

# FOR LEASE AZTEC CENTER

6360-6390 El Cajon Blvd. San Diego, CA 92115



## 1,500 SF RETAIL SPACE AVAILABLE



### PROPERTY HIGHLIGHTS

- Great Sign Exposure on BUSY El Cajon Blvd. with Approximately 24,500 Cars per Day [SANDAG]
- Located in the Highly Desirable and Expanding SDSU Trade Area
- Elevator Served
- High Visibility Remodeled Center
- Located within feet of 400 NEW Residential Units
- Lease Rate: From \$1.20/SF Modified Gross

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## 619.442.9200

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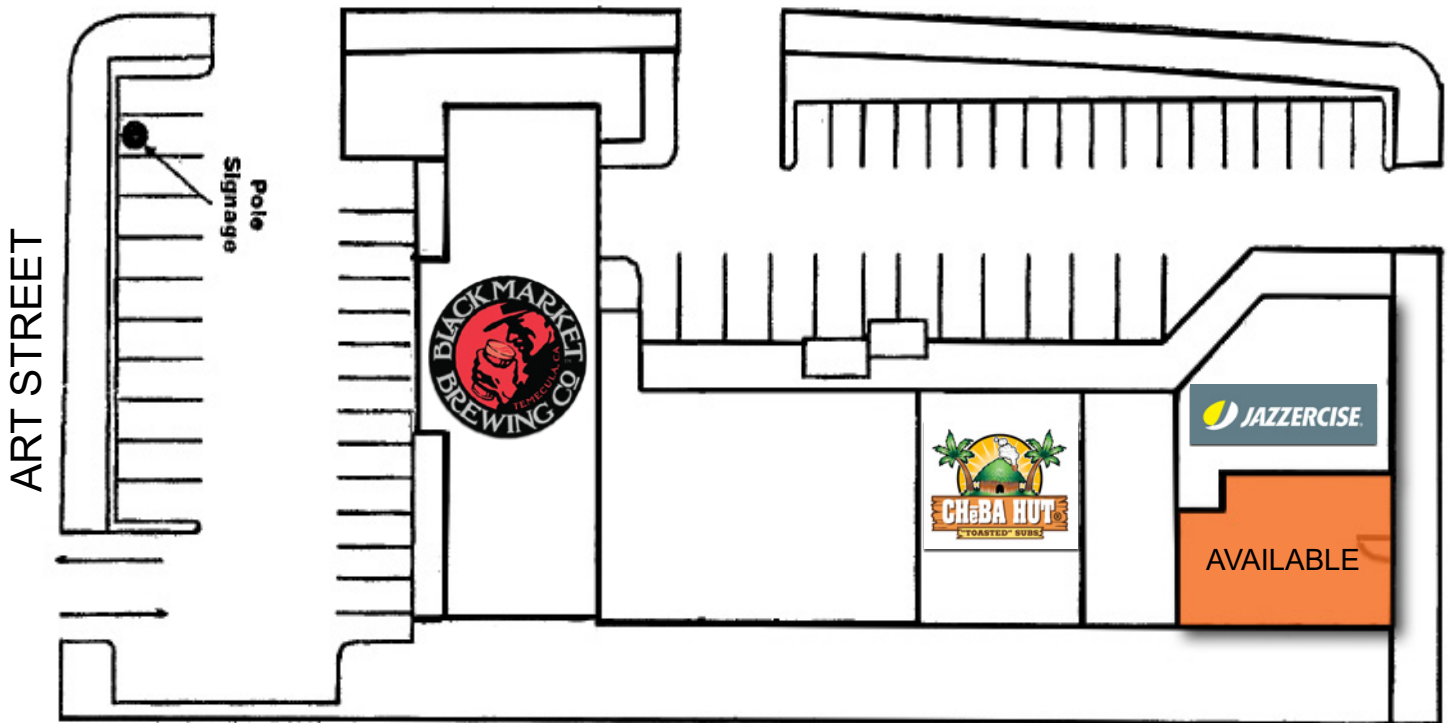
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## SITE PLAN

| SUITE | SF    | RATE                     | DETAILS   |
|-------|-------|--------------------------|---|
| 6360  | 1,500 | \$1.20/SF Modified Gross | <ul style="list-style-type: none"><li>• Competitive Lease Rate</li><li>• Long or Short Term Lease</li><li>• Highly Trafficked</li></ul> |

EL CAJON BLVD.



