



**AVAILABLE NOW  
FOR LEASE**  
RETAIL/OFFICE

# Parkway Center

450 Fletcher Parkway  
El Cajon, CA 92020



**PRIME**  
El Cajon Location

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# The Property

## Highlights

- Best location on Fletcher Parkway, located at four way signalized intersection
- Second generation retail/office spaces on first and second floor of building
- Ample on-site parking, approximately 65 spaces
- Co-tenancy with US Bank, Citi Bank, Plato's Closet, Stallion Arena Fitness, and more
- Pylon signage and building signage opportunity
- High visibility and traffic counts - over 39,000 cars pass the site daily
- Directly across the street from Parkway Plaza, El Cajon's regional indoor mall
- Ease of access via I-8 and CA-67 - 0.2 mi from site
- Strong regional trade area of El Cajon, surrounded by mix of large credit retailers
- Pride of ownership

## Details



Size

± 1,080 - 16,400 SF



Space Use

Retail/Office



Lease Rate

Ground Floor: \$1.25 psf, NNN  
Second Floor: \$1.65 psf, NNN



# Site Plan & Availabilities

**±7,400 - 16,400 SF**

Suite 119-120

**±1,080 - 3,240 SF**

Suite 209

**±2,160 - 3,240 SF**

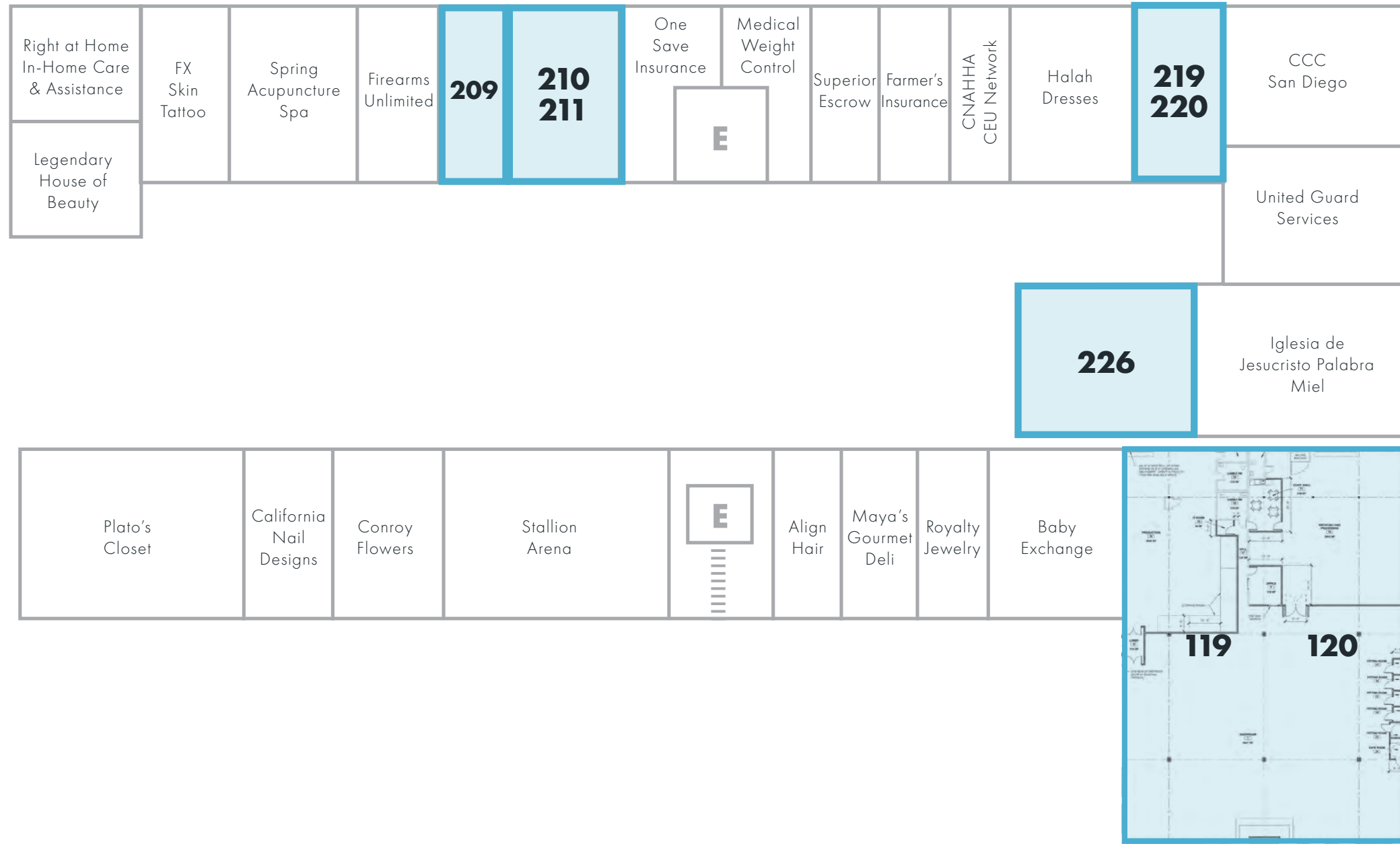
Suite 210-211

**±2,160 SF**

Suite 219-220

**±1,728 SF**

Suite 226



\*Site plan not to scale. Used for location purposes only.

# Property Photos





**Parkway Plaza Mall**

JCPenney | ULTA BEAUTY | REGAL | Phenix Salon Suites  
ASHLEY | LENS CRAFTERS | FAMOUS footwear | BOB'S DISCOUNT FURNITURE

Mercedes-Benz | TOYOTA | HONDA

LEXUS | SUBARU

PETSMART  
Marshalls

Smart & Final

NAVY FEDERAL Credit Union | Panera BREAD

DOLLAR TREE | McDonald's

Mor

CHASE

BIG 5 SPORTING GOODS | Carl's Jr.

Bank of America

DICK'S SPORTING GOODS

CVS

**Parkway Center**

DUNKIN' DONUTS

THE HOME DEPOT

FLETCHER PKWY





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