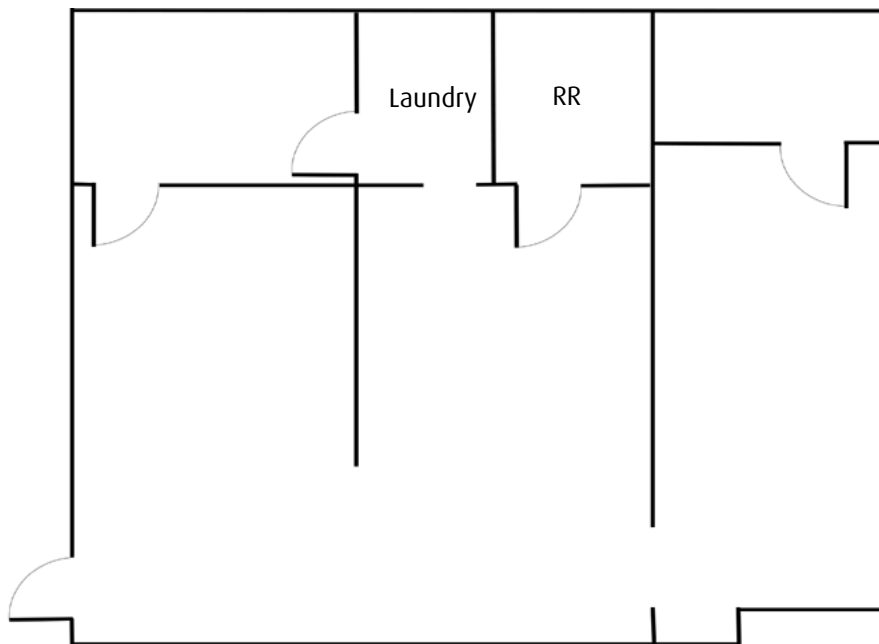
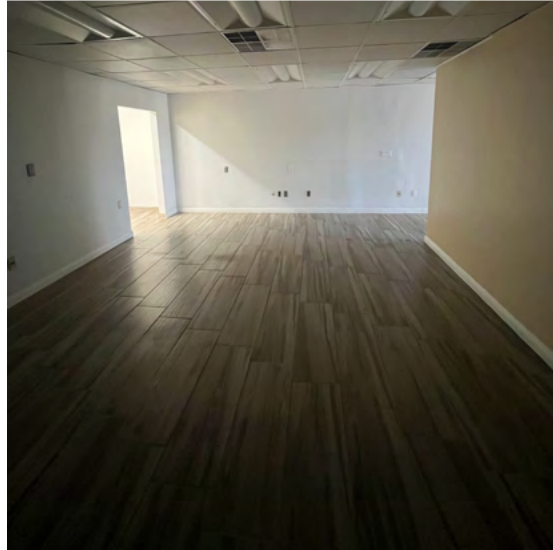


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765 - 1,200 SF OFFICE/MEDICAL/RETAIL SUITES AVAILABLE

669-681 S. MOLLISON AVENUE • EL CAJON, CA 92020



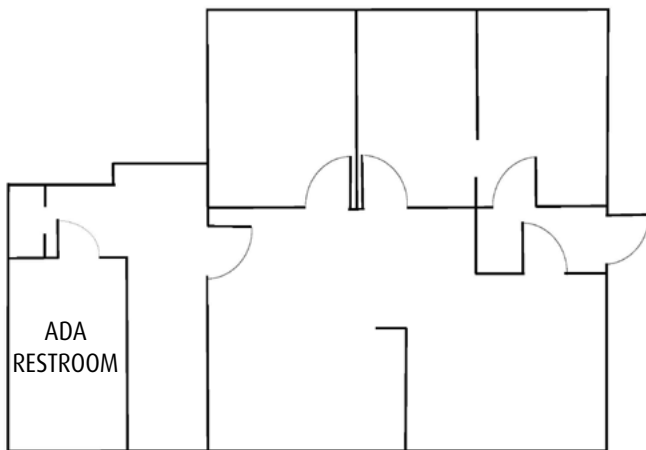
SUITE 681 B

- 1,200 SF Office/Retail Space Available
- Former Physical Therapy Business with In-Unit Laundry Hookups
- Open Layout with
- In-Suite Restroom
- Ample Parking
- Monument Signage Space Available
- Close Proximity and Easy Access to I-8 Freeway
- Pricing: Negotiable

