

# FOR LEASE • 6,708 sf FREESTANDING MEDICAL/OFFICE LOCATED AT A SIGNALIZED INTERSECTION

396 N. MAGNOLIA AVENUE • EL CAJON CA 92020



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## HIGHLIGHTS

- 6,708 SF freestanding office building
- Great street visibility on a signalized corner
- Extremely well parked
- ADA accessible
- Over 25,000 daily traffic count
- Easy access to I-8 Freeway and State Route 67
- Monument sign available
- Commercial Zone - Medical is permitted



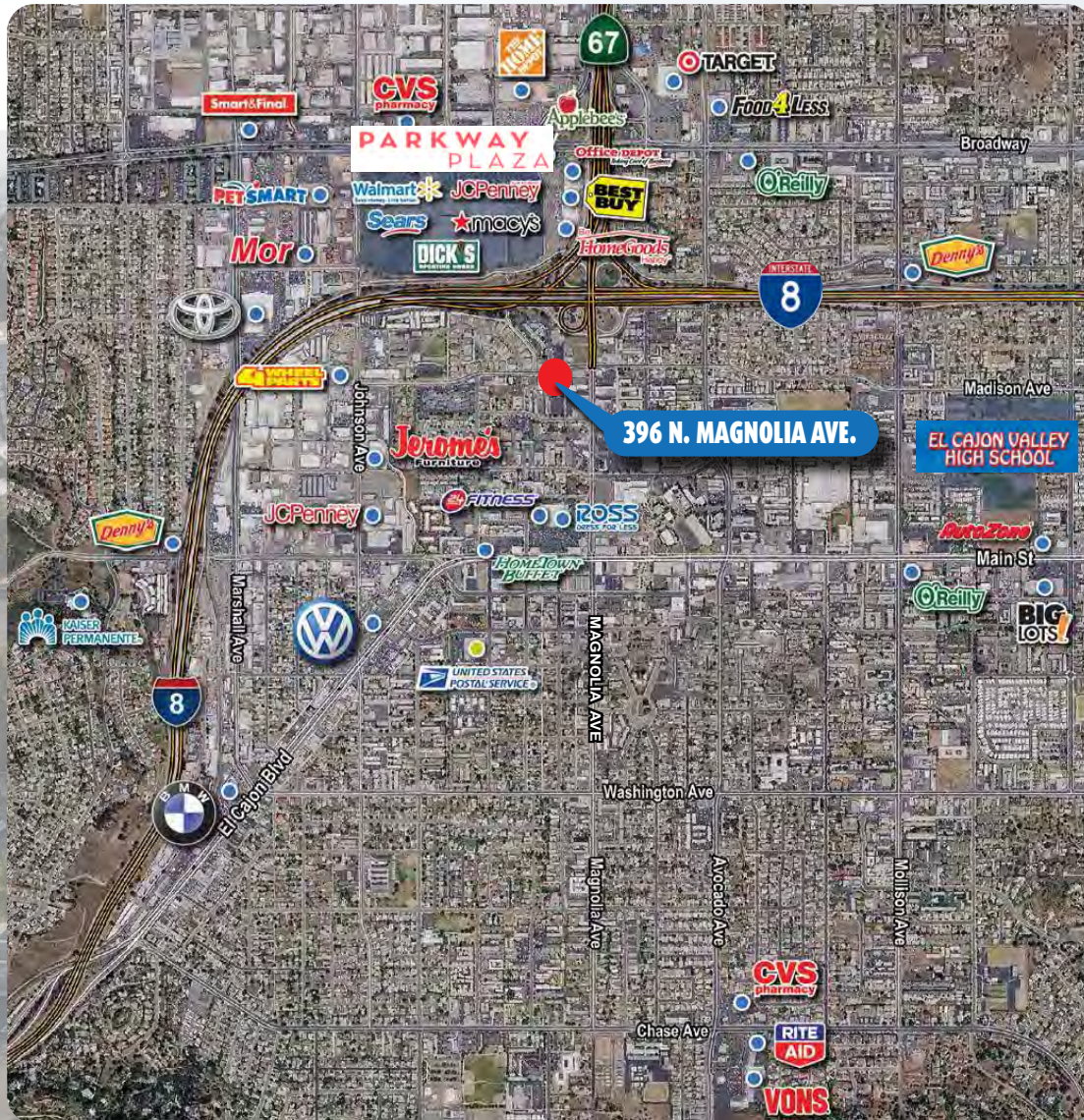
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## Demographic Summary Report

