

# FOR LEASE FURNISHED OFFICE

329 E. Main Street, El Cajon, CA 92020



**PACIFIC COAST  
COMMERCIAL**

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Approx. 1,340 SF Available

## PROPERTY FEATURES

- Excellent Downtown Location - Great Visibility
- Building Signage Opportunities
- Great Freeway Access from Hwy 67, 52, 125 and Interstate 8
- Located Directly Across from City Hall, Superior Court East County Division and East County Performing Arts Center
- Very Walkable - Restaurant, Recreation and Other Retail within Close Proximity
- **Lease Rate: \$1.40/SF - NNN**

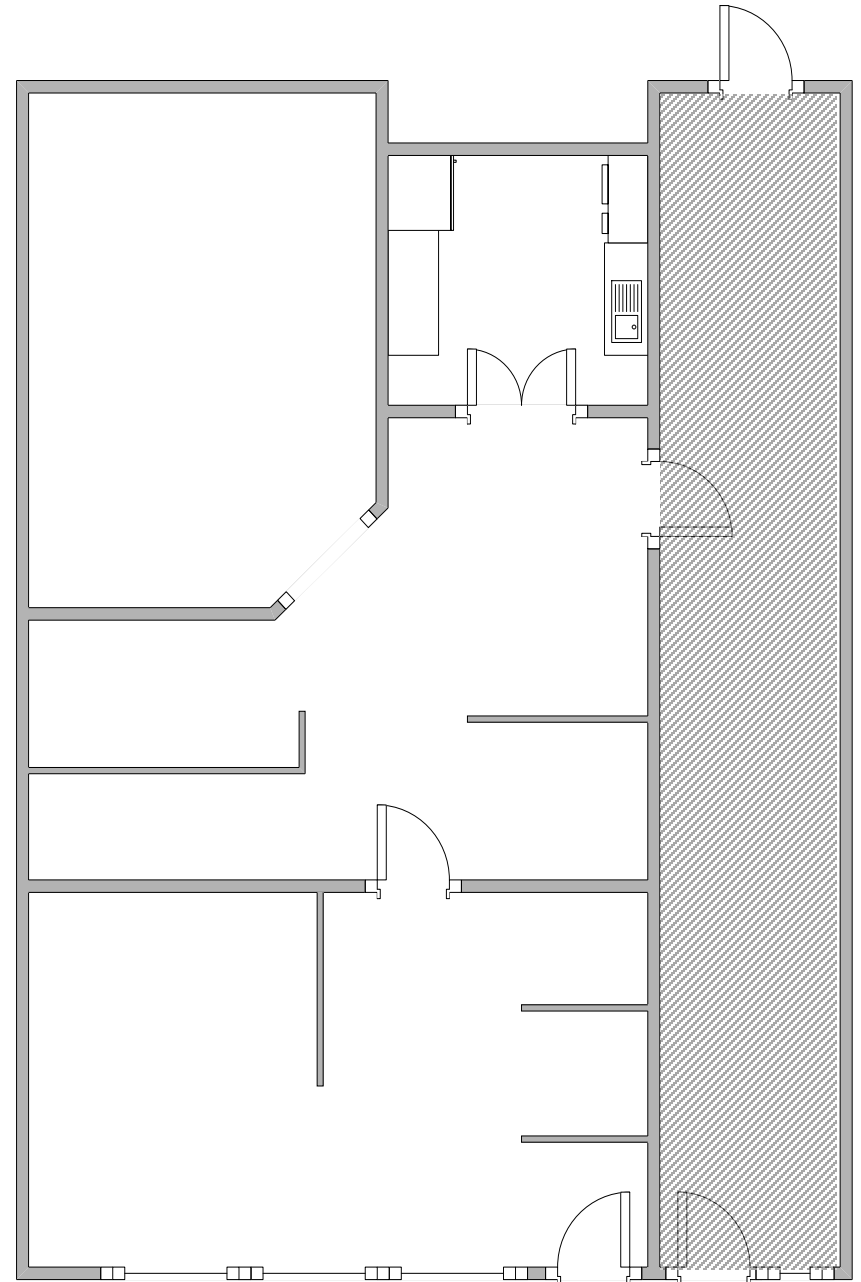


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Approx. 1,340 SF Available

## SUITE 329 FEATURES

- Approx. 1,340 SF Office/Retail Space Available
- Build-Out Includes:
  - ⇒ Open Office
  - ⇒ Large Conference Room
  - ⇒ Full Kitchen
- Comes Furnished with Desks, Tables, Chairs and Custom Wood and Glass Trim



*(Floor plans are not to scale; for reference purposes only)*

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# Aerial Overview - North View



