

# FOR LEASE

## 950 - 2,810 SF RETAIL SPACE AVAILABLE

1201-1255 E. Main Street, El Cajon, CA 92020



## RESTAURANT, DAYCARE & GENERAL RETAIL USES



## PROPERTY HIGHLIGHTS

- Existing Restaurant Improvements in Place
- Outdoor Yard Space Potentially Available for Preschool / Outdoor Dining
- High Traffic Location near Rancho San Diego & Downtown El Cajon
- Easy Access to I-8 & Hwy 67
- Anchored by Dunn Edwards, Papa John's and H&R Block
- Excellent On-Site Parking
- Lease Rate: \$1.50/SF-\$1.70/SF - NNN

**Joe Bonin**  
Managing Director  
DRE # 00801397  
[joe.bonin@svn.com](mailto:joe.bonin@svn.com)

**619.442.9200**  
4455 Murphy Canyon Road  
Suite 200 San Diego, CA 92123

**Daniel Bonin**  
Advisor  
DRE # 02021065  
[daniel.bonin@svn.com](mailto:daniel.bonin@svn.com)

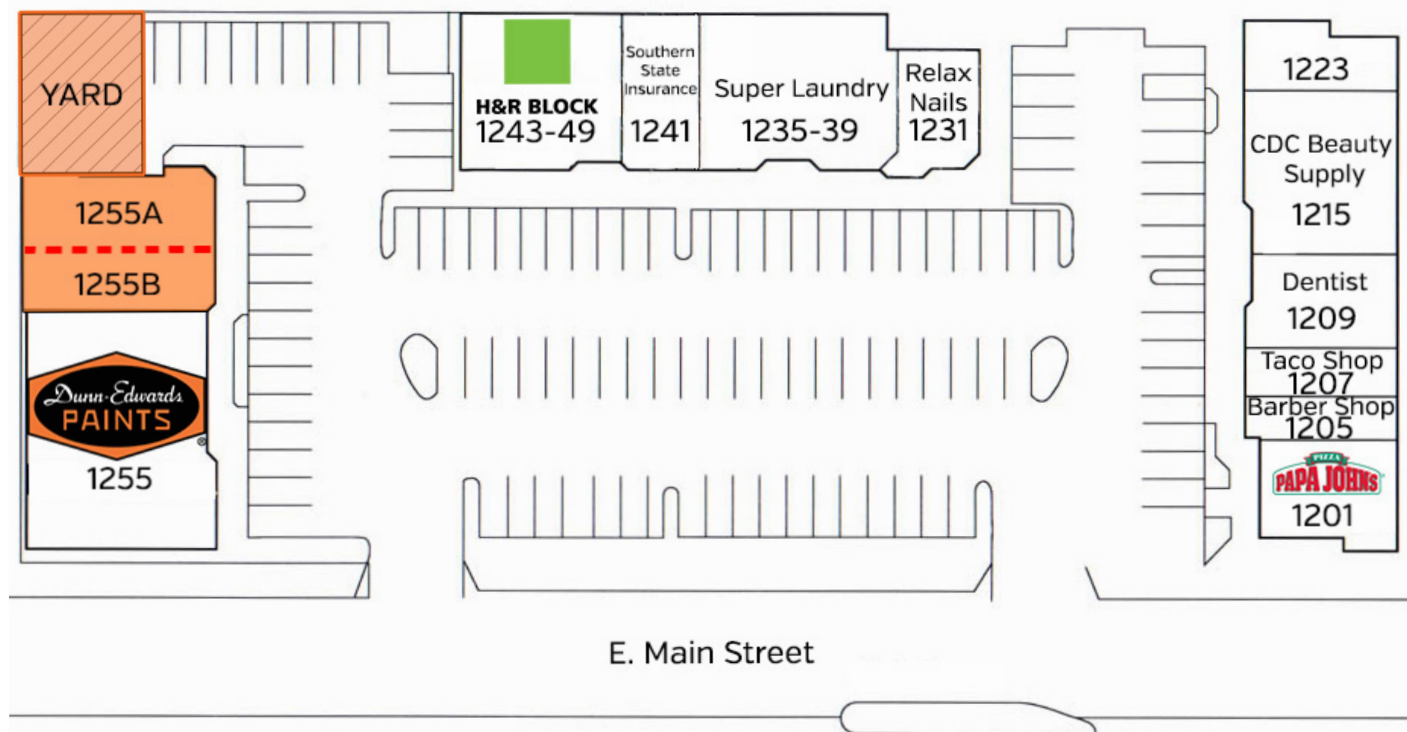
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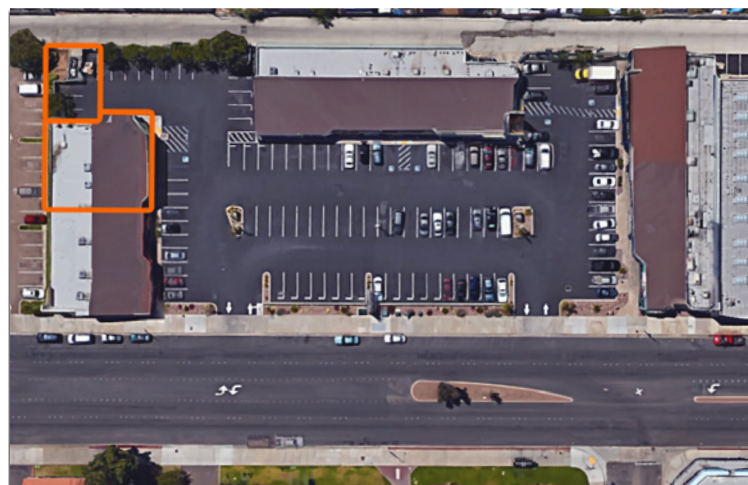
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### SITE PLAN



