

SPACE FOR LEASE

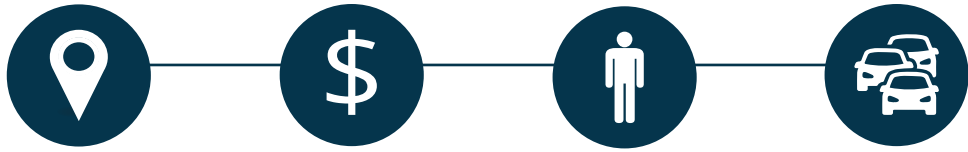
FLETCHER HILLS CENTER

2320-96 FLETCHER PARKWAY

EL CAJON, CA 92020

OFFICE & RETAIL





AREA OVERVIEW

- > Anchored by 99¢ Only Store and national Baskin Robbins tenant with 55,000 CPD on Fletcher Parkway.
- > High visibility corner location at the intersection of Fletcher Parkway and Garfield Ave.
- > Daytime population of 157,773 within 3 mile radius.
- > Situated less than 2 miles from Grossmont College and less than 6 miles from San Diego State University.
- > 228,000 CPD on I-8 and 155,000 CPD on I-25.
- > Easy access to I-8 and I-25 on/off ramps making this location ideal for companies who serve San Diegans throughout the county.
- > Abundant surface parking.
- > Building signage available.





Property Address

2320-2396 Fletcher Parkway, El Cajon, CA 92020 (Retail)
 2363 Needham St, El Cajon, CA 92020 (Offices)

Property Type

Office
 Retail

Space Available

1,002 SF
 3,850 SF

Availability

Suite 150 (Office)	592 SF	Available 1/1/24
Suite 155 (Office)	410 SF	Available 1/1/24
Suite 2382 (Retail)	3,850 SF	Available 1/1/24

PROPERTY PHOTOS



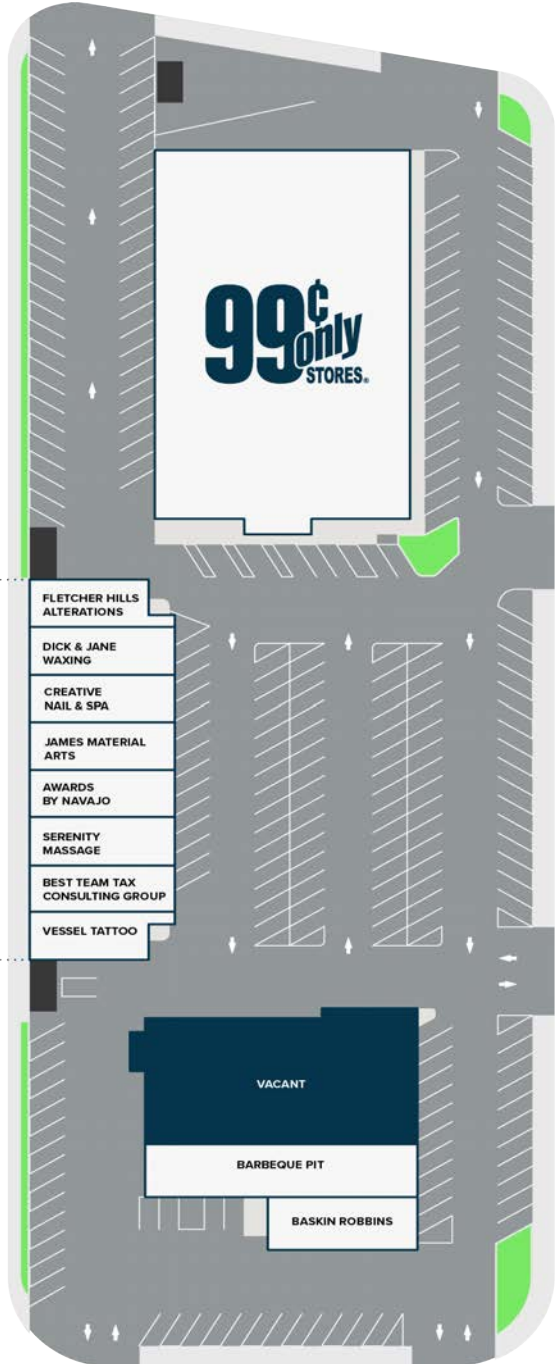
PROPERTY PHOTOS



PROPERTY PHOTOS



SITE PLAN



SECOND FLOOR

VESSEL TATTOO
RA ACCOUNTING & TAXING
BVM DESIGN INC
A&D GENERAL BUILDERS
DR. ALEXISS LAROWE
LULAC
VACANT
VACANT
SANTUARY FOR SKIN
2080 MEDIA

