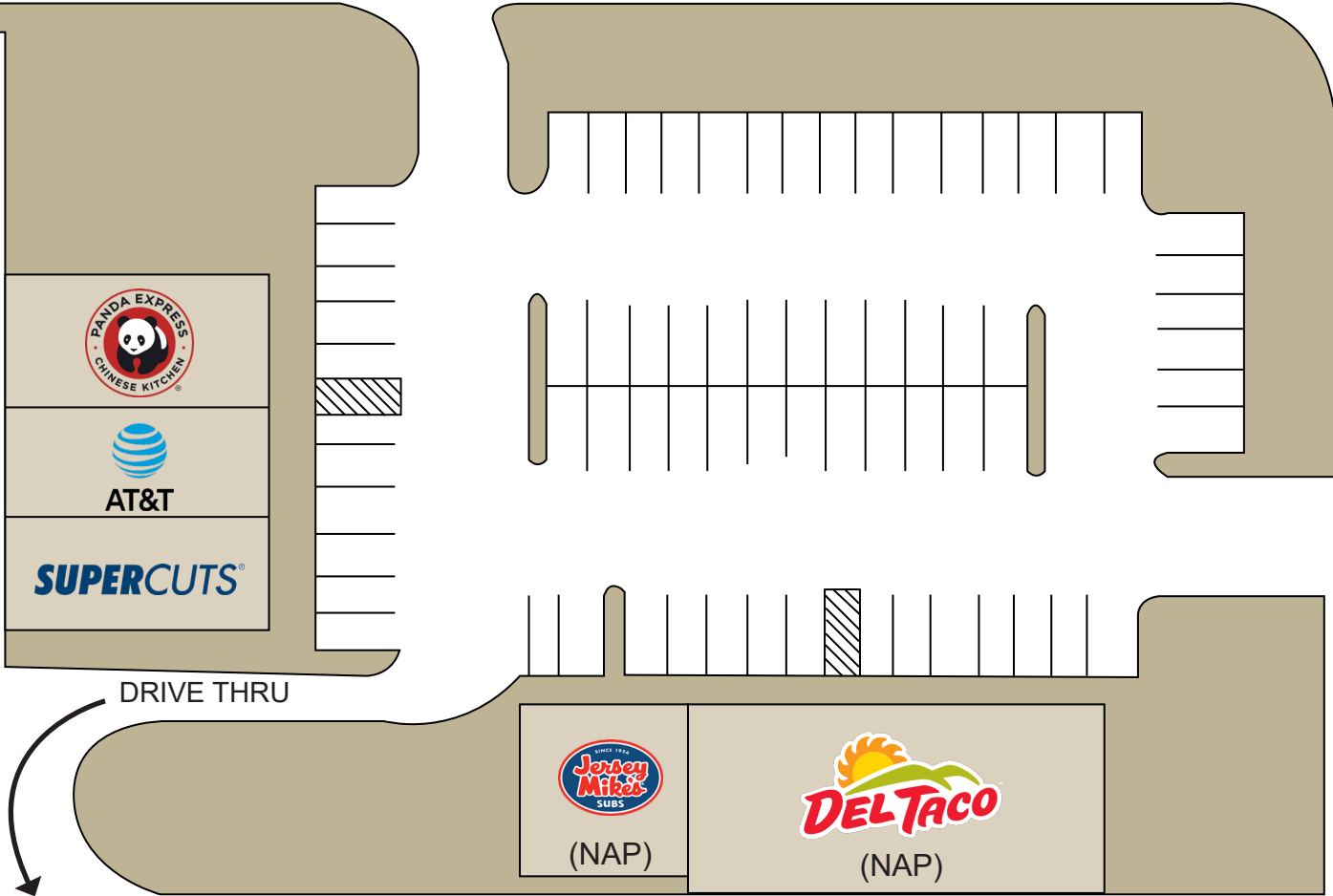


SITE PLAN

BROADWAY

GRAVES AVENUE

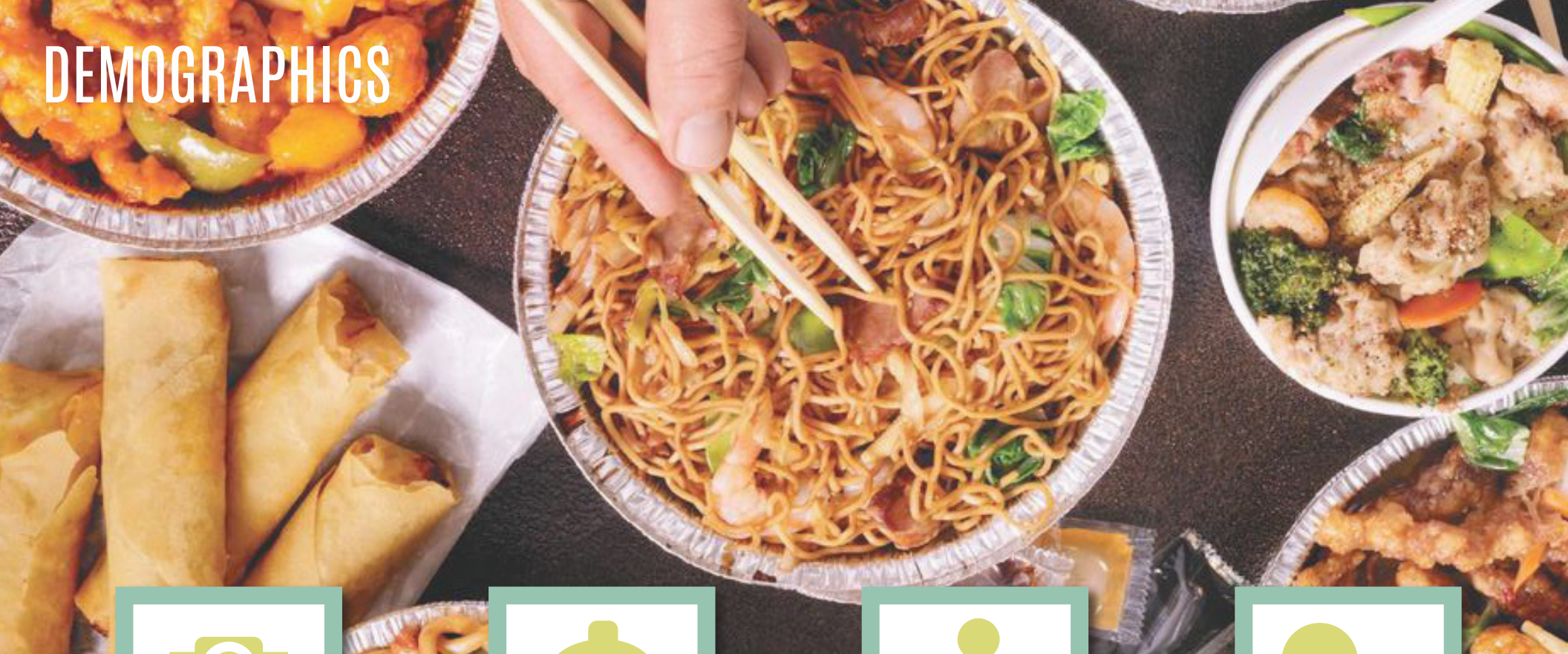
Potentially available
Please do not disturb tenant



**This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.*



DEMOGRAPHICS



TRAFFIC COUNTS CARS PER DAY

State Route 67: ±90,360
Broadway: ±17,491



AVERAGE HHI

1 Mile: \$55,780
3 Miles: \$79,611
5 Miles: \$90,212



POPULATION

3 Minutes: 23,836
5 Minutes: 83,708
10 Minutes: 265,501



DAYTIME POPULATION

1 Mile: 26,999
3 Miles: 119,097
5 Miles: 217,459



TENANT PROFILES

Supercuts **SUPERCUTS**[®]
www.supercuts.com

Founded in the 1970's Supercuts does roughly 100,000 haircuts and 1,200 hair colors daily. This cut-rate haircut chain is a division of the Regis Corporation, the world's largest operator of hair salons. With over 2,400 company-owned and franchised outlets.

AT&T 
www.att.com **AT&T**

As the first truly modern media company, AT&T has been changing the way people live, work and play for the past 140 years. As a modern media company, AT&T's unique blend of businesses work together, providing our customers around the world with connectivity, technology, entertainment, news, advertising and more. It is the world's largest telecommunications company, the largest provider of mobile telephone services, and the largest provider of fixed telephone services in the United States through AT&T Communications.

Panda Express 
www.pandaexpress.com

This fast food restaurant chain serves American Chinese cuisine and has over 2,200 locations. It is the largest Asian segment restaurant chain in the United States, where it was founded and is mainly located (in addition to other countries and territories in North America and Asia).

FOR MORE INFORMATION

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