

FOR LEASE

JAMUL SHOPPING VILLAGE

13881 CAMPO ROAD, JAMUL, CA 91935



OFFERING SUMMARY

BUILDING SF:	28,522
LOT SIZE:	4.5 Acres
LEASE RATE:	\$1.99 NNN
PARKING RATIO:	5.05/1,000 SF
ZONING:	C-36
YEAR RENOVATED:	2004

SUMMARY

- Jamul Village shopping center conveniently located on State Highway 94, (Campo Road).
- Ideally located with tremendous exposure and a 10th of a mile of frontage.
- Only 1 mile on the way to the Jamul casino and one of the few shopping opportunities in the Jamul area.
- Great tenant mix with a healthy roster of retail, restaurants and service oriented uses.
- Traffic counts averaging 14,000 vehicles per day on Camp Road and 3000+ vehicles per day on Proctor Valley Road further increases the potential for greater exposure.

KW COMMERCIAL

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PROPERTY PHOTOS

13881 CAMPO ROAD JAMUL



13881 CAMPO ROAD # A3



Former Napa Auto parts

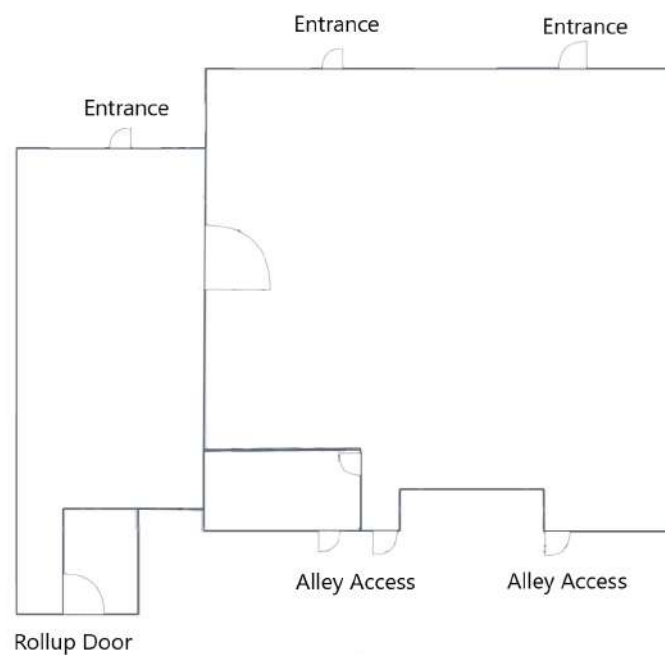
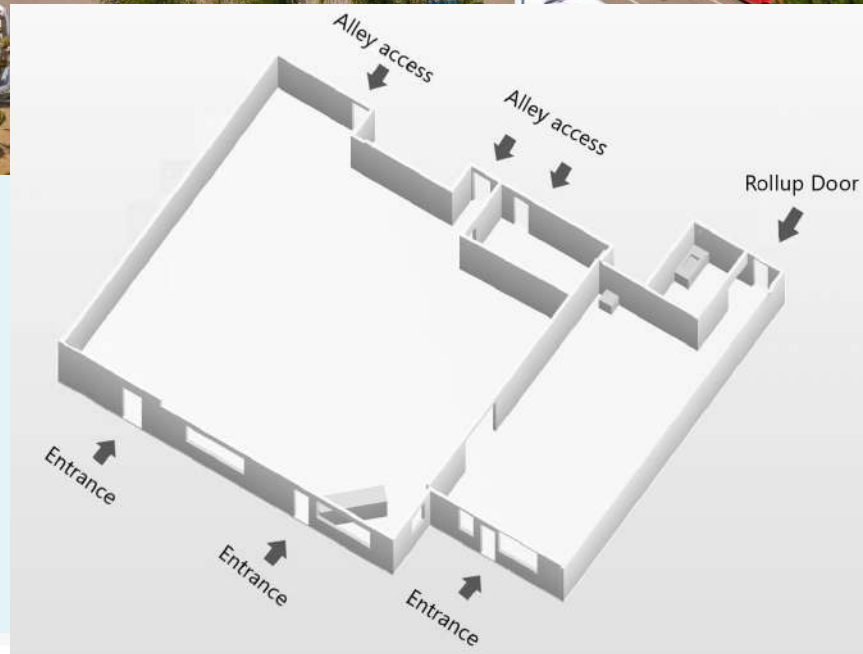
AVAILABLE SPACE #A3