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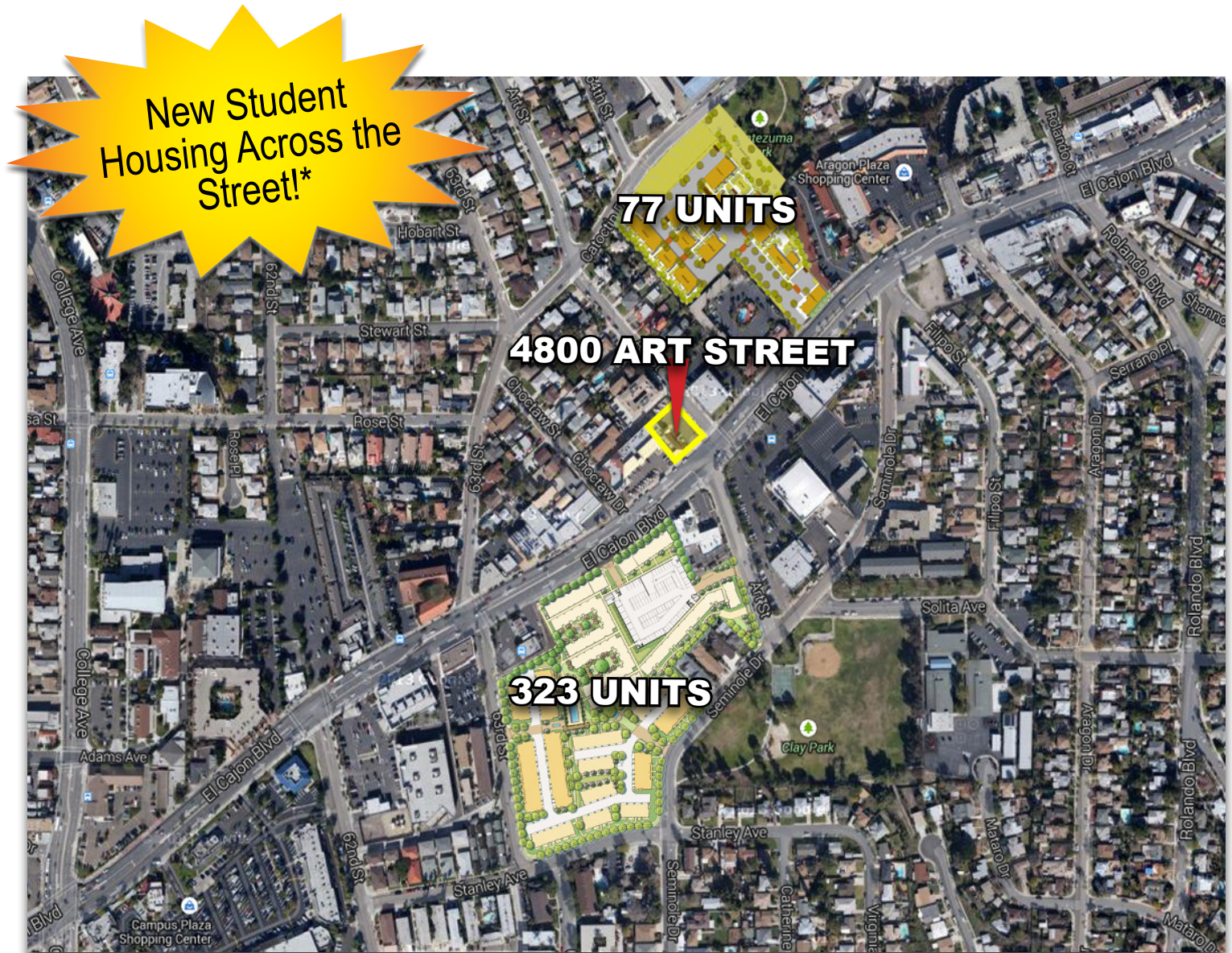


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## AREA REDEVELOPMENT MAP



\*Building across the street has 1,400 beds with year long leases. Students stay for the summer.