396 N Magnolia Ave, El Cajon, CA 92020

Building Type: **Class C Office**  
Class: **C**  
RBA: **6,708 SF**  
Typical Floor: **6,708 SF**



Radius	1 Mile	2 Mile	3 Mile
Population			
2027 Projection	36,277	98,847	160,744
2022 Estimate	36,229	98,929	160,912
2010 Census	34,346	94,983	154,692
Growth 2022 - 2027	0.13%	-0.08%	-0.10%
Growth 2010 - 2022	5.48%	4.15%	4.02%
2022 Population by Hispanic Origin	14,270	32,603	45,202
2022 Population	36,229	98,929	160,912
White	26,942 74.37%	77,338 78.18%	129,703 80.60%
Black	3,843 10.61%	7,869 7.95%	10,386 6.45%
Am. Indian & Alaskan	592 1.63%	1,363 1.38%	2,023 1.26%
Asian	1,862 5.14%	4,660 4.71%	7,504 4.66%
Hawaiian & Pacific Island	280 0.77%	656 0.66%	1,028 0.64%
Other	2,710 7.48%	7,043 7.12%	10,268 6.38%
U.S. Armed Forces	186	536	1,023
Households			
2027 Projection	12,434	34,156	57,177
2022 Estimate	12,409	34,167	57,224
2010 Census	11,756	32,776	55,054
Growth 2022 - 2027	0.20%	-0.03%	-0.08%
Growth 2010 - 2022	5.55%	4.24%	3.94%
Owner Occupied	2,558 20.61%	12,417 36.34%	27,186 47.51%
Renter Occupied	9,851 79.39%	21,750 63.66%	30,037 52.49%
2022 Households by HH Income	12,410	34,166	57,225
Income: <\$25,000	3,299 26.58%	7,526 22.03%	10,271 17.95%
Income: \$25,000 - \$50,000	3,251 26.20%	8,063 23.60%	11,833 20.68%
Income: \$50,000 - \$75,000	2,358 19.00%	6,011 17.59%	9,227 16.12%
Income: \$75,000 - \$100,000	1,608 12.96%	4,493 13.15%	7,669 13.40%
Income: \$100,000 - \$125,000	821 6.62%	2,931 8.58%	5,686 9.94%
Income: \$125,000 - \$150,000	436 3.51%	1,703 4.98%	3,667 6.41%
Income: \$150,000 - \$200,000	353 2.84%	1,761 5.15%	4,190 7.32%
Income: \$200,000+	284 2.29%	1,678 4.91%	4,682 8.18%
2022 Avg Household Income	\$61,155	\$75,255	\$90,246
2022 Med Household Income	\$47,459	\$55,663	\$67,195

