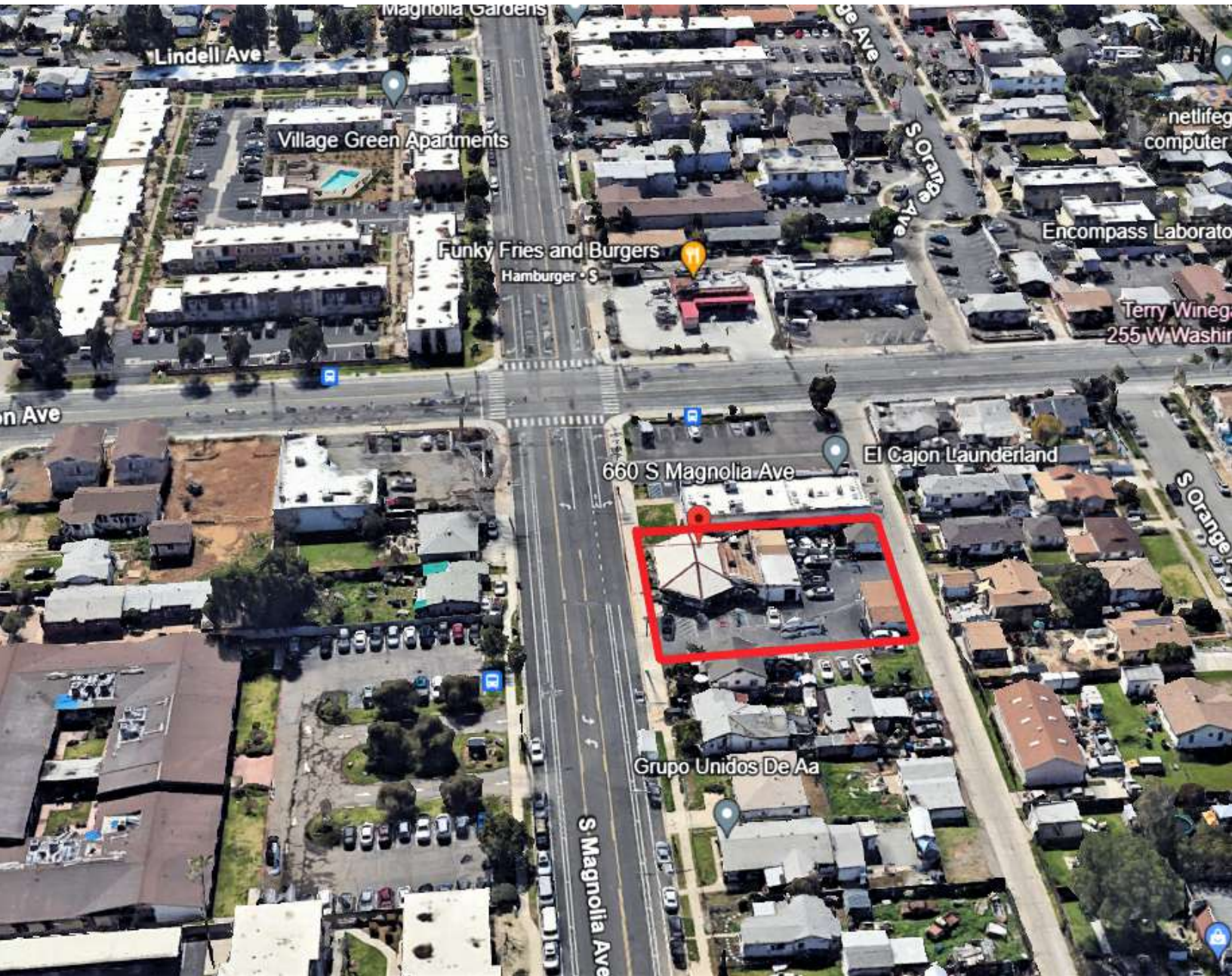


RETAIL FOR LEASE

660 S MAGNOLIA AVE

660 SOUTH MAGNOLIA AVENUE, EL CAJON, CA 92020



FOR LEASE

KW COMMERCIAL | EL CAJON

810 Jamacha Road, Suite 102
El Cajon, CA 92019



Each Office Independently Owned and Operated

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BEN AMEEN

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

PROPERTY DESCRIPTION

660 SOUTH MAGNOLIA AVENUE



OFFERING SUMMARY

AVAILABLE SF: 750 SF

LEASE RATE: \$1,950 / Month

ZONING: C-N

SUBMARKET: El Cajon

PROPERTY OVERVIEW

Great El Cajon location. Well established location near the of corner S Magnolia and East Washington. Superior traffic counts with of appx 10,992 on S Magnolia and 22,965 on Washington. Former Gun shop with many other retail possibilities. Call for more info.