\*Large, adjacent outdoor yard perfect for potential daycare/preschool, or outdoor dining



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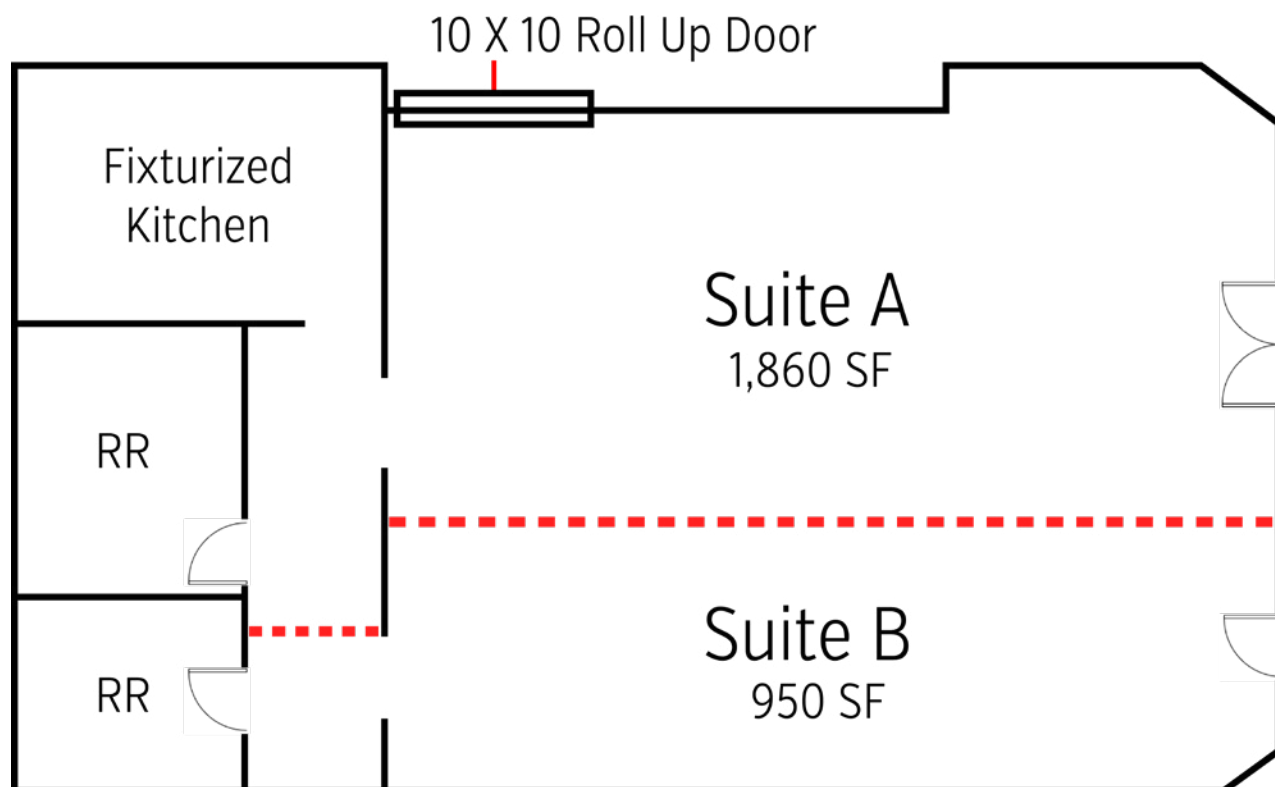
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### FLOOR PLAN



| SUITE                 | SF       | LEASE RATE |
|-----------------------|----------|------------|
| Suite A               | 1,860 SF | \$1.70     |
| Suite B               | 950 SF   | \$1.50     |
| Suites A & B Combined | 2,810 SF | \$1.50     |

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### DEMOGRAPHICS - EL CAJON

|                                 | 1 MILE RADIUS | 3 MILE RADIUS | 5 MILE RADIUS |
|---------------------------------|---------------|---------------|---------------|
| 2024 Projection                 | 37,671        | 145,579       | 300,263       |
| 2019 Estimate                   | 36,892        | 142,380       | 291,478       |
| 2019 Population Hispanic Origin | 12,332        | 40,813        | 72,018        |
| 2019 Population by Race:        |               |               |               |
| White                           | 29,094        | 115,836       | 240,115       |
| Black                           | 2,992         | 9,266         | 16,551        |
| Am. Indian & Alaskan            | 533           | 1,766         | 3,370         |
| Asian                           | 1,596         | 6,245         | 13,670        |
| Hawaiin & Pacific Island        | 196           | 820           | 1,711         |
| Other                           | 2,480         | 8,446         | 16,060        |
| 2019 Avg. Household Income      | 12,300        | 49,269        | 104,218       |
| Median Home Value               | \$373,398     | \$487,063     | \$474,357     |

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