

144 S ORANGE AVE | EL CAJON, CA 92020

±780 SF COMMERCIAL KITCHEN | TURN-KEY EQUIPMENT | NEAR MAIN STREET EL CAJON



FOR LEASE

EXCLUSIVE LEASING AGENTS:



SAM SUKUT

VICE PRESIDENT & DIRECTOR

+1 (858) 964-3791

sam.sukut@matthews.com

License No. 02030355 (CA)



DAVID HARRINGTON

Broker of Record

License No. 02168060 (CA)

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES





\$3.00/SF NNN
ASKING RENT

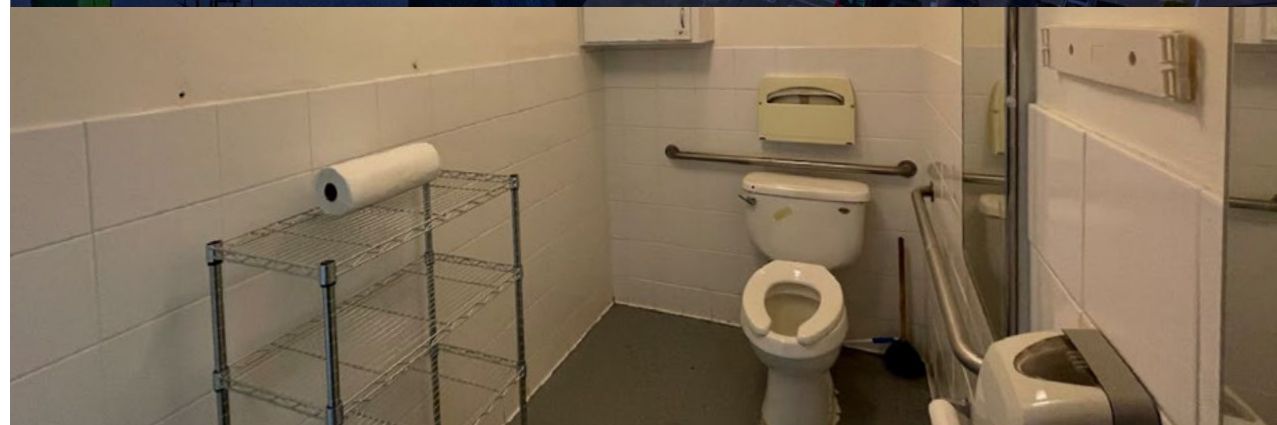


±780 SF
COMMERCIAL KITCHEN

PROPERTY HIGHLIGHTS

- Turn-Key Equipment
- Available For Immediate Occupancy
- Near Main Street El Cajon
- Flexible Zoning (C-G)
- Close Proximity to Downtown El Cajon

REACH OUT TO BROKERS FOR ADDITIONAL INFORMATION



SITE PLAN

ROLL-UP DOOR

TRASH

4,500 SF
WAREHOUSE
LEASED

PARKING

ROLL-UP DOOR

780 SF
COMMERCIAL KITCHEN
AVAILABLE

S ORANGE AVE



PARKWAY PLAZA

DICK'S SPORTING GOODS
BOB'S DISCOUNT FURNITURE
Walmart Supercenter
Ashley HOMESTORE
Bath & Body Works
JCPenney FAMOUS
UTA
zumiez
FINISH LINE
TILLYS

HONDA
TOYOTA

67

± 100,000 VPD

Food4Less

target

NARANCA ELEMENTARY SCHOOL
876 STUDENTS

8

± 148,000 VPD

Jerome's Furniture

ROSS DRESS FOR LESS
PANDA EXPRESS CHINESE KITCHEN
STARBUCKS
SUBWAY

CAJON VALLEY MIDDLE SCHOOL
967 STUDENTS

MAGNOLIA AVE ± 53,047 VPD

SUBJECT PROPERTY

THE MAGNOLIA

EL CAJON VALLEY HIGH SCHOOL
1,652 STUDENTS

W MAIN ST ± 13,891 VPD

SDGE™

CAMDEN PARK APARTMENTS
70 UNITS

CYPRESS PARK APARTMENTS
99 UNITS

UNITED STATES POSTAL SERVICE



SAN CARLOS VILLAGE SHOPPING CENTER

ALDI **Chevron** **Walgreens**
CHASE
 The UPS Store **UPS**
FITNESS **Carl's Jr.**