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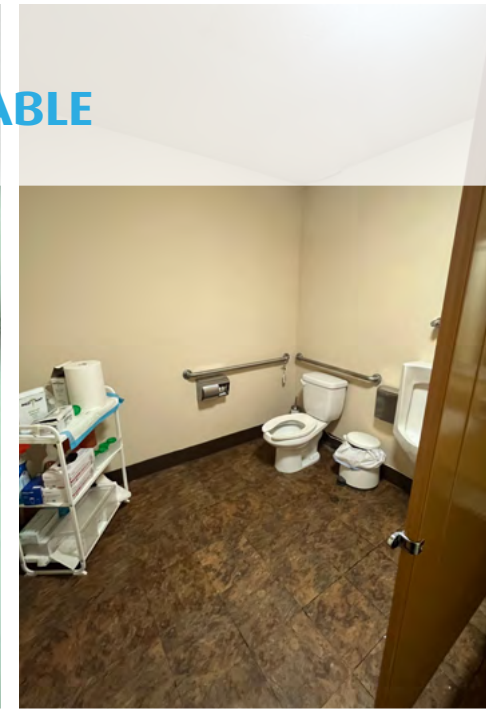
SUITE 671 B-C

- 765 SF Office/Medical Space Available
- Three Exam Rooms, Reception/Waiting Room
- Open Work Space Area and Storage Room
- In-Suite Restroom (ADA Compliant)
- Lease Rate: \$2.50/SF + NNN's
- Fixed Utility Charge = \$125.00 per month
- Lease Expires 12/31/24

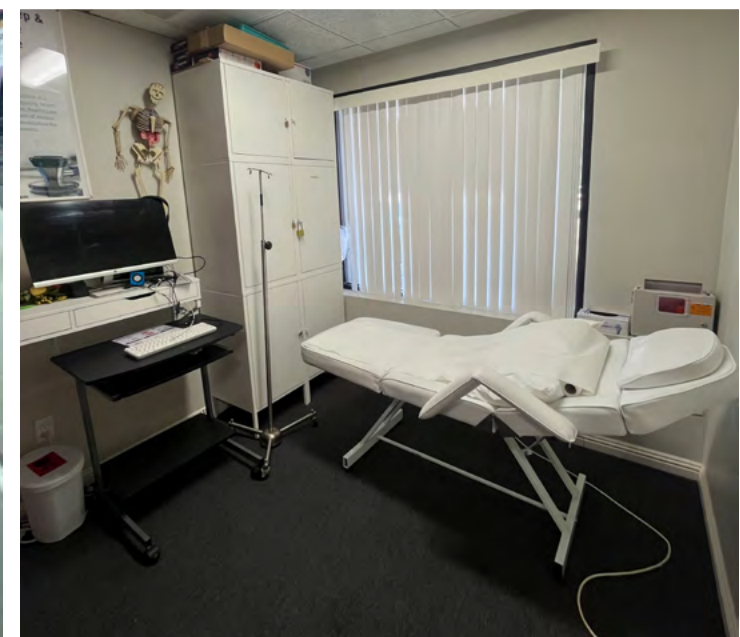
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SUITE 671 B-C



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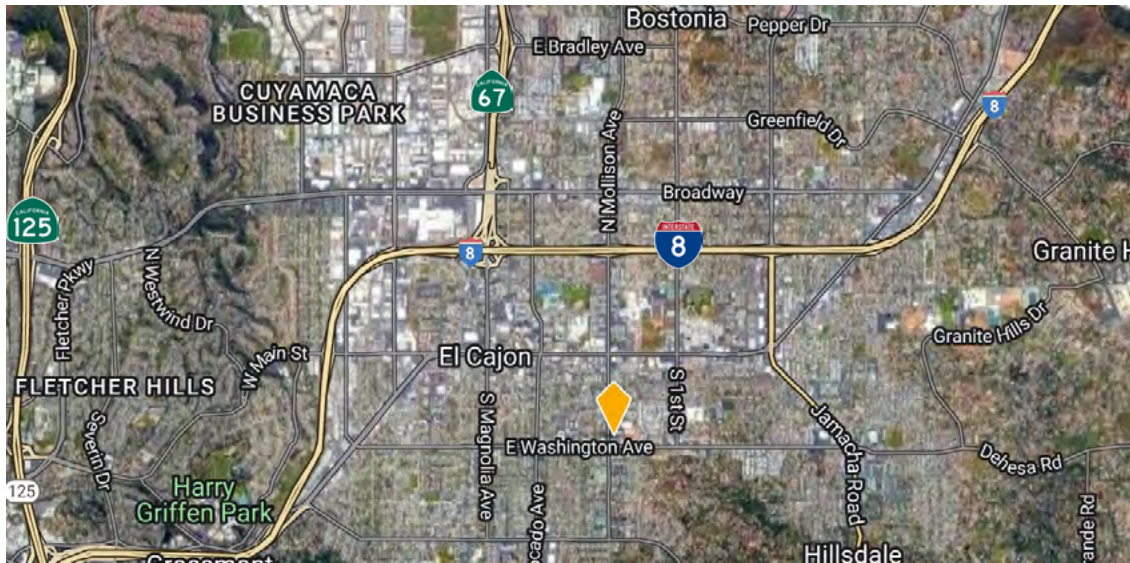
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DEMOGRAPHIC SUMMARY