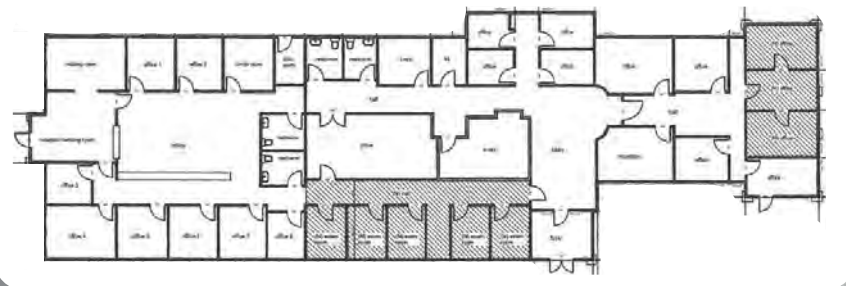
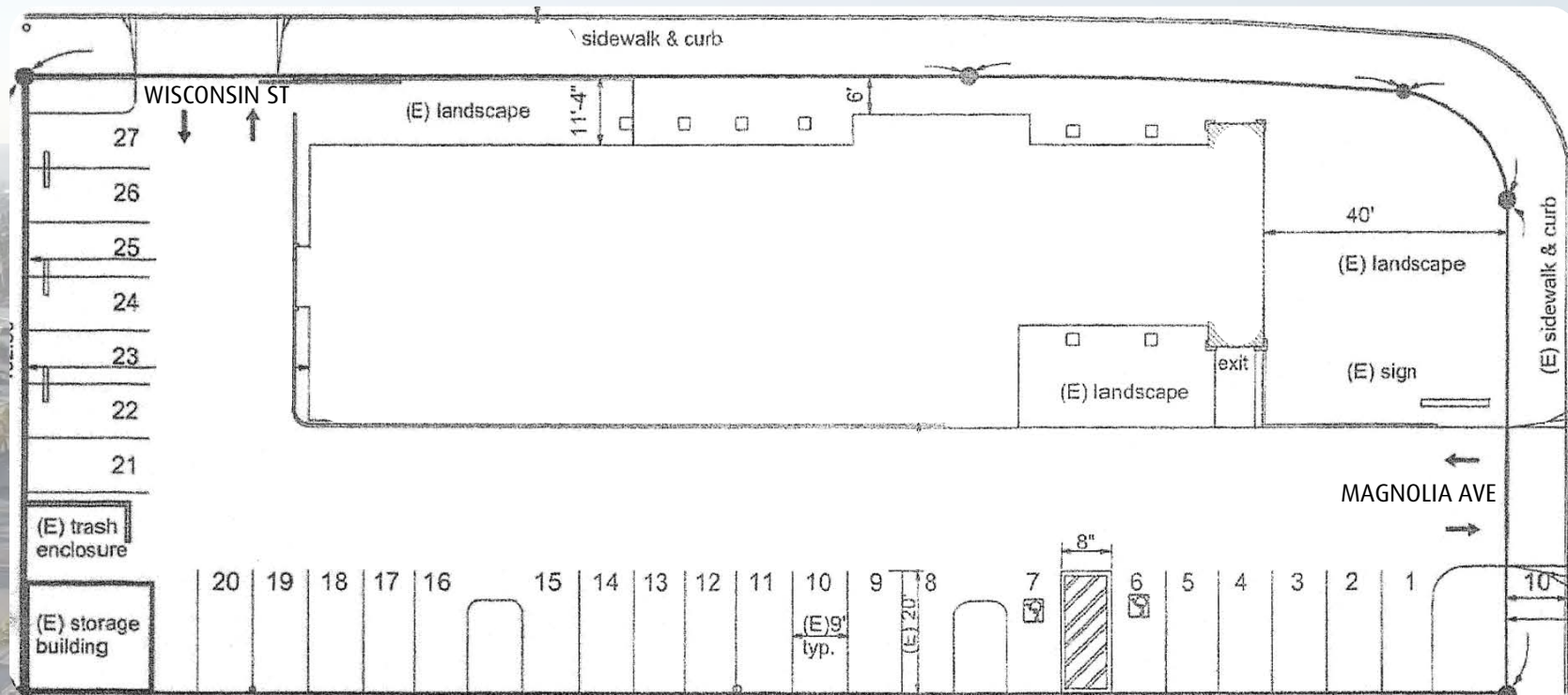
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