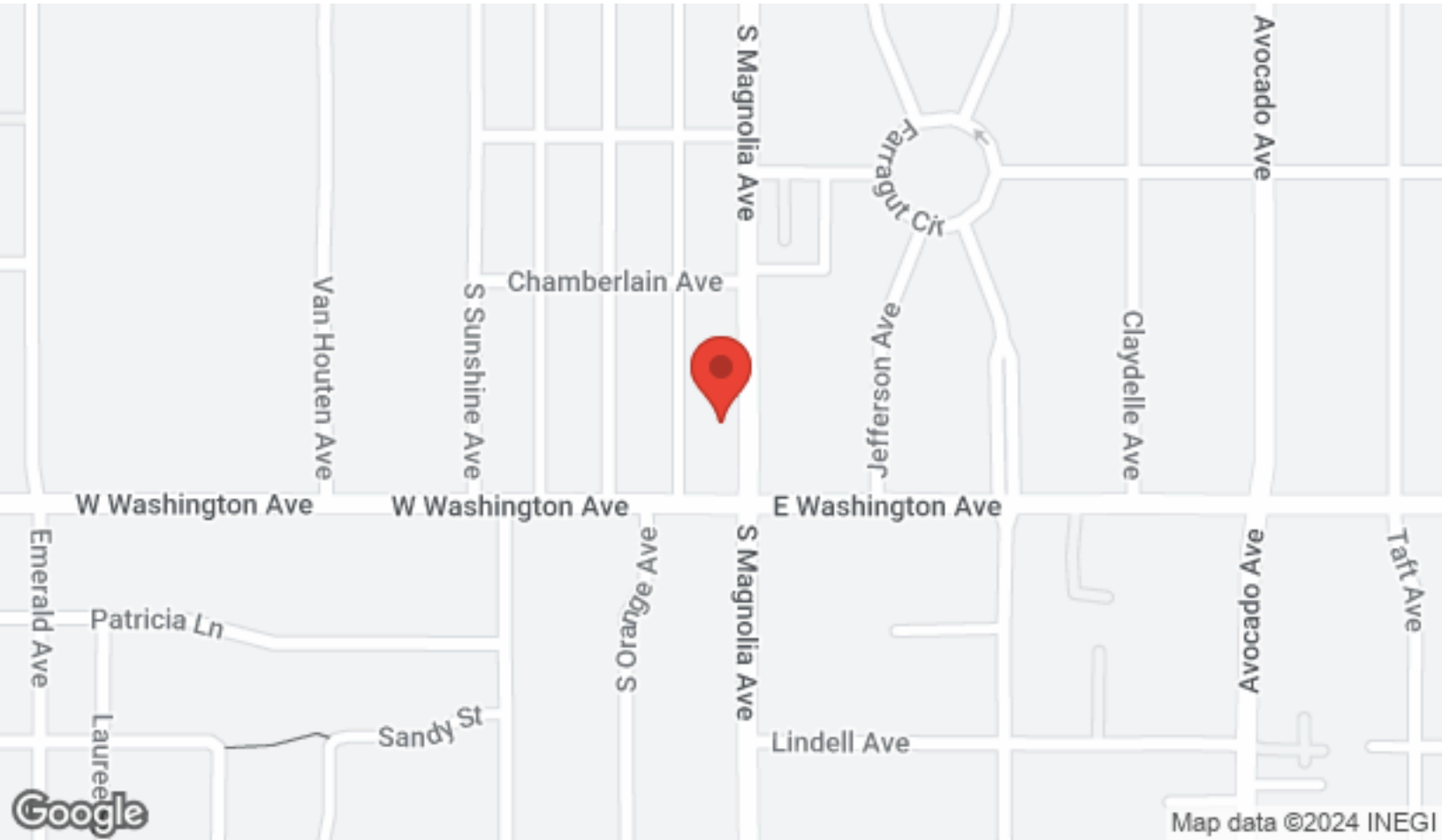
PROPERTY PHOTOS
660 SOUTH MAGNOLIA AVENUE





