

RETAIL / OFFICE

1125 - 1153 N 2nd Street, El Cajon, CA 92021

FOR LEASE
± 4,000 SF Suite Available



VANESSA REZA

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PROPERTY FEATURES

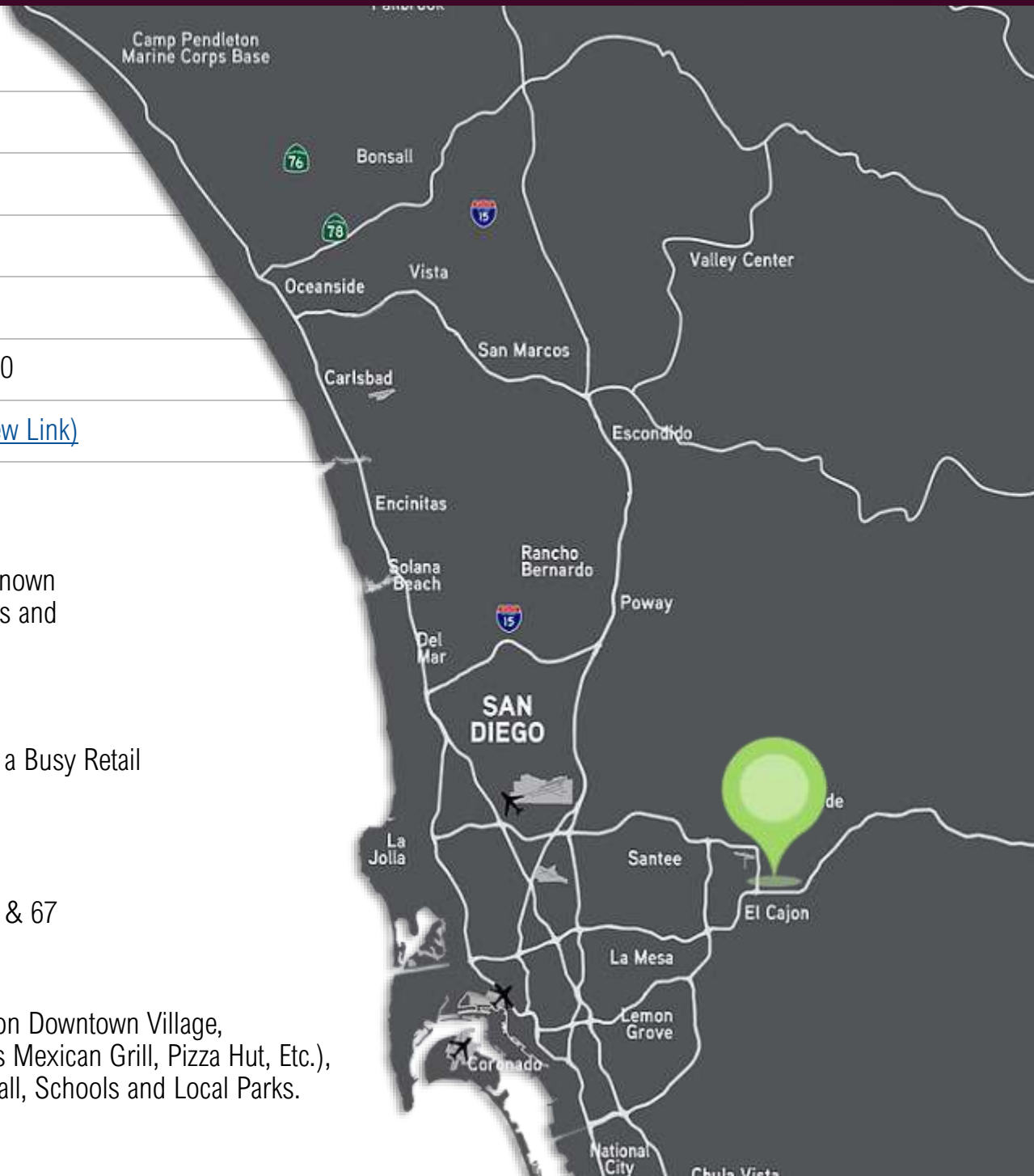
| | |
|-----------------------|--|
| BUILDING SIZE: | ± 10,920 Sq. Ft. |
| PROPERTY TYPE: | Multi-Tenant Retail Center |
| AVAILABLE: | ± 4,000 Sq. Ft. Retail Suite |
| LOT SIZE: | ± 37,553 Sq. Ft. (0.86 AC) |
| PARKING: | Abundant Parking (4/1,000 SF) |
| APN: | 484-232-07-00, 484-232-08-00 |
| ZONING: | General Commercial (C-G) (View Link) |
| LEASE RATE: | \$1.25/RSF + NNN |

 Located Between Two of East County's Well Known and Developing Neighborhoods – Granite Hills and Fletcher Hills

 Timeless & Inviting Retail Building Located in a Busy Retail Corridor (19,800 Cars Per Day)

 Immediate Freeway Access to Hwy 8, 52, 125 & 67

 Surrounded by Numerous Amenities – El Cajon Downtown Village, Restaurants (Marieta's, Marechiaro's, Pancho's Mexican Grill, Pizza Hut, Etc.), Kaiser Permanente Hospital, Parkway Plaza Mall, Schools and Local Parks.



