

FOR LEASE

El Cajon
Multi-Tenant Retail/Office

Main St. Renovated Retail with Drive Thru



CAPITAL

LEASING OVERVIEW

Property Details:

Address: 231 W Main St.
El Cajon, CA 92020

Available Space: 7,000 sq. ft. (approx.)

Min. Divisible 2,000 sq. ft.

Lease Rate: Negotiable

Lease Type: Gross

Property Highlights:

- One of the Top Locations in El Cajon
- Incredible signage from W Main St.
- 14,000 CPD on W Main St. and Magnolia
- Abundant parking on both sides of building
- Easy ingress/egress from any direction
- One of the only Drive Thru available in the City
- Floor plan can be configured in a variety of ways

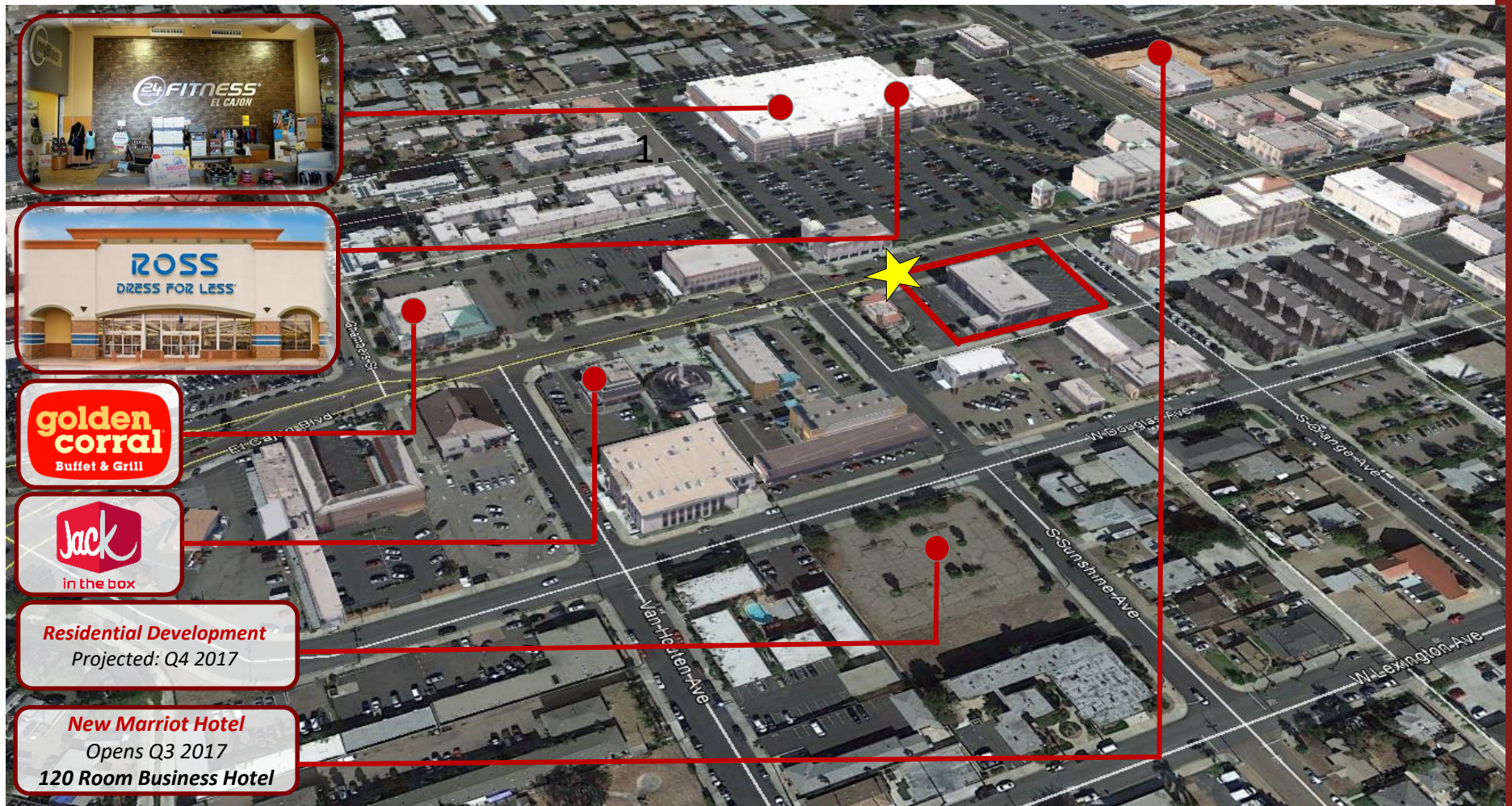
Casey Young- BRE Lic #01879942
Vice President
T: 619.398.8906
E: cyoung@capital-rev.com

Kevan McDougal- BRE Lic #01994492
Associate
T: 619.398.8934
E: Kmcdougal@capital-rev.com

CAPITAL
REAL ESTATE VENTURES INC

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage and or age are approximate. Buyers must verify the information and bears all risk for any inaccuracies.