LOCATION MAPS

660 SOUTH MAGNOLIA AVENUE



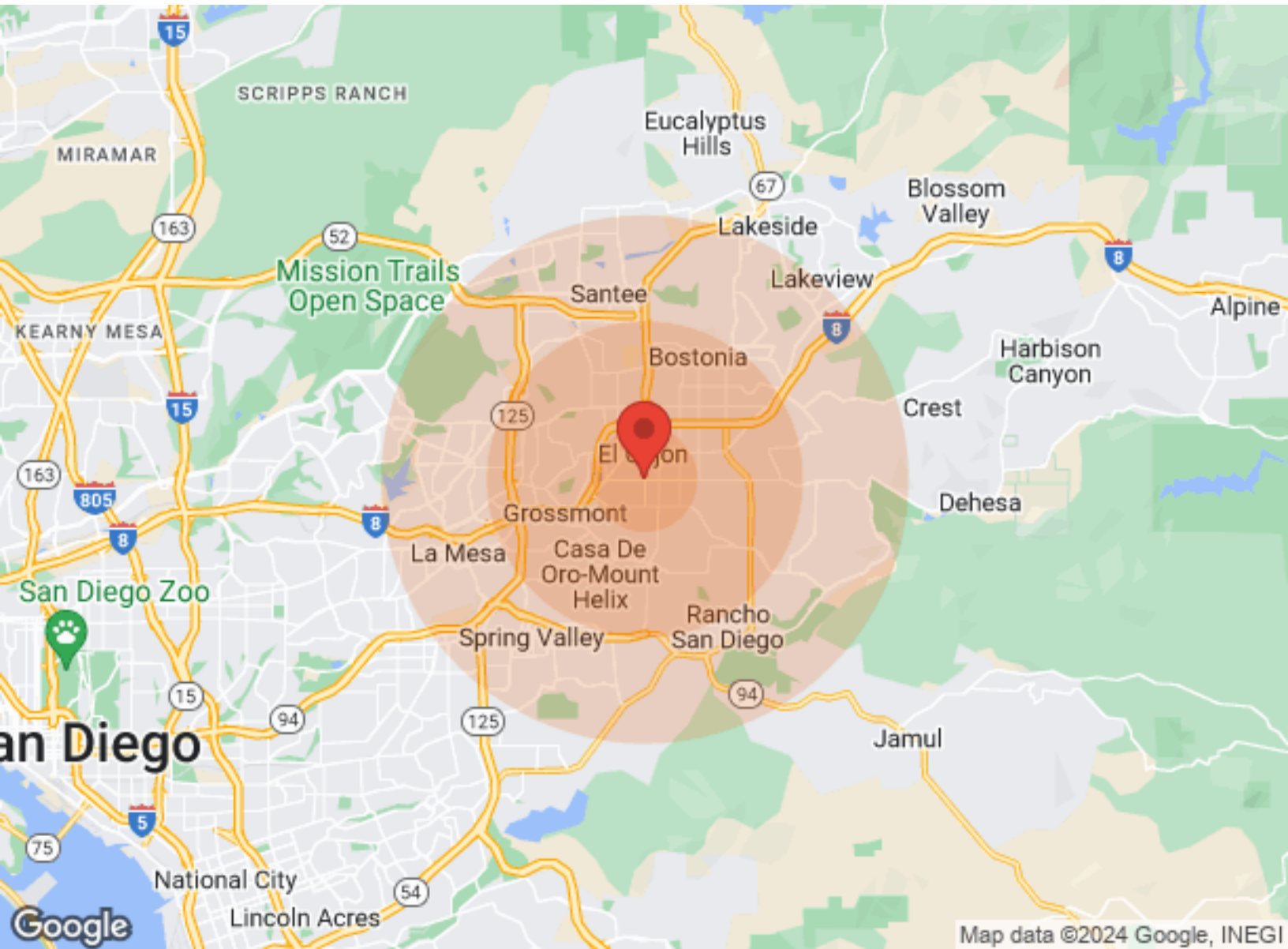
AERIAL MAP

660 SOUTH MAGNOLIA AVENUE



DEMOGRAPHICS

660 SOUTH MAGNOLIA AVENUE



	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	20,930	76,492	159,790	Median	\$37,634	\$53,853	\$61,838
Female	21,305	77,653	165,943	< \$15,000	2,490	6,520	12,037
Total Population	42,235	154,145	325,733	\$15,000-\$24,999	2,172	5,911	11,596
				\$25,000-\$34,999	1,894	5,693	11,865
Age				\$35,000-\$49,999	2,576	7,552	16,414
Ages 0-14	9,750	31,820	64,613	\$50,000-\$74,999	2,413	10,707	23,584
Ages 15-24	6,057	20,376	41,347	\$75,000-\$99,999	1,202	7,208	17,371
Ages 25-54	18,326	62,204	130,219	\$100,000-\$149,999	895	6,707	17,293
Ages 55-64	3,877	17,262	38,591	\$150,000-\$199,999	176	2,180	5,856
Ages 65+	4,225	22,483	50,963	> \$200,000	188	2,229	4,203
				Housing			
Race				Total Units	14,803	58,833	130,260
White	27,098	112,043	242,472	Occupied	14,046	55,849	123,786
Black	2,972	7,896	16,455	Owner Occupied	3,567	26,583	66,410
Am In/AK Nat	136	365	736	Renter Occupied	10,479	29,266	57,376
Hawaiian	101	232	601	Vacant	757	2,984	6,474
Hispanic	15,812	43,565	83,679				
Multi-Racial	21,408	58,610	109,954				