GROSSMONT COLLEGE

GILLESPIE FIELD
 2.9 MILES AWAY

ALDI **THE HOME DEPOT** **AutoZone** **HomeGoods**
O'Reilly AUTO PARTS **usbank**
BEST BUY **IN-N-OUT BURGER** **Jasper's** **TARGET**
CVS pharmacy **Food4Less**

NAVAJO SHOPPING CENTER

RITE AID **UNITED STATES POSTAL SERVICE**
O'Reilly AUTO PARTS **UnionBank**
 Invest in your:
Albertsons **Wendy's**
McDonald's **7 ELEVEN**

PARKWAY PLAZA SHOPPING CENTER

HOT TOPIC **LENSCRAFTERS** **VICTORIA'S SECRET**
Bath & Body Works **EXPRESS** **claire's**
BOOT BARN **DICK'S SPORTSWEAR** **VANS** **ULTA**
Ashley **GNC** **Burlington**
LIVE WELL
five BELOW **TILLYS** **FOREVER 21**
BOB'S FURNITURE **TEXAS TIRE CHOICE** **FAMOUS**
Marshall's **Walmart** **FIVE GUYS**
 BURGERS AND FRIES

MITSUBISHI MOTORS **8** **Mazda** **KIA** **Jack** **AAMCO**
golden corral **ABC Supply Co. Inc.** **CALIBER COLLISION** **Travelodge**
COURTYARD BY MARRIOTT **24 FITNESS**

FLETCHER HILLS SHOPPING CENTER

TACO BELL **BR** **99c ONLY** **CVS**
Jack **Denny's** **JOANN**
Smart & Final extra
FedEx **usbank**
 Federal Express

Michaels

GROSSMONT CENTER SHOPPING MALL

Walmart+ **Marshall's** **THE HOME DEPOT**
TARGET **Food4Less**
Burlington **MATTRESS FIRM**
PETSMART **ASHLEY**
AMERICAN FREIGHT
 PUBLIC DISTRIBUTION CENTERS

GROSSMONT HIGH SCHOOL

TEACHERS: 25
 STUDENT: 2,219

Burlington **BR**
 The UPS Store **UPS** **baskin robbins**

Starbucks
Albertsons

SUBJECT PROPERTY

CHIPOTLE MEXICAN GRILL **COSTCO WHOLESALE**

KAHOOTS
TRADER JOE'S

HOBBY LOBBY **PENSKE** **ROSS**
 DRESS FOR LESS
SHERWIN-WILLIAMS **DISCOUNT TIRE**

I-125 ± 101,000 VPD

I-175 ± 175,000 VPD

I-8 ± 186,000 VPD



EL CAJON, CA

El Cajon, located in San Diego County, California, is a vibrant city that seamlessly blends a rich cultural heritage with modern amenities. Nestled in a valley surrounded by picturesque mountains, El Cajon enjoys a Mediterranean climate, characterized by warm, dry summers and mild winters. The city is known for its diverse community, reflecting a tapestry of cultures and backgrounds. El Cajon offers a mix of suburban charm and urban convenience, with a variety of parks, shopping centers, and recreational facilities. Residents and visitors alike can explore the city's historical sites, such as the Olaf Wieghorst Museum, showcasing Western art, and the Knox House Museum, a preserved Victorian-era home. Additionally, El Cajon hosts numerous community events and festivals, fostering a sense of unity among its residents. The city's commitment to education is evident through its schools and libraries, contributing to a well-rounded quality of life for its inhabitants. Overall, El Cajon stands as a welcoming community with a unique character, making it a notable part of the Southern California landscape.