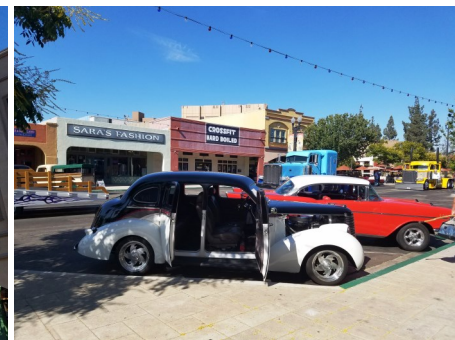
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## Area Overview - El Cajon

### DOWNTOWN, EL CAJON

Incorporated in 1912, El Cajon is a valley surrounded by mountains and bordered by San Diego and La Mesa to the west, Spring Valley to the south, Santee to the north and unincorporated San Diego County to the east. Named for its geographic setting, its Spanish name, El Cajon, translates to "the big box". The city includes the neighborhoods of Fletcher Hills, Bostonia and Rancho San Diego. Downtown El Cajon is the classic American city center area; from the corner of Main Street and Magnolia Avenue, with lots of things to see and do whether you're there to work, play, dine, shop or enjoy. Every business in El Cajon is ready to make your visit a fun one. The downtown business district is full of restaurants from Mexican food to a New York style bakery and from a classic diner to wood fired pizza and craft brew pub. Whether you are visiting for the famous Cajon Classic Cruise, to take in our weekly Dinner and A Concert Series, or just to relax and shop the stores and galleries, you will surely feel at home. Look for the annual Haunt Fest, America on Main, or seasonal fares from the many restaurants.

Located in the center of Downtown, is the East County Performing Arts Center, which has been called the "greatest asset in East County" and a "true gem" by patrons. It has been voted best concert hall in the past and has been noted for its almost perfect acoustics. The center was originally built in 1977 as a cooperative effort between the Grossmont - Cuyamaca school district and the City of El Cajon. Its opening inaugural performance was September 8, 1977. Since then, the venue has hosted numerous productions from all over the nation and several international events. The venue is located in the heart of the revitalized downtown El Cajon area, just 15 minutes east of downtown San Diego. The theater seats 1,142, in 27 rows. The San Diego Reader named East County Performing Arts Center "Best Concert Hall" and it has been described as the most acoustically perfect in San Diego. The theater serves the needs of the community by providing the best in local and regional entertainment at reasonable rates and provides a first class facility to the greater San Diego community.



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## Demographic Overview

Radius	1-Mile		3-Mile		5-Mile	
<b>Population</b>						
2021 Projection	49,282		163,514		<b>359,401</b>	
2016 Estimate	46,674		155,182		340,676	
2010 Census	44,007		147,726		322,513	
Growth 2016 - 2021	5.59%		5.37%		5.50%	
Growth 2010 - 2016	6.06%		5.05%		5.63%	
<b>2016 Population</b>	<b>46,674</b>		<b>155,182</b>		<b>340,676</b>	
Hispanic Origin	17,111		41,538		80,051	
White	36,019	77.17%	127,933	82.44%	281,856	82.73%
Black	4,504	9.65%	9,774	6.30%	20,185	5.92%
Am. Indian & Alaskan	707	1.51%	1,905	1.23%	4,023	1.18%
Asian	1,997	4.28%	6,143	3.96%	15,193	4.46%
Hawaiian & Pacific Island	369	0.79%	938	0.60%	2,102	0.62%
Other	3,077	6.59%	8,490	5.47%	17,318	5.08%
U.S. Armed Forces	432		1,308		3,438	
<b>Households</b>						
2021 Projection	16,691		57,885		132,087	
2016 Estimate	15,787		54,873		125,129	
2010 Census	14,829		52,057		118,387	
Growth 2016 - 2021	5.73%		5.49%		5.56%	
Growth 2010 - 2016	6.46%		5.41%		5.69%	
Owner Occupied	3,657	23.16%	26,488	48.27%	69,217	55.32%
Renter Occupied	12,130	76.84%	28,385	51.73%	55,912	44.68%
<b>2016 Total Households</b>	<b>15,787</b>		<b>54,872</b>		<b>125,128</b>	
<b>2016 Avg Household Income</b>	<b>\$43,380</b>		<b>\$69,591</b>		<b>\$75,915</b>	
<b>2016 Med Household Income</b>	<b>\$32,482</b>		<b>\$49,733</b>		<b>\$57,794</b>	

# 163,514

## 2016 TOTAL POPULATION

\*WITHIN A 3-MILE RADIUS

# 9,243 ACRES

## LAND AREA

# \$376,992

## MEDIAN HOME VALUE\*

\*WITHIN A 3-MILE RADIUS

# \$75,915

## 2016 AVERAGE HOUSEHOLD INCOME\*

\*WITHIN A 5-MILE RADIUS

# 329 E. MAIN STREET

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For More Information, Please Contact:

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