AVAILABLE SF: 4,650

LEASE RATE: \$1.99 NNN

LEASE TERM: NEGOTIABLE

ZONING: C-36



13881 CAMPO ROAD # C1



SPACE# C1

SPACE

Fully equipped restaurant space

AVAILABLE SF: 3,360

LEASE RATE: \$1.99 NNN

LEASE TERM: NEGOTIABLE

ZONING: C-36





Retail space

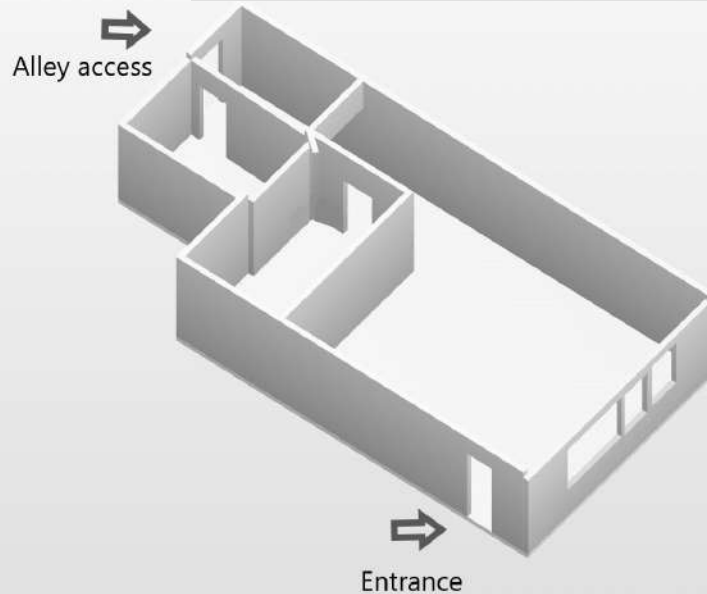
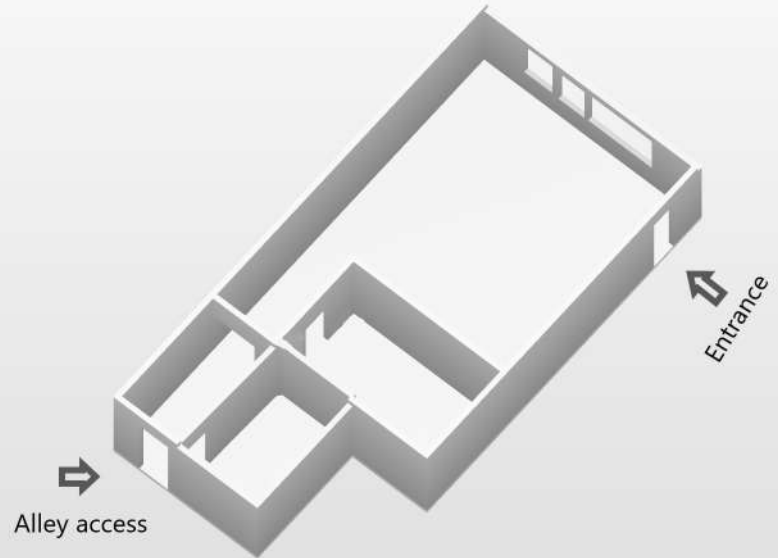
SPACE# C3