DEMOGRAPHICS WITHIN
3-MILE RADIUS



159,353

TOTAL POPULATION



\$98K

AVG HOUSEHOLD INCOME

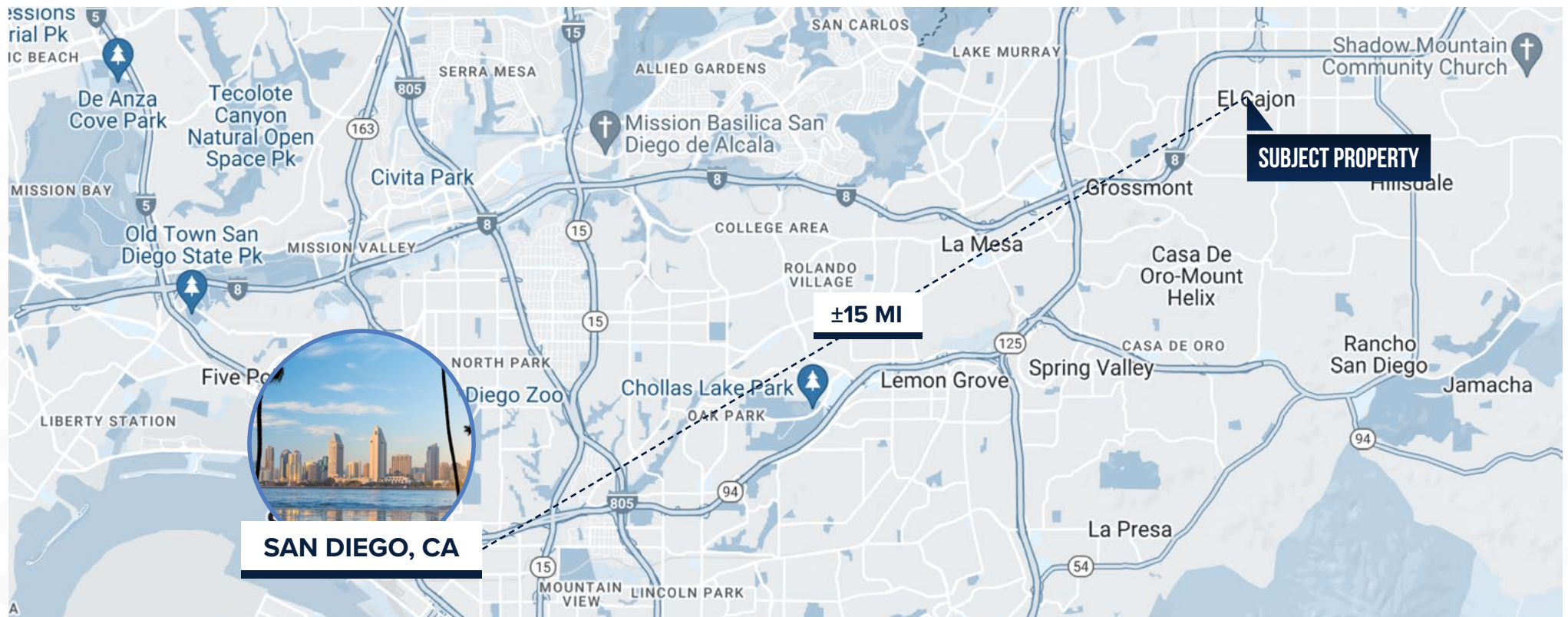


54,562

TOTAL HOUSEHOLDS

ECONOMY

The economic landscape of El Cajon, CA, was characterized by a diverse mix of industries contributing to its stability and growth. The city has a well-established retail sector, with shopping centers and businesses catering to the needs of the local community. Additionally, El Cajon has a significant presence in the manufacturing and healthcare industries, providing employment opportunities and contributing to the economic vitality of the region. The city's strategic location in the San Diego metropolitan area has also fueled economic development, as it serves as a hub for commerce and trade. El Cajon's commitment to fostering a business-friendly environment and supporting local entrepreneurs has further enhanced its economic resilience. well-rounded quality of life for its inhabitants. Overall, El Cajon stands as a welcoming community with a unique character, making it a notable part of the Southern California landscape.



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INTERACTIVE LEASING BROCHURE

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This Leasing Package contains select information pertaining to the business and affairs located at 144 S Orange Avenue, El Cajon, CA 92020 ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence. Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered. In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property. This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.