

FOR LEASE

El Cajon, CA

Bradley Plaza
Multi-Tenant Retail



CAPITAL
REAL ESTATE VENTURES INC

LEASING OVERVIEW

Property Details:

Address: 1464 Graves Ave
El Cajon, CA 92021

Available Space:

Suite 107: 880 sq. ft.
Suite 108: 835 sq. ft.

Lease Rate: \$2.25 psf NNN
NNN: +/- \$0.85 psf

Building Size: 18,050 sq. ft.

Property Highlights:

- Top corner in El Cajon
- First retail on Bradley exit from Highway 67
- 58,000 CPD on Bradley/Hwy 67
- Excellent frontage along 67 & Graves Ave
- Easy ingress/egress from any direction
- Exterior drive-thru area with reserved parking.

Justin Earley- BRE Lic #01414252
Senior Vice President
T: 619.398.8902
E: jearley@capital-rev.com

CAPITAL
REAL ESTATE VENTURES INC

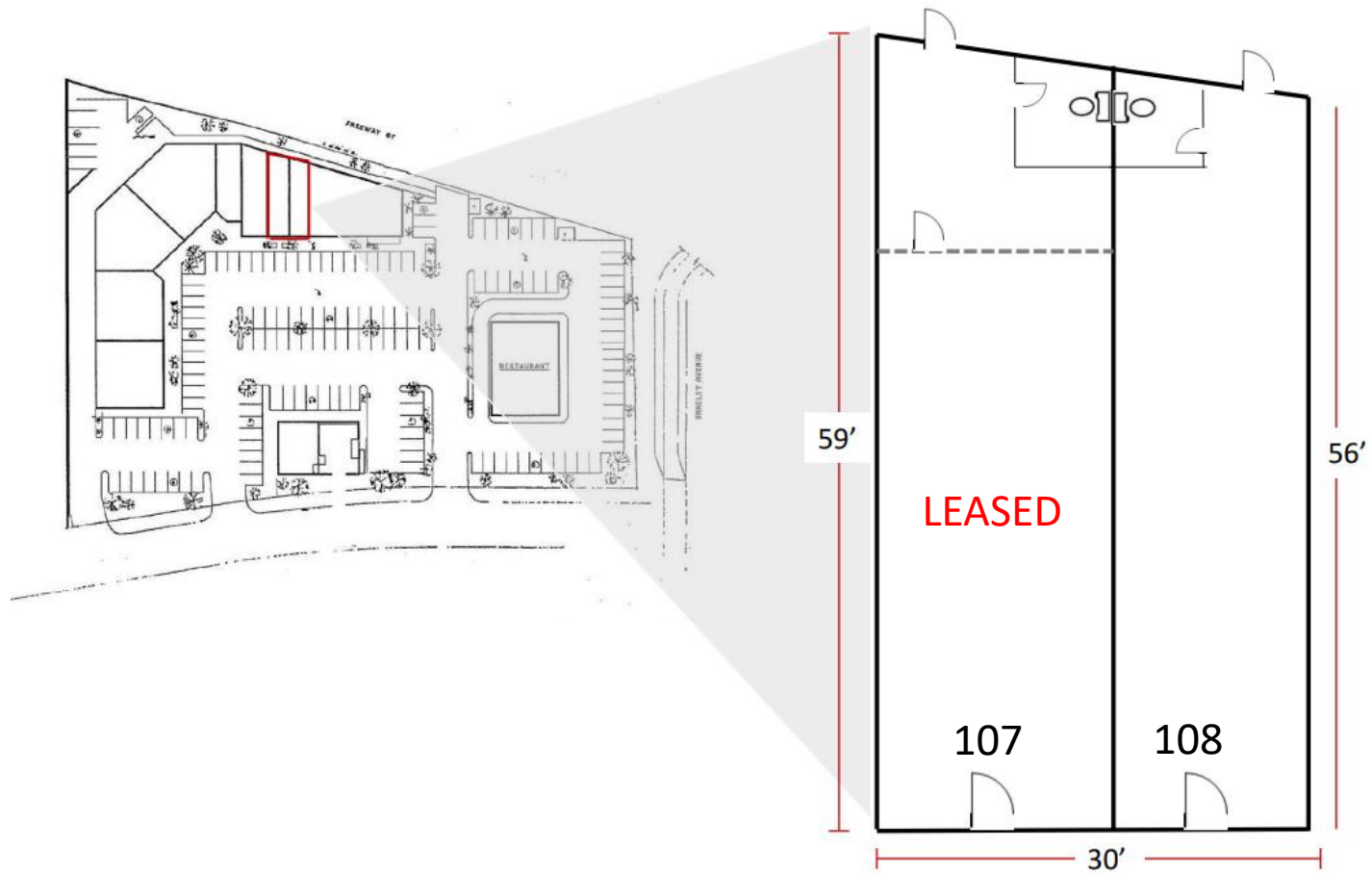
This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage and or age are approximate. Buyers must verify the information and bears all risk for any inaccuracies.