1125-53 2nd Street
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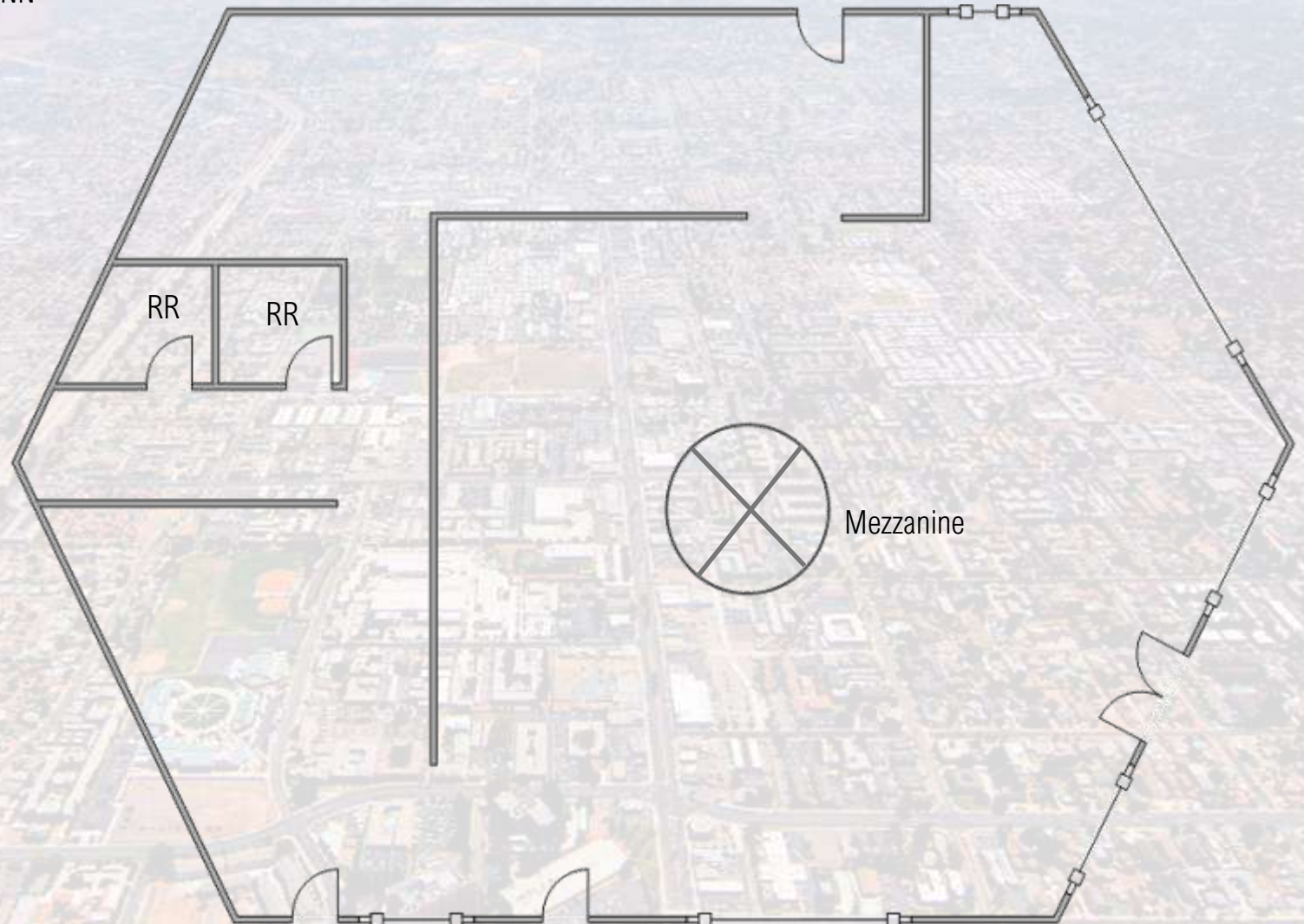
AVAILABILITY

Suite 1125: ± 4,000 Sq. Ft.