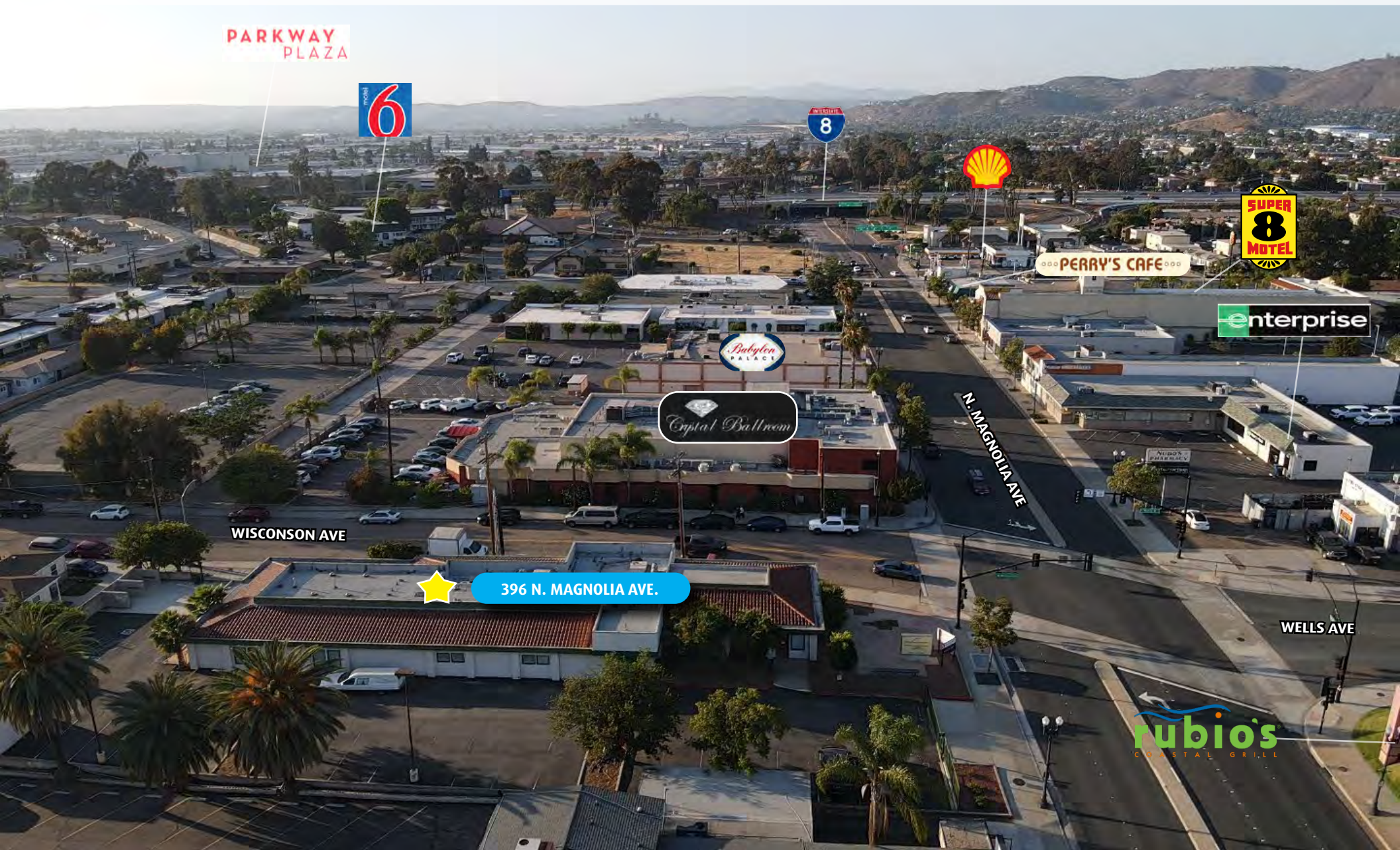
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