UNIT ID	TENANT NAME	SF
2320	99 CENT STORE	15,700
2344	FLETCHER HILLS ALTERATIONS	800
2348	DICK & JANE WAXING	1,000
2352	CRE8TIVE NAIL AND SPA	1,000
2356	JAMES MARTIAL ARTS	1,000
2360	AWARDS BY NAVAJO	1,000
2364	SERENITY MASSAGE	1,000
2366	BEST TEAM TAX	1,000
2372	VESSEL TATTOO	800
2382	VACANT RETAIL	3,850
2388	BBQ PIT	3200
2396	BASKIN ROBBINS	856

UNIT ID	TENANT NAME	SF
110	VESSEL TATTOO	974
115	RA ACCOUNTING & TAX	410
120	BVM DESIGN INC	409
125	A&D GENERAL BUILDERS	402
130	DR. ALEXISS LAROWE	596
145	LULAC	370
150	VACANT OFFICE	592
155	VACANT OFFICE	410
160	SANCTUARY FOR SKIN	410
165	2080 MEDIA	971



SUITE 2382

INTERIOR PHOTOS



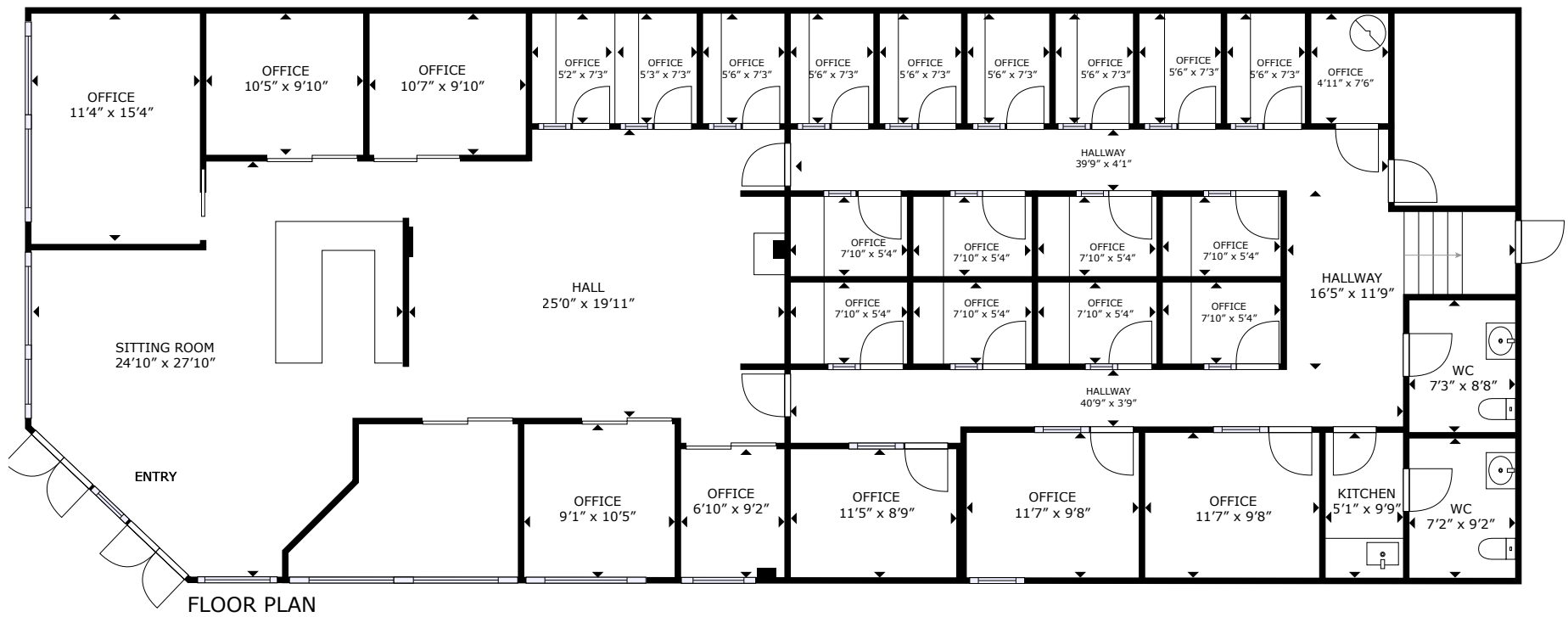
SUITE 2382

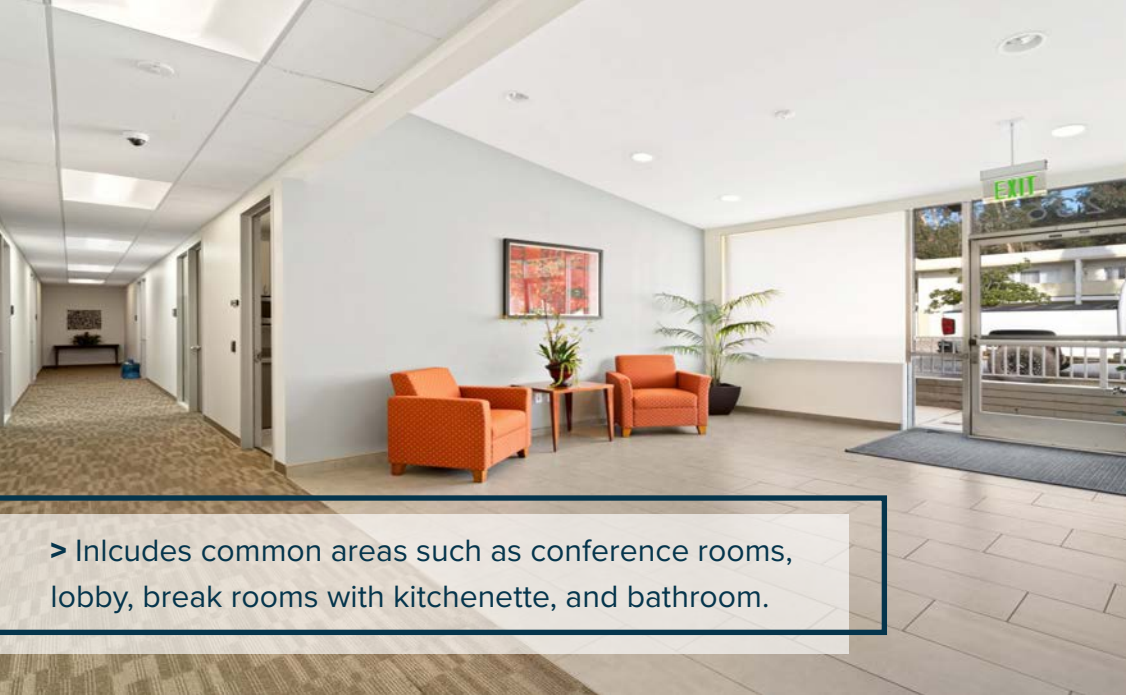
INTERIOR PHOTOS

2382 Fletcher Parkway, El Cajon, CA 92020

Ground Level

RETAIL FLOOR PLAN





> Includes common areas such as conference rooms, lobby, break rooms with kitchenette, and bathroom.