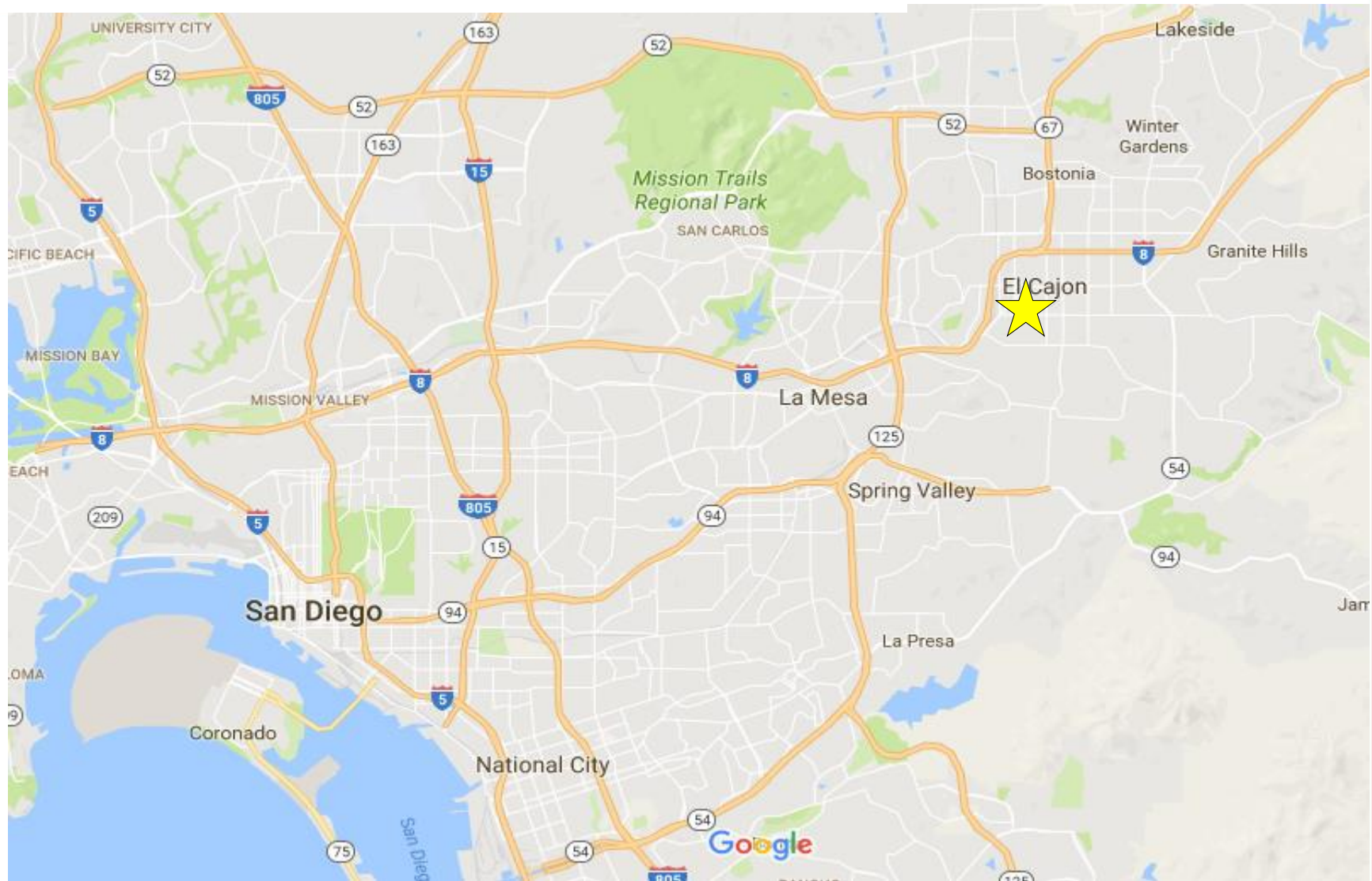
AREAL VIEW



SITE OVERVIEW



LOCATION MAP



815 J Street #202 ▪ San Diego ▪ CA 92101 ▪ www.capital-rev.com

CAPITAL
REAL ESTATE VENTURES INC

DEMOGRAPHICS

Population	1 Mile Radius		3 Mile Radius		5 Mile Radius	
2022 Projection	35,688		168,349		371,890	
2017 Estimate	34,267		161,066		355,287	
2010 Census	32,625		152,406		335,251	
2000 Census	31,670		145,903		323,703	
Growth 2017 - 2022	4.15%		4.52%		4.67%	
Growth 2010 - 2017	5.03%		5.68%		5.98%	
Growth 2000 - 2010	3.02%		4.46%		3.57%	
Households						
2022 Projection	11,981		60,071		137,642	
2017 Estimate	11,488		57,415		131,319	
2010 Census	10,933		54,298		123,746	
2000 Census	11,109		53,838		121,295	
Growth 2017 - 2022	4.29%		4.63%		4.82%	
Growth 2010 - 2017	5.08%		5.74%		6.12%	
Growth 2000 - 2010	(1.58%)		0.85%		2.02%	