**AVAILABLE
SF:** 1,030

LEASE RATE: \$1.99 NNN

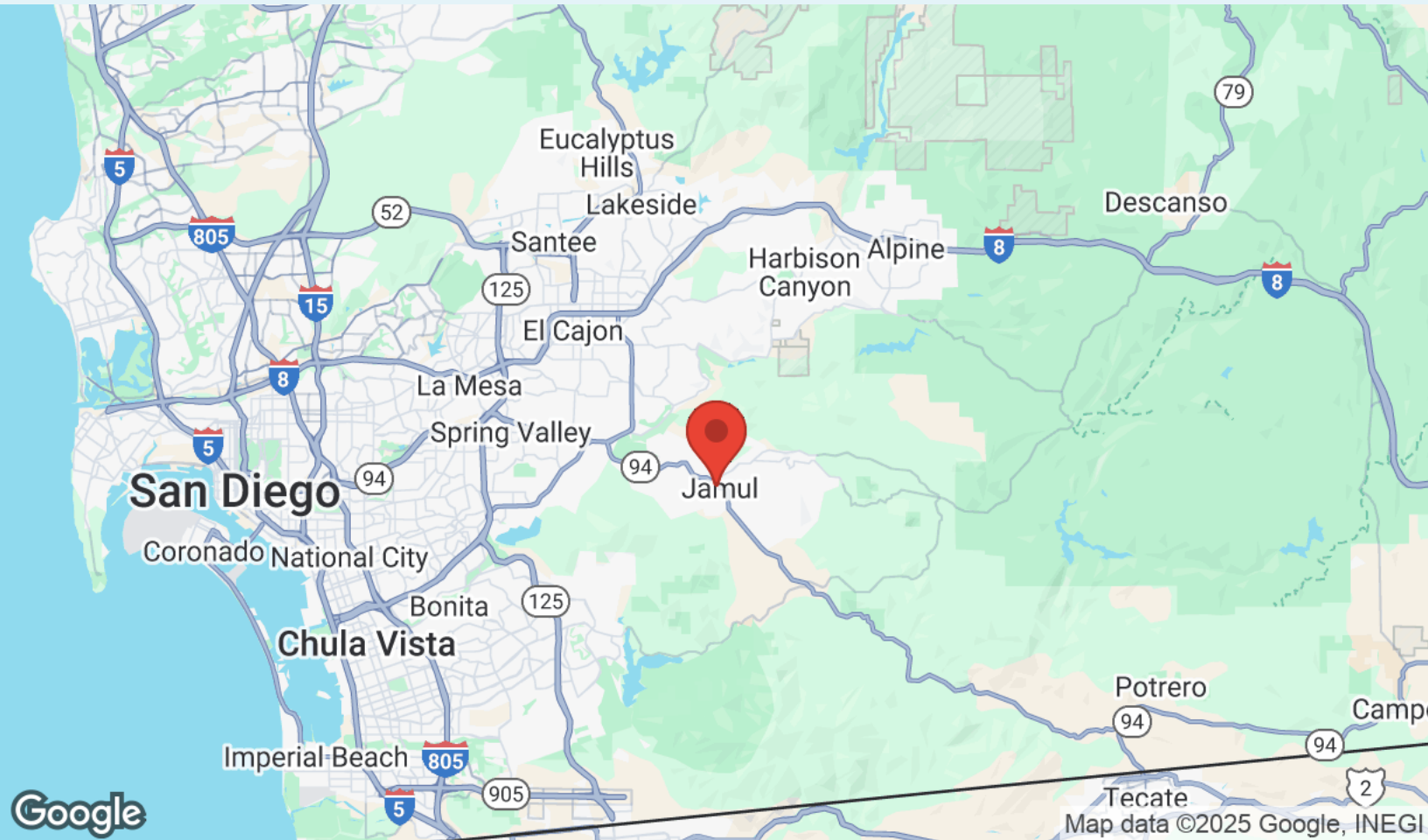
LEASE TERM: NEGOTIABLE

ZONING: C-36



LOCATION MAPS

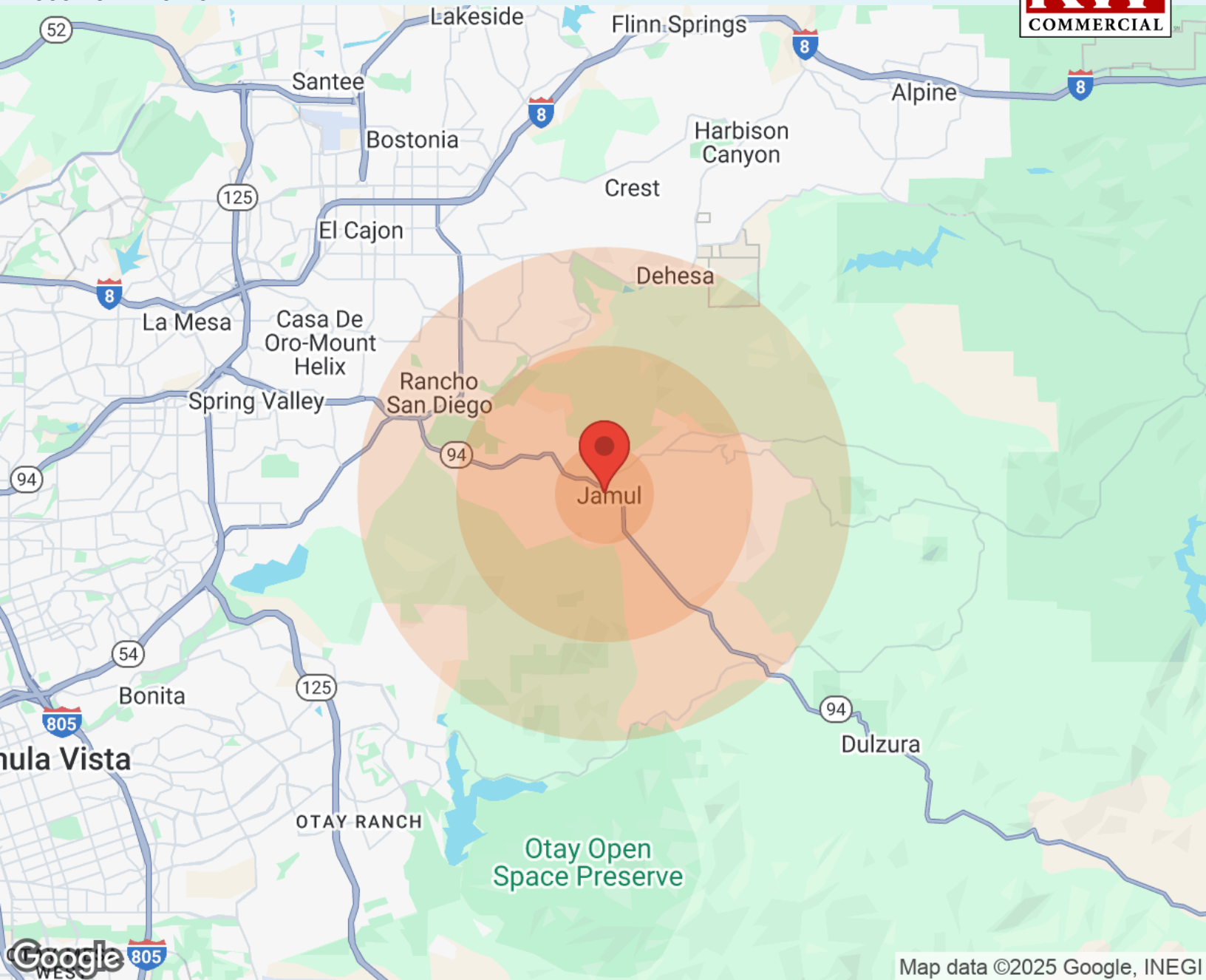
13881 CAMPO ROAD





DEMOGRAPHICS

13881 CAMPO ROAD



Map data ©2025 Google, INEGI

Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	997	2,829	18,786	Median	\$87,186	\$101,979	\$98,403
Female	968	2,863	18,966	< \$15,000	26	101	640
Total Population	1,965	5,692	37,752	\$15,000-\$24,999	53	96	414
				\$25,000-\$34,999	N/A	76	773
				\$35,000-\$49,999	90	178	1,238
				\$50,000-\$74,999	95	242	2,145
				\$75,000-\$99,999	38	169	1,979
				\$100,000-\$149,999	155	443	2,812
				\$150,000-\$199,999	109	331	1,570
				> \$200,000	55	223	1,276
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	361	1,039	7,431	Total Units	624	1,980	13,264
Ages 15-24	259	778	5,055	Occupied	598	1,887	12,705
Ages 25-54	685	1,969	14,001	Owner Occupied	509	1,631	9,694
Ages 55-64	306	891	5,153	Renter Occupied	89	256	3,011
Ages 65+	354	1,015	6,112	Vacant	26	93	559
Race	1 Mile	3 Miles	5 Miles				
White	1,726	5,160	30,045				
Black	10	38	1,011				
Am In/AK Nat	N/A	N/A	31				
Hawaiian	N/A	N/A	4				
Hispanic	480	1,164	8,294				
Multi-Racial	448	930	9,154				

