

AVAILABLE SPACE FOR LEASE: 1,400 SF
321-325 VAN HOUTEN AVENUE, EL CAJON, CA 92019



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REAL ESTATE SERVICES

RETAIL
PROPERTIES
GROUP 

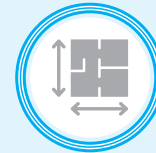


PROPERTY HIGHLIGHTS

- » ±1,400 SF available for lease (common office use)
- » Ample parking with gated lot
- » Close proximity and easy access to Interstate 8 and Highway 67
- » Next door to El Cajon post office
- » Strong demographics
- » In-suite restrooms
- » Open floor plan
- » Lease Rate: Contact Broker (Full Gross)



6,412 SF
BUILDING SIZE



0.44 AC
LOT SIZE



23
PARKING SPACES



OP, EL CAJON
ZONING

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2024 Population	158,570	348,565	886,908
2029 Population Projection	156,667	344,359	877,822
Annual Growth 2024-2029	-0.2%	-0.2%	-0.2%
Median Age	38.1	39.1	37.7
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2024 Households	54,381	123,773	306,362
2029 Household Projection	53,617	122,071	302,805
Annual Growth 2024-2029	-0.3%	-0.3%	-0.2%
Avg Household Size	2.8	2.7	2.8
Avg Household Vehicles	2	2	2
HOUSING	1 MILE	3 MILE	5 MILE
Median Home Value	\$683,947	\$690,285	\$688,504
Median Year Built	1971	1974	1974



TRAFFIC COUNTS

14,128 CPD
Main Street +
Sunshine Avenue

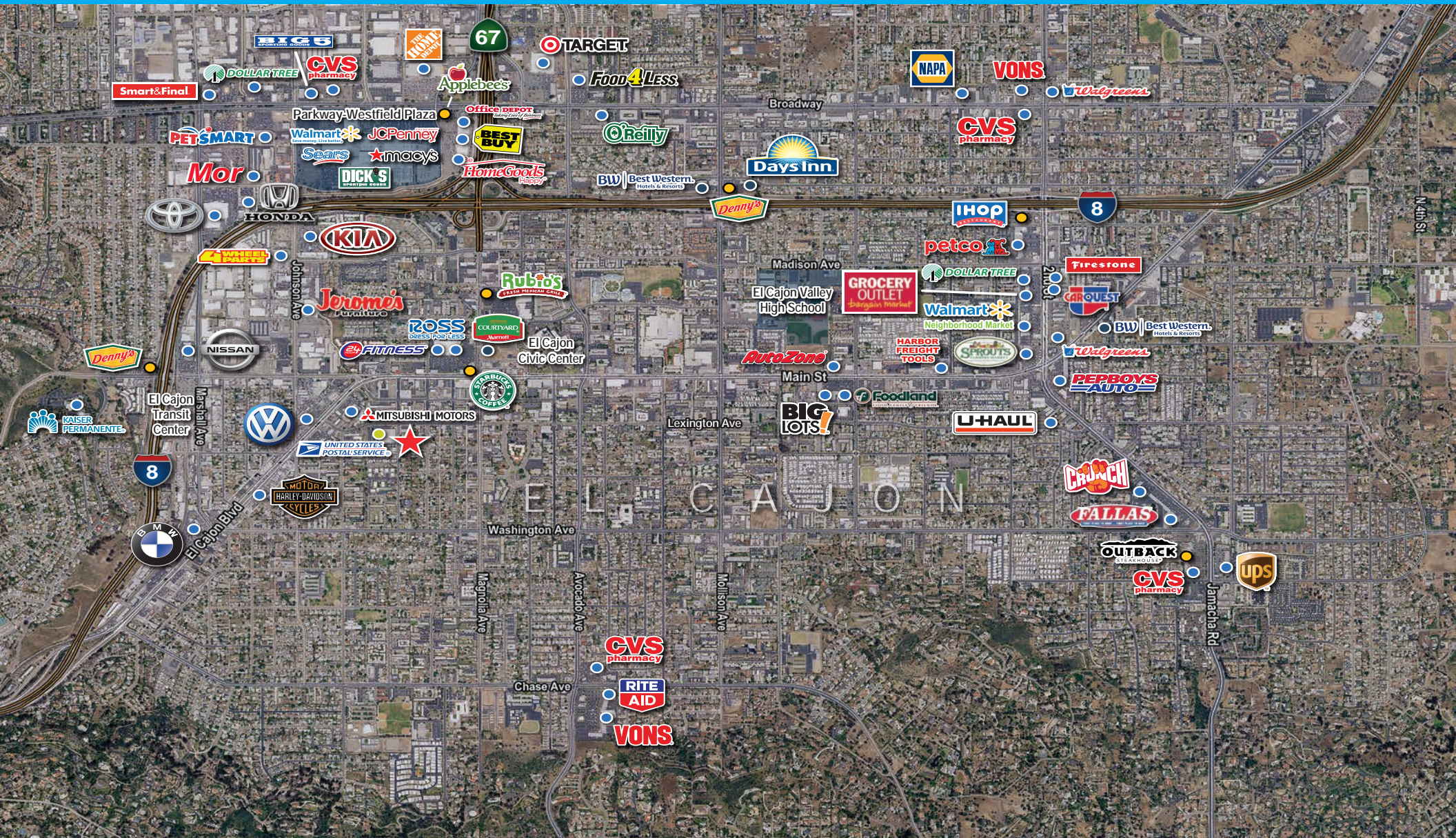
10,998 CPD
Magnolia Avenue +
Lexington Avenue

14,890 CPD
Main Street +
Orange Avenue

11,424 CPD
Magnolia Avenue +
Alley

4,570 CPD
Lexington Avenue +
El Cajon Boulevard

3,133 CPD
Douglas Avenue +
Orange Avenue



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