PROPERTY HIGHLIGHTS

- Anchored by one of East Counties highest volume Restaurants (Greek Chicken).
- Top Signage exposure from the 67 Freeway.
- 10 additional reserved parking spots in the rear of the building.
- Neighboring East County Department of Motor Vehicles.
- Strong tenant mix and top daytime traffic.



FLOOR PLAN



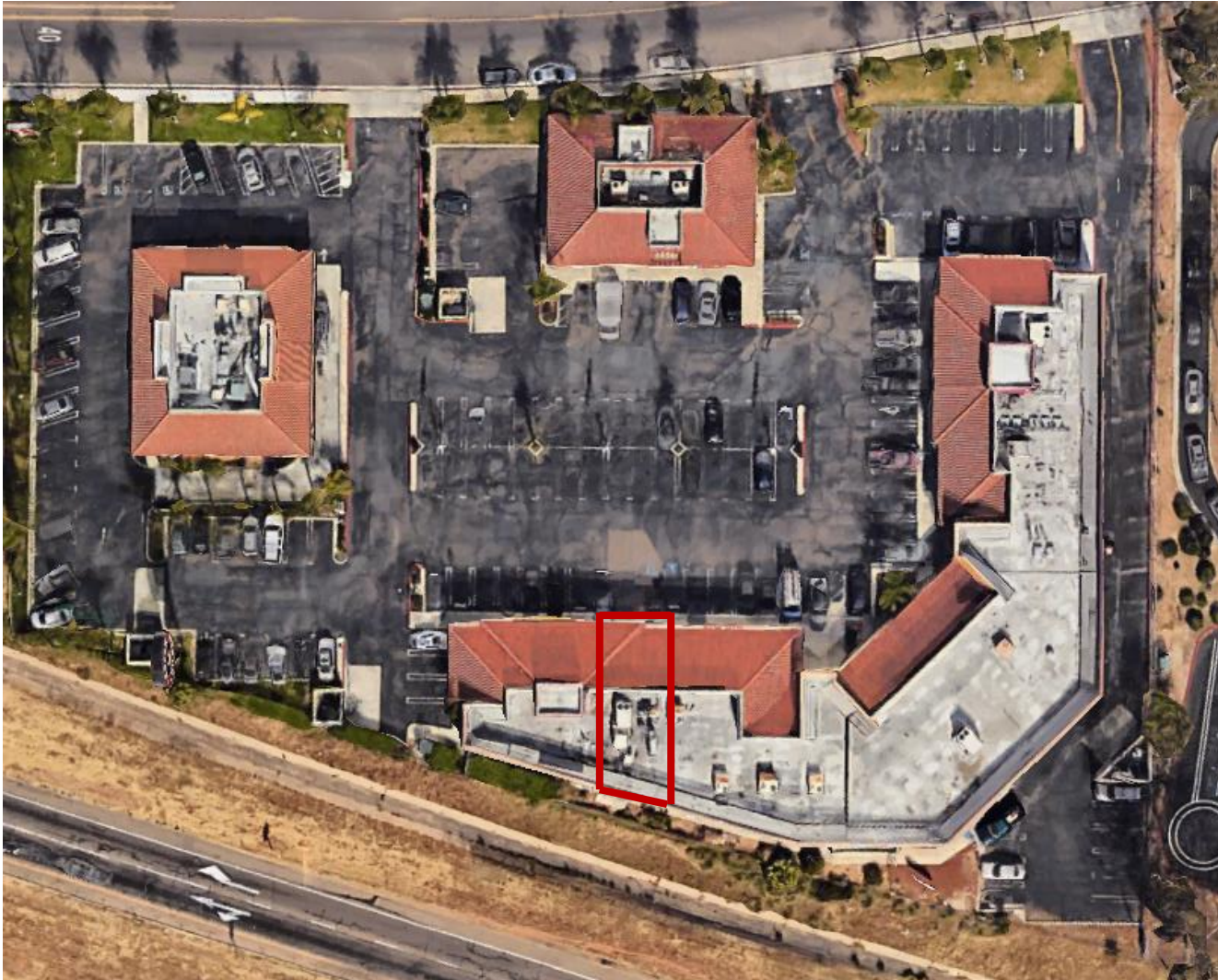
AERIAL VIEW



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

CAPITAL
REAL ESTATE VENTURES INC

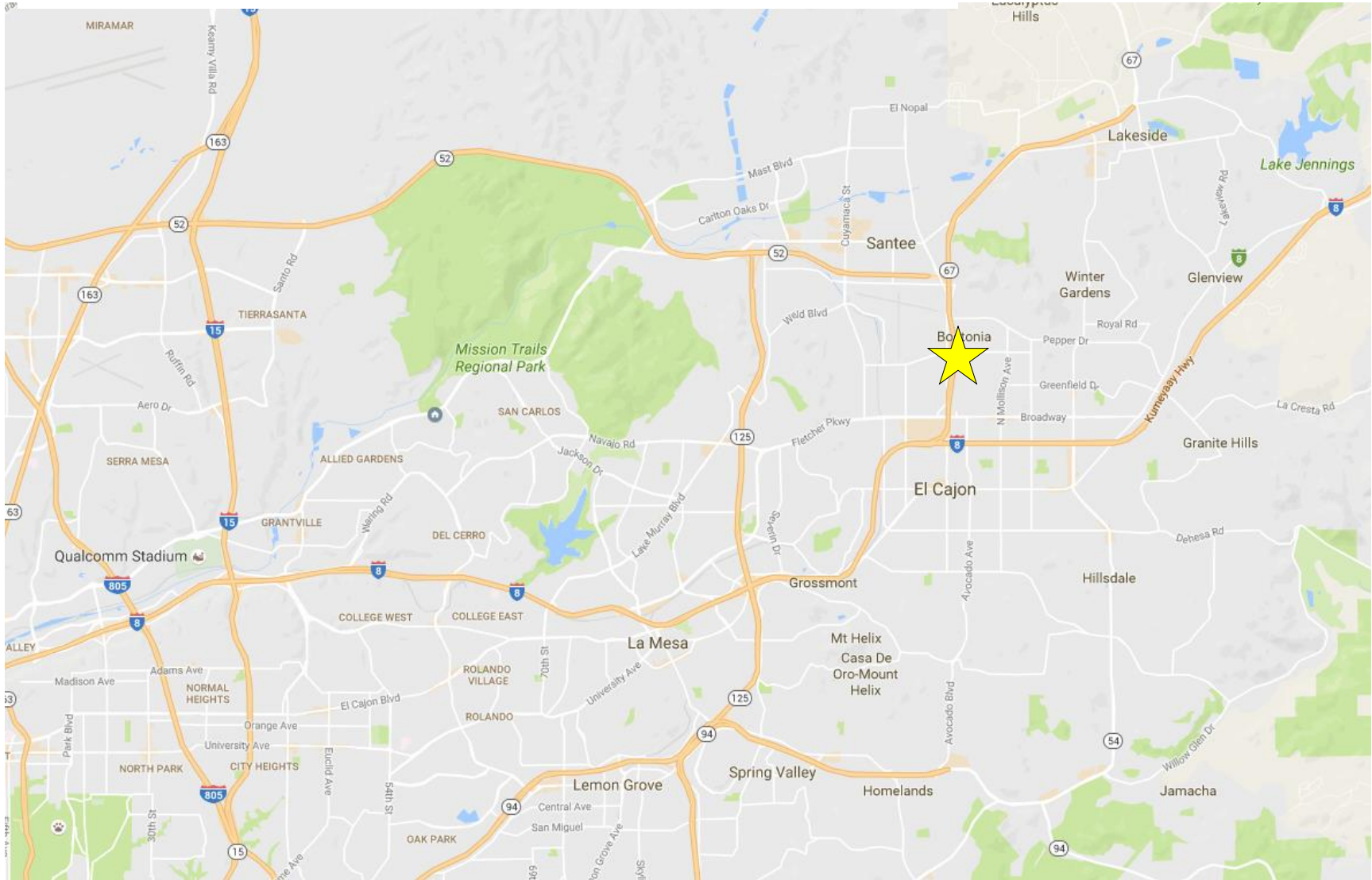
SITE OVERVIEW



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

CAPITAL
REAL ESTATE VENTURES INC

LOCATION MAP



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

CAPITAL
REAL ESTATE VENTURES INC



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

CAPITAL
REAL ESTATE VENTURES INC

DEMOGRAPHICS

2015 Summary	1 MILE	3 MILE	5 MILE
Population	54,884	258,366	572,265
Households	27,094	115,026	217,274
Families	9,972	49,731	111,058
Average Household Size	2.02	2.21	2.48
Owner Occupied Housing Units	5,527	31,588	73,237
Renter Occupied Housing Units	21,567	83,438	144,037
Median Age	35.2	34.7	32.8
Median Household Income	\$39,215	\$44,681	\$45,803
Average Household Income	\$52,692	\$62,720	\$65,142
2020 Summary			
Population	56,739	270,065	597,037
Households	28,019	120,720	227,913
Families	10,342	52,065	116,139
Average Household Size	2.02	2.21	2.48
Owner Occupied Housing Units	5,591	32,513	75,418
Renter Occupied Housing Units	22,429	88,207	152,495
Median Age	35.8	35.2	33.5
Median Household Income	\$44,398	\$51,422	\$52,704
Average Household Income	\$60,339	\$71,863	\$74,466
Trends: 2015-2020 Annual Rate			
Population	0.67%	0.89%	0.85%
Households	0.67%	0.97%	0.96%
Families	0.73%	0.92%	0.90%
Owner Households	0.23%	0.58%	0.59%
Median Household Income	2.51%	2.85%	2.85%