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## DEMOGRAPHICS

| Radius                                    | 1 Mile   |        | 3 Mile   |        | 5 Mile   |        |
|---|----------|--------|----------|--------|----------|--------|
| <b>Population</b>                         |          |        |          |        |          |        |
| 2024 Projection                           | 33,157   |        | 226,105  |        | 525,704  |        |
| 2019 Estimate                             | 31,706   |        | 219,816  |        | 513,446  |        |
| 2010 Census                               | 27,247   |        | 209,847  |        | 503,694  |        |
| Growth 2019 - 2024                        | 4.58%    |        | 2.86%    |        | 2.39%    |        |
| Growth 2010 - 2019                        | 16.37%   |        | 4.75%    |        | 1.94%    |        |
| <b>2019 Population by Hispanic Origin</b> | 7,171    |        | 73,974   |        | 182,659  |        |
| <b>2019 Population</b>                    | 31,706   |        | 219,816  |        | 513,446  |        |
| White                                     | 22,930   | 72.32% | 153,396  | 69.78% | 354,257  | 69.00% |
| Black                                     | 2,585    | 8.15%  | 23,650   | 10.76% | 61,479   | 11.97% |
| Am. Indian & Alaskan                      | 317      | 1.00%  | 2,805    | 1.28%  | 6,635    | 1.29%  |
| Asian                                     | 4,002    | 12.62% | 28,449   | 12.94% | 61,772   | 12.03% |
| Hawaiian & Pacific Island                 | 150      | 0.47%  | 1,320    | 0.60%  | 4,104    | 0.80%  |
| Other                                     | 1,722    | 5.43%  | 10,196   | 4.64%  | 25,199   | 4.91%  |
| U.S. Armed Forces                         | 165      |        | 1,816    |        | 6,448    |        |
| <b>Households</b>                         |          |        |          |        |          |        |
| 2024 Projection                           | 11,690   |        | 83,481   |        | 191,680  |        |
| 2019 Estimate                             | 11,180   |        | 81,278   |        | 187,535  |        |
| 2010 Census                               | 9,602    |        | 78,143   |        | 185,544  |        |
| Growth 2019 - 2024                        | 4.56%    |        | 2.71%    |        | 2.21%    |        |
| Growth 2010 - 2019                        | 16.43%   |        | 4.01%    |        | 1.07%    |        |
| Owner Occupied                            | 4,559    | 40.78% | 34,956   | 43.01% | 83,857   | 44.72% |
| Renter Occupied                           | 6,621    | 59.22% | 46,322   | 56.99% | 103,678  | 55.28% |
| <b>2019 Households by HH Income</b>       | 11,182   |        | 81,278   |        | 187,535  |        |
| Income: <\$25,000                         | 2,694    | 24.09% | 17,811   | 21.91% | 35,113   | 18.72% |
| Income: \$25,000 - \$50,000               | 2,275    | 20.35% | 18,539   | 22.81% | 42,241   | 22.52% |
| Income: \$50,000 - \$75,000               | 2,037    | 18.22% | 13,550   | 16.67% | 34,342   | 18.31% |
| Income: \$75,000 - \$100,000              | 1,497    | 13.39% | 10,308   | 12.68% | 25,301   | 13.49% |
| Income: \$100,000 - \$125,000             | 1,198    | 10.71% | 7,674    | 9.44%  | 18,083   | 9.64%  |
| Income: \$125,000 - \$150,000             | 594      | 5.31%  | 4,574    | 5.63%  | 11,575   | 6.17%  |
| Income: \$150,000 - \$200,000             | 490      | 4.38%  | 4,245    | 5.22%  | 11,075   | 5.91%  |
| Income: \$200,000+                        | 397      | 3.55%  | 4,577    | 5.63%  | 9,805    | 5.23%  |
| <b>2019 Avg Household Income</b>          | \$71,605 |        | \$78,130 |        | \$80,308 |        |
| <b>2019 Med Household Income</b>          | \$56,399 |        | \$57,185 |        | \$61,418 |        |

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