OFFICE PHOTOS



OFFICE PHOTOS

DEMOGRAPHICS



1 Mile Radius



3 Mile Radius



5 Mile Radius

POPULATION SUMMARY

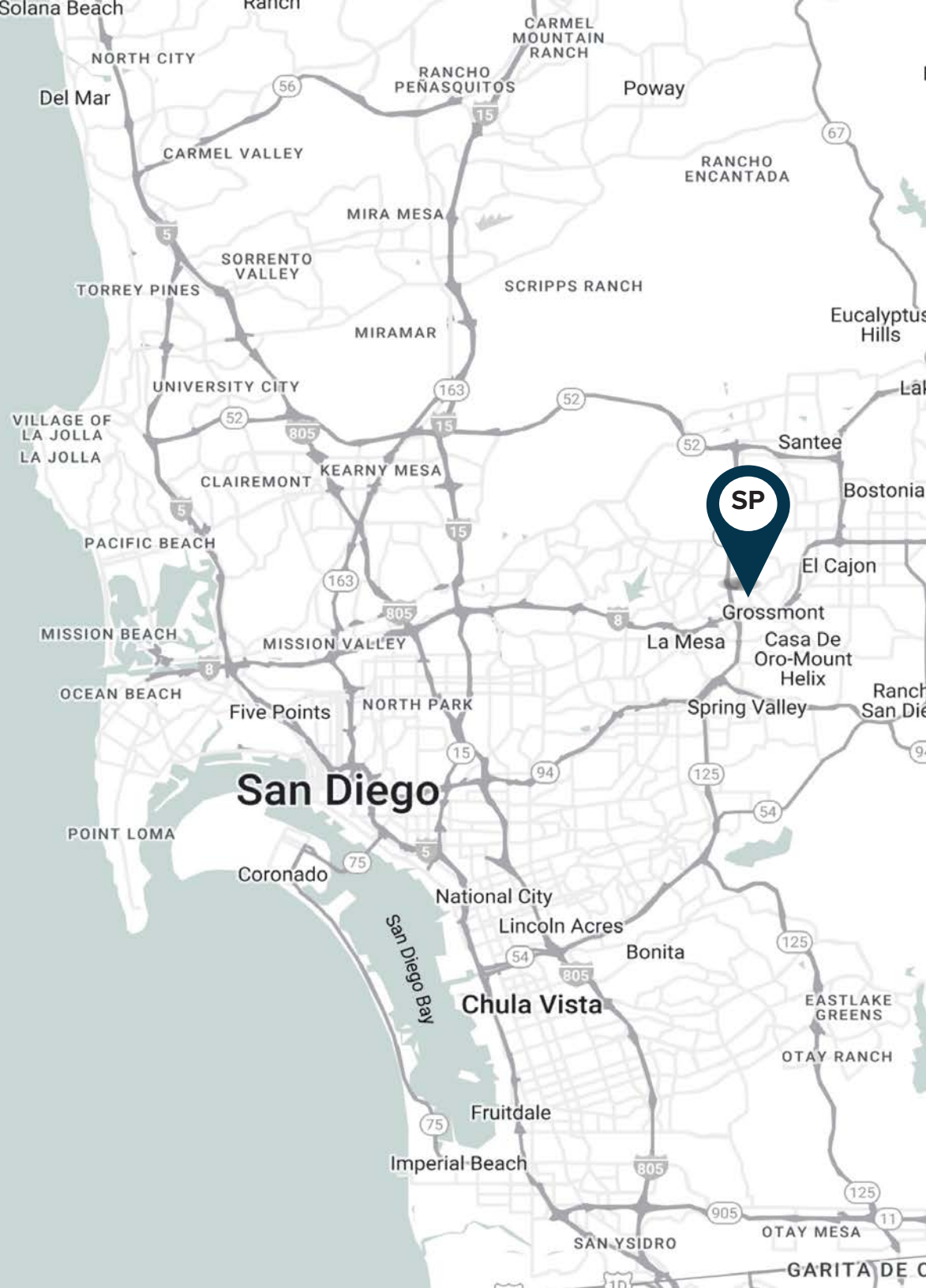
2010 Total Population	15,028	142,624	349,888
2023 Total Population	15,711	153,980	378,504
2023 Total Daytime Population	10,804	157,773	327,077
2000 to 2023 Population Change	4.7%	10.6%	11.3%

