

**RETAIL
SPACES
FOR
LEASE IN
STRIP
CENTER**



1303-1311 BROADWAY
EL CAJON | 92021

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BUILDING HIGHLIGHTS

A. SIZE: 890 SF

RATE: \$2,500/MO + \$0.70 NNN

B. SIZE: 1,700 SF

RATE: \$2.25/SF + \$0.70 NNN

- Signage available
- ±6,680 SF Retail Strip Center + -898 SF PAD with Drive-Thru
- Zoned: C2 - General Commercial
- Ample parking with 27 commercial parking spaces
- Full 30,350 SF Lot (.70 Acres)
- Incredible Freeway Access to I-8, Hwy-125, Hwy-94, Hwy-5, Hwy-52 and Hwy-67
- Heavily trafficked hard corner with ±30,000 cars per day
- Traffic Count:

• N 2 nd St & Broadway	32,542 CPD
• N 2 nd St & Clarendon St S	21,920 CPD
• N 2 nd St & Marline Ave N	26,170 CPD
• N 2 nd St & Persimmon Ave N	20,088 CPD
• I-8 & N 2 nd St	20,864 CPD
• N 2 nd St & Oakdale Ave S	37,058 CPD

