

MAIN STREET VILLAGE

FOR LEASE - RARE COIN LAUNDRY LOCATION

1235-1239 E. Main Street, El Cajon, CA 92020

**RECENTLY
REMODELED!**



Professionally Managed By



3,392 SF - 2ND GENERATION LAUNDROMAT



PROPERTY HIGHLIGHTS

- Outstanding Visibility
- Signage Opportunity Available w/Street Frontage
- High Traffic Location near Rancho San Diego & Downtown El Cajon
- Plumbing in Place
- High Density of Apartments
- Recently Remodeled Shopping Center
- Easy Access to I-8 & Hwy 67
- Located near Papa John's, H&R Block, & Dunn Edward's
- Excellent On-Site Parking
- Potentially Divisible
- Lease Rate: Negotiable - NNN

Joe Bonin

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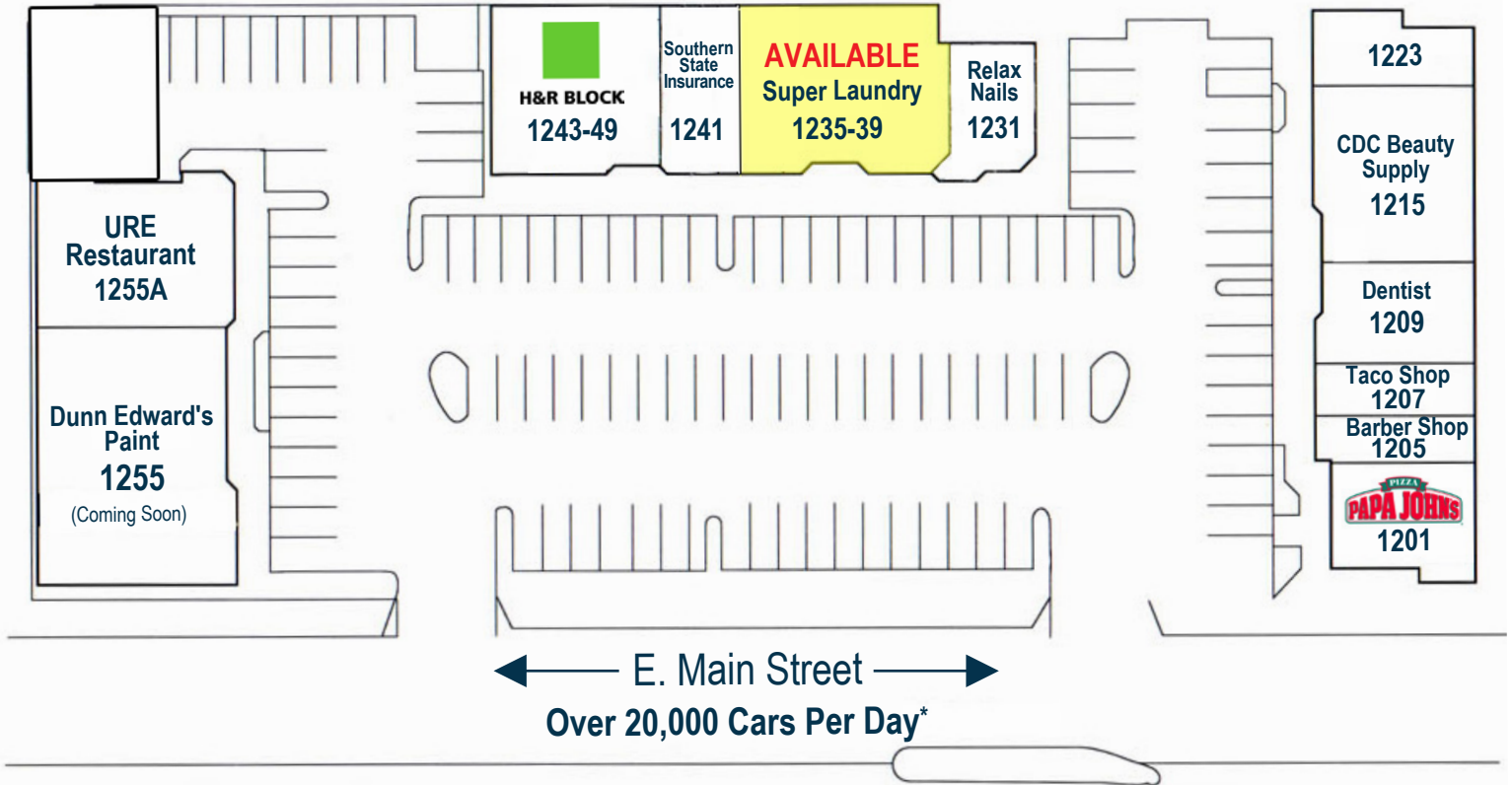
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SITE PLAN



*SANDAG 2013 Estimate



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DEMOGRAPHICS - EL CAJON

Radius	1 Mile	3 Mile	5 Mile
Population			
2022 Projection	20,598	176,822	376,649
2017 Estimate	19,594	168,222	358,443
2010 Census	18,271	156,998	335,146
Growth 2017 - 2022	5.12%	5.11%	5.08%
Growth 2010 - 2017	7.24%	7.15%	6.95%
2017 Population by Hispanic Origin			
2017 Population	6,775	45,356	83,391
2017 Population			
White	14,943 76.26%	137,231 81.58%	295,605 82.47%
Black	1,973 10.07%	10,681 6.35%	21,059 5.88%
Am. Indian & Alaskan	312 1.59%	2,076 1.23%	4,226 1.18%
Asian	1,031 5.26%	7,588 4.51%	16,520 4.61%
Hawaiian & Pacific Island	128 0.65%	1,065 0.63%	2,235 0.62%
Other	1,207 6.16%	9,580 5.69%	18,797 5.24%
U.S. Armed Forces	203	1,052	2,772



Households			
2022 Projection	7,726	63,313	139,093
2017 Estimate	7,345	60,216	132,398
2010 Census	6,834	56,184	124,154
Growth 2017 - 2022	5.19%	5.14%	5.06%
Growth 2010 - 2017	7.48%	7.18%	6.64%
Owner Occupied	2,293 31.22%	28,581 47.46%	73,442 55.47%
Renter Occupied	5,052 68.78%	31,635 52.54%	58,956 44.53%

2017 Households by HH Income			
Income: <\$25,000	2,002 27.26%	13,999 23.25%	24,118 18.22%
Income: \$25,000 - \$50,000	1,898 25.84%	13,799 22.92%	27,687 20.91%
Income: \$50,000 - \$75,000	1,625 22.12%	11,584 19.24%	24,507 18.51%
Income: \$75,000 - \$100,000	675 9.19%	7,310 12.14%	18,710 14.13%
Income: \$100,000 - \$125,000	381 5.19%	4,658 7.74%	13,328 10.07%
Income: \$125,000 - \$150,000	324 4.41%	3,789 6.29%	8,882 6.71%
Income: \$150,000 - \$200,000	271 3.69%	2,867 4.76%	8,789 6.64%
Income: \$200,000+	169 2.30%	2,211 3.67%	6,377 4.82%
2017 Avg Household Income	\$60,783	\$71,536	\$81,393
2017 Med Household Income	\$45,707	\$54,255	\$63,726



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