

# DEVELOPMENT SITE IN SAN DIEGO

4904 El Cajon Blvd, San Diego, CA 92115



49th St

El Cajon Blvd

24,834\*



**Exclusively Offered By:**

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# THE OFFERING

Enduring Real Estate is excited to present 4904 El Cajon Blvd, a prime vacant lot located in the bustling neighborhood of Talmadge in San Diego. This flat, buildable parcel rests on a generous 14,385 square-foot lot. Well positioned on El Cajon Blvd with +/- 25,000 ADT. We have preliminary plans drawn for 17 residential units with 4,000 SF of street front retail on the bottom floor.

The surrounding area is a dynamic blend of cultural diversity, thriving businesses, and residential charm. Known for its rich history and strong sense of community, Talmadge offers an eclectic mix of cuisines, unique boutiques, and local events that draw visitors from across San Diego. The property's strategic location places it within minutes of major freeways, including I-8 and I-15, and offers easy access to public transportation.

With a Walk Score of 90, the area is highly walkable, and residents or visitors will enjoy convenient proximity to parks, schools, and urban amenities. Whether you're envisioning a modern retail hub, a trendy mixed-use complex, or a residential community that takes advantage of San Diego's desirable climate and lifestyle.



**Sale Price: \$1,995,000**

# TERMS

**PRICE:** \$1,995,000

**LOT SIZE:** 14,385 SF

**PRICE PER FOOT:** \$138/SF of Land

**ZONING:** CCPD-CU-2-3  
[Zoning Link](#)

**COMPLETE COMMUNITIES:** Tier 3 (6.5 FAR)

**PRELIMINARY PLANS:** [Plans Link](#)



\* 2022 CoStar Traffic Count

# MARKET RETAIL AERIAL



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# DEMOGRAPHICS

	<b>1 Miles</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>POPULATION</b>			
2025 Estimated Population	45,413	253,057	635,744
2030 Projected Population	44,540	254,234	643,176
2020 Census Population	47,872	251,096	619,403
2010 Census Population	47,644	242,105	589,740
Projected Annual Growth 2025 to 2030	-0.4%	-	0.2%
Historical Annual Growth 2010 to 2025	-0.3%	0.3%	0.5%
2025 Median Age	34.7	34.5	35.6
<b>HOUSEHOLDS</b>			
2025 Estimated Households	16,911	100,103	252,949
2030 Projected Households	16,759	101,675	260,346
2020 Census Households	16,461	95,410	235,377
2010 Census Households	16,308	92,275	221,831
Projected Annual Growth 2025 to 2030	-0.2%	0.3%	0.6%
Historical Annual Growth 2010 to 2025	0.2%	0.6%	0.9%
<b>RACE AND ETHNICITY</b>			
2025 Estimated White	29.8%	42.7%	43.5%
2025 Estimated Black or African American	14.0%	11.2%	10.2%
2025 Estimated Asian & Pacific Islander	19.7%	14.3%	13.4%
2025 Estimated American Indian & Native Alaskan	1.1%	1.1%	1.1%
2025 Estimated Other Races	35.5%	30.6%	31.7%
2025 Estimated Hispanic	40.7%	35.4%	37.1%



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# DEMOGRAPHICS

<b>INCOME</b>	<b>1 Miles</b>	<b>3 Miles</b>	<b>5 Miles</b>
2025 Estimated Average Household Income	\$100,962	\$120,168	\$124,526
2025 Estimated Median Household Income	\$85,620	\$98,522	\$99,643
2025 Estimated Per Capita Income	\$37,757	\$47,856	\$49,841
<b>EDUCATION (AGE 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	14.6%	7.6%	7.2%
2025 Estimated Some High School (Grade Level 9 to 11)	11.3%	5.8%	5.5%
2025 Estimated High School Graduate	20.1%	16.5%	17.7%
2025 Estimated Some College	17.4%	20.1%	20.8%
2025 Estimated Associates Degree Only	6.5%	8.6%	8.2%
2025 Estimated Bachelors Degree Only	18.8%	26.1%	25.2%
2025 Estimated Graduate Degree	11.3%	15.4%	15.4%
<b>BUSINESS</b>			
2025 Estimated Total Businesses	1,092	9,574	26,719
2025 Estimated Total Employees	6,762	70,722	222,250
2025 Estimated Employee Population per Business	6.2	7.4	8.3
2025 Estimated Residential Population per Business	41.6	26.4	23.8

Source: Sites, USA, 2010 - 2020 Census, 2025 Estimates & 2030 Projections Calculated using Proportional Block Groups



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