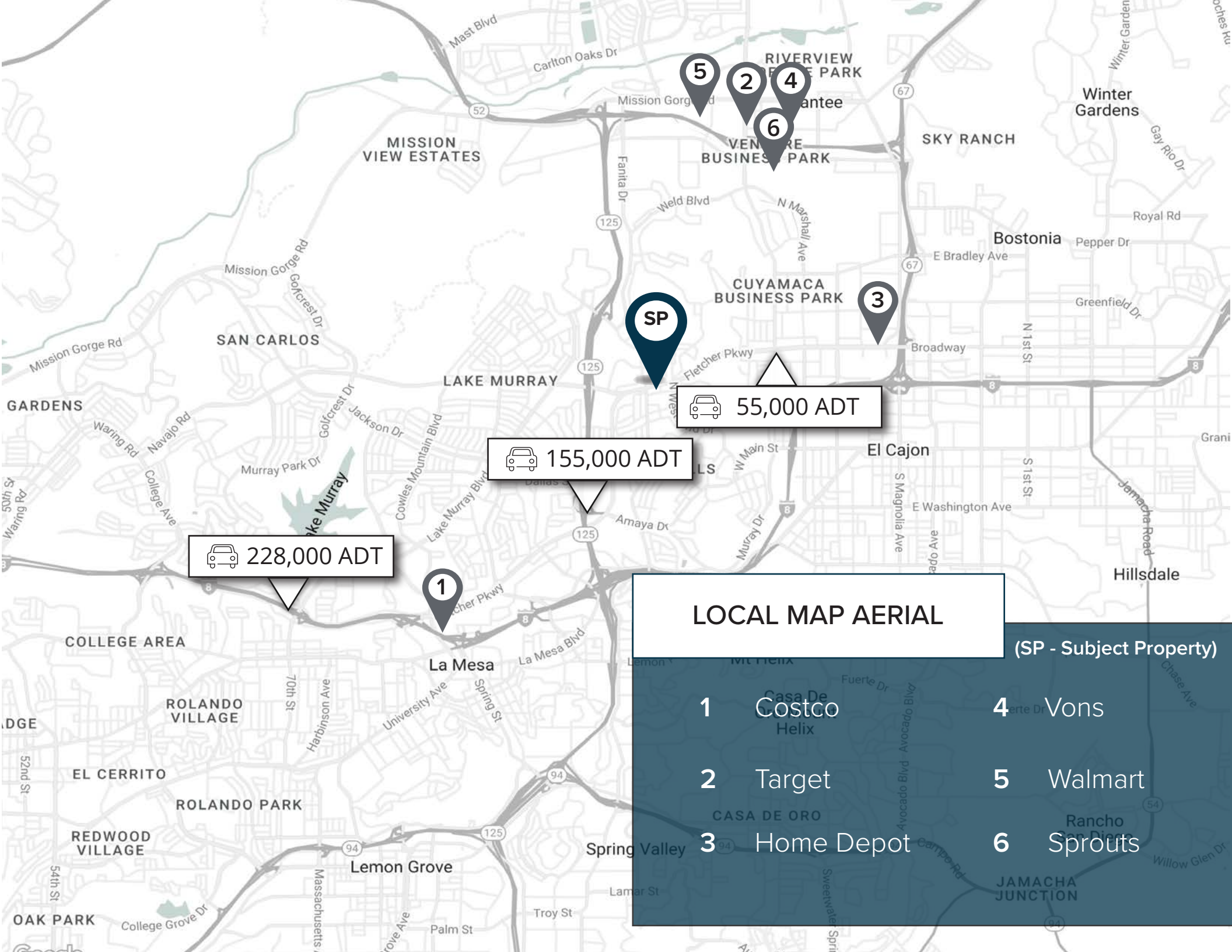
HOUSEHOLD SUMMARY

2010 Households	5,812	54,431	129,973
2023 Households	5,879	56,632	135,998
2000 to 2023 Population Change	0.1%	4.3%	5.7%

2023 HOUSEHOLDS BY INCOME

Average Household Income	\$137,748	\$107,849	\$114,573
Median Housing Value	\$715,154	\$689,394	\$699,412





228,000 ADT

155,000 ADT

55,000 ADT

LOCAL MAP AERIAL

(SP - Subject Property)

1 Costco Helix

4 Vons

2 Target

5 Walmart

3 Home Depot

6 Sprouts



I-8

TRAFFIC COUNT

228,000 CPD



1 MILE RADIUS

AVG. HOUSEHOLD INCOME

\$137,748



5 MILE RADIUS

2023 POPULATION

378,504



5 MILE RADIUS

DAYTIME POPULATION

327,077



SPACE FOR LEASE

FLETCHER HILLS CENTER

2382-96 FLETCHER PARKWAY

EL CAJON, CA 92020

O F F I C E & R E T A I L

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