

236 JAMACHA ROAD

EL CAJON, CALIFORNIA 92019



FOR LEASE ± 2,183 SF Professional Medical/Office Suite


**PACIFIC COAST
COMMERCIAL**
SALES • MANAGEMENT • LEASING

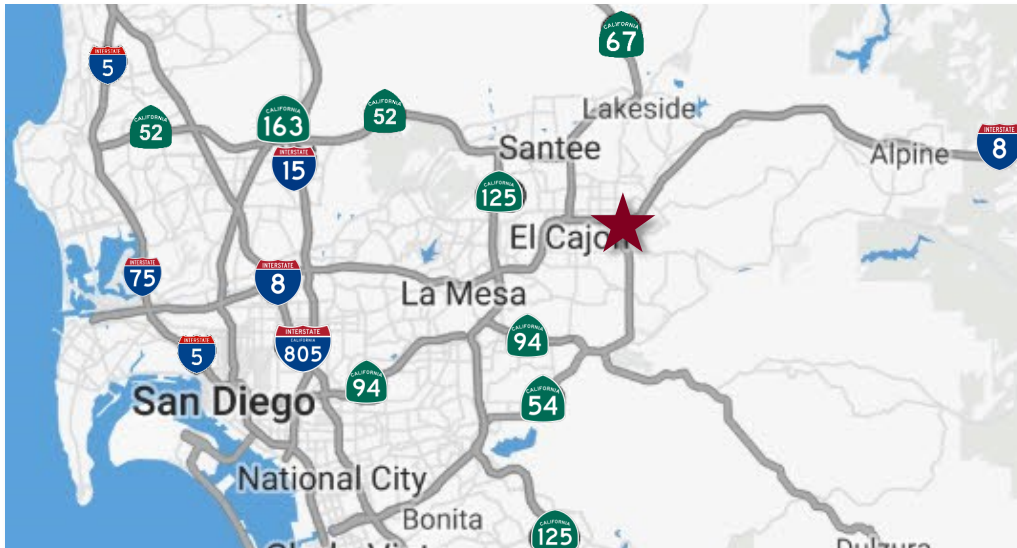
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it.

ADDRESS	236 Jamacha Road, El Cajon, CA 92019
AVAILABILITY	± 2,183 SF Professional Medical/Office Space
LEASE RATE	\$1.50/sf + Separately Metered Utilities Plus \$0.24/sf Estimated 2019 Operating Expenses
ACCESSIBILITY	Easy Ingress and Egress in Both Directions on Jamacha Road
ABUNDANT PARKING	21 On-Site Parking Spaces
LAND AREA	± 27,443 SF 1-Story Professional Building
SIGNAGE	Monument and Building Signage Available
IDEAL LOCATION	Close to Busy 2nd Street in El Cajon (29,305 VPD on Jamacha Rd)
FREEWAY ACCESS	Immediate Access to I-8 and Hwy 54 with Close Proximity to Hwy 67
ZONING	RP, El Cajon



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SITE PLAN

±2,183 sf Available Now

*Floor Plan Not Fit to Scale; For Reference Purposes Only



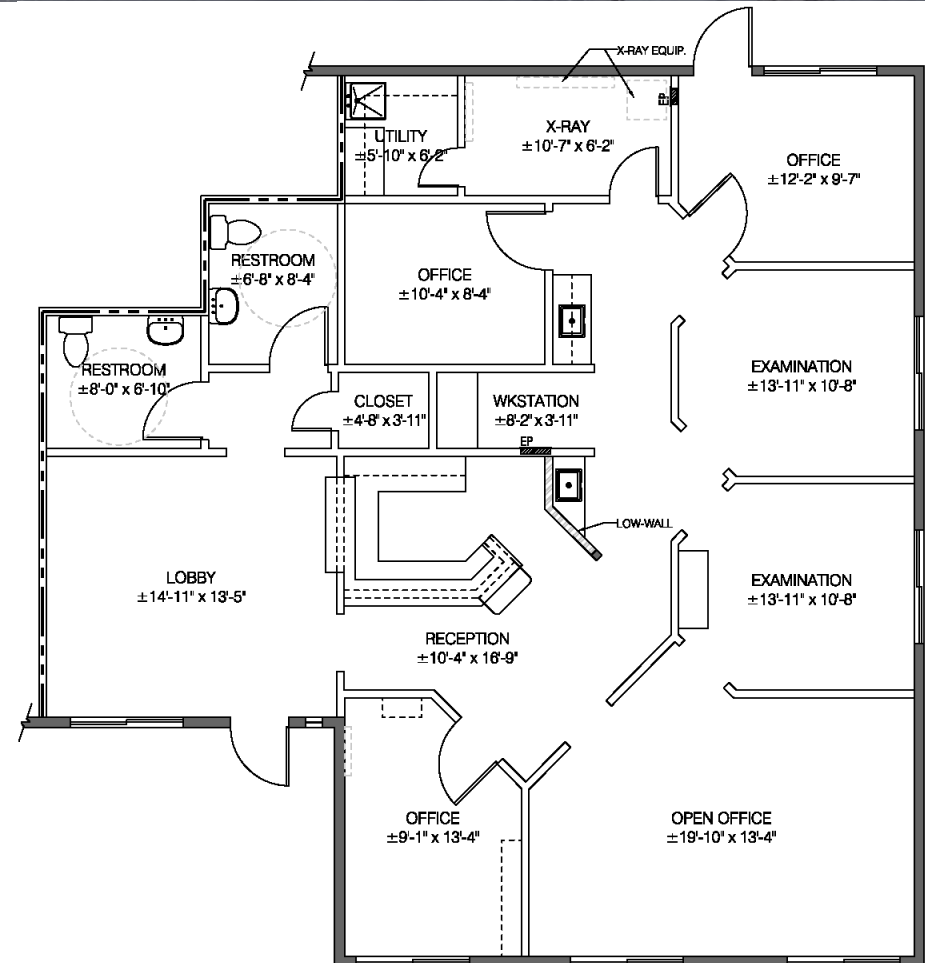
Reception, Multiple Offices and Exam Rooms












High-End Finishes/Improvements



Lease Rate: \$1.50/sf + Separately Metered
Utilities Plus \$0.24/sf Estimated 2019
Operating Expenses



AREA DEMOGRAPHICS

STATISTIC		3 Mile	5 Mile
	Population	140,744	283,842
	Population (2024)	143,915	292,338
	Total Households (2019)	48,581	101,213
	# Employees	42,180	101,231
	Owner Occupied	22,264	54,720
	Average Age	37.30	38.10
	# Of Businesses	5,242	11,158
	Total Consumer Spending	\$1,289,460	\$2,882,978
	Avg. Household Income	\$76,033	\$84,858

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FOR LEASE Professional Medical/Office Suite

Contact Information

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