- Open Office
- 2 Restrooms
- Loft/Mezzanine
- Lease Rate: \$1.25/RSF + NNN

Highest & Best Uses:

- Training Center
- Fitness Studio
- Yoga Studio
- Art Studio
- Electronics Depot
- Etc.

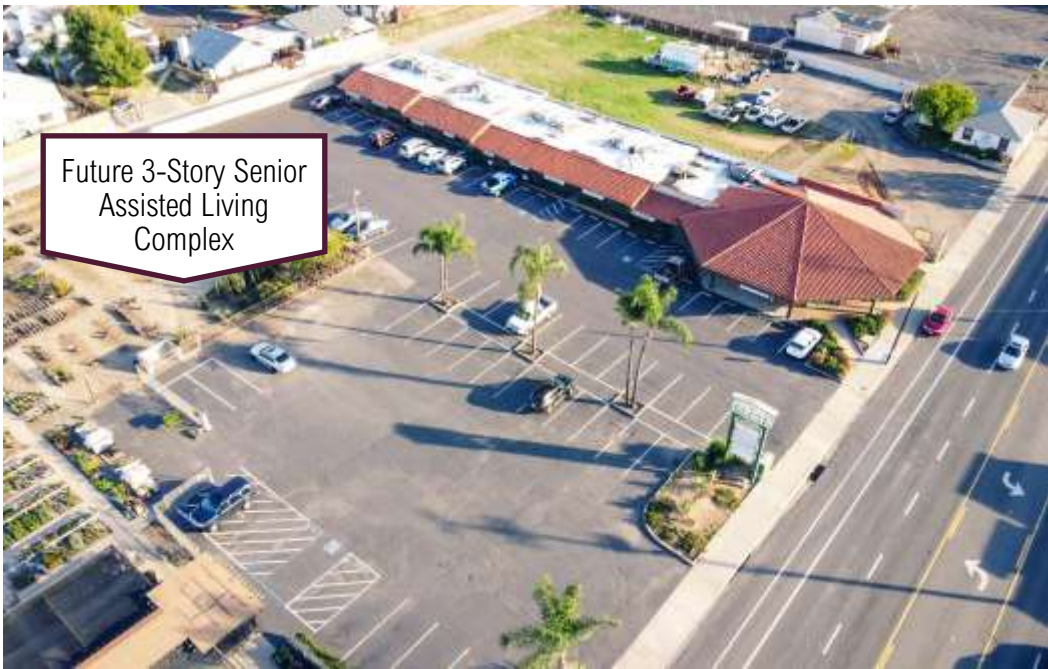


SITE PLAN



| Sq. Ft. | Tenant |
|---------------|---------------------|
| 4,000 | Suite 1125 (Vacant) |
| 520 | Suite 1131 |
| 1,600 | Suite 1133-1135 |
| 1,600 | Suite 1137-1141 |
| 800 | Suite 1145 |
| 800 | Suite 1149 |
| 800 | Suite 1151 |
| 800 | Suite 1153 |
| 10,920 | |

PROPERTY PHOTOS



NEARBY AMENITIES



SANTEE

LAKESIDE

Gillespie Field



senior 
Aerospaces

Parkway Center

BROADWAY

PARKWAY PLAZA

El Cajon City Park




El Cajon Police Department

City Hall

N. MOLLISON AVE

N. MAGNOLIA AVE

W MAIN STREET

1125-53 N 2ND STREET



or 1125-53 2nd Street

DEMOGRAPHICS

| | 2 MILE | 5 MILE | 10 MILE |
|--------------------------|-----------|-------------|-------------|
| POPULATION | | | |
| Total Population (2024) | 29,381 | 151,878 | 289,522 |
| Total Population (2028) | 29,796 | 154,641 | 295,332 |
| Median Age | 34.50 | 35.60 | 37.20 |
| INCOME | | | |
| Average Household Income | \$70,502 | \$79,583 | \$92,885 |
| Total Businesses | 1,061 | 6,385 | 11,203 |
| Total Employees | 7,355 | 51,464 | 97,227 |
| Consumer Spending | \$239,862 | \$1,390,967 | \$3,024,012 |
| HOUSEHOLDS | | | |
| Owner Occupied | 3,876 | 24,510 | 58,713 |
| Renter Occupied | 5,957 | 28,354 | 44,395 |
| Total Households | 9,833 | 52,864 | 103,109 |



5 MINUTES
Parkway Plaza



9 MINUTES
Grossmont Center



10 MINUTES
San Diego State University



15 MINUTES
Mission Valley



20 MINUTES
Downtown San Diego



24 MINUTES
La Jolla

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it.. All information including zoning and use should be verified prior to purchase or lease.