Radius	1 Mile	2 Mile	3 Mile
Population			
2028 Projection	41,190	99,974	152,429
2023 Estimate	41,555	101,171	154,577
2010 Census	38,508	95,434	147,572
Growth 2023 - 2028	-0.88%	-1.18%	-1.39%
Growth 2010 - 2023	7.91%	6.01%	4.75%
2023 Population by Hispanic Origin			
2023 Population	41,555	101,171	154,577
White	32,199 77.49%	79,100 78.18%	123,934 80.18%
Black	3,413 8.21%	7,879 7.79%	10,270 6.64%
Am. Indian & Alaskan	550 1.32%	1,433 1.42%	1,921 1.24%
Asian	1,867 4.49%	4,802 4.75%	7,259 4.70%
Hawaiian & Pacific Island	292 0.70%	645 0.64%	929 0.60%
Other	3,234 7.78%	7,311 7.23%	10,264 6.64%
U.S. Armed Forces	113	427	736
Households			
2028 Projection	13,706	34,201	53,430
2023 Estimate	13,824	34,604	54,183
2010 Census	12,752	32,532	51,621
Growth 2023 - 2028	-0.85%	-1.16%	-1.39%
Growth 2010 - 2023	8.41%	6.37%	4.96%
Owner Occupied	3,943 28.52%	12,882 37.23%	26,169 48.30%
Renter Occupied	9,881 71.48%	21,723 62.78%	28,013 51.70%
2023 Households by HH Income			
Income: <\$25,000	4,128 29.86%	8,188 23.66%	10,160 18.75%
Income: \$25,000 - \$50,000	3,306 23.91%	7,488 21.64%	10,244 18.91%
Income: \$50,000 - \$75,000	2,601 18.81%	5,761 16.65%	8,228 15.19%
Income: \$75,000 - \$100,000	1,391 10.06%	4,284 12.38%	7,187 13.26%
Income: \$100,000 - \$125,000	945 6.84%	2,947 8.52%	5,375 9.92%
Income: \$125,000 - \$150,000	511 3.70%	1,704 4.92%	3,557 6.56%
Income: \$150,000 - \$200,000	517 3.74%	1,874 5.42%	3,937 7.27%
Income: \$200,000+	426 3.08%	2,358 6.81%	5,494 10.14%
2023 Avg Household Income	\$62,555	\$79,462	\$95,118
2023 Med Household Income	\$46,131	\$55,921	\$69,944



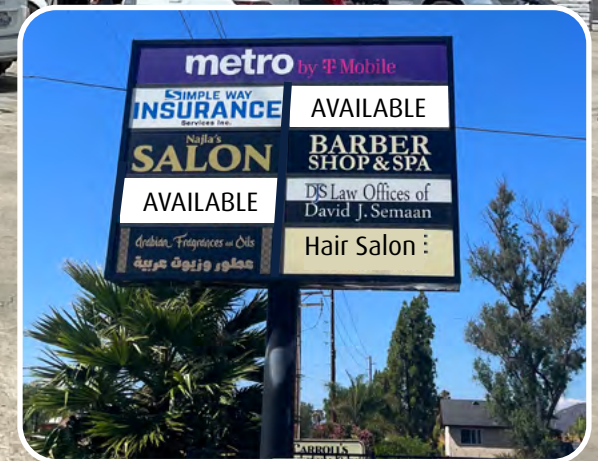
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