

RETAIL / OFFICE / MEDICAL SPACE



**PARKWAY
PLAZA**

700 N. JOHNSON AVE

1,314 SF PRIME LOCATION FOR LEASE

700 N. JOHNSON AVENUE | EL CAJON CA 92020

ROC BEAS

Senior Vice President
Roc@caacre.com
Lic # 01985515

BRIAN JENKINS

Principal
Brian@caacre.com
Lic # 01814828

858. 360. 3000
caacre.com



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700 N. JOHNSON AVENUE, EL CAJON CA 92020

FOR LEASE



PROPERTY HIGHLIGHTS

- Medical office use
- Located on high traffic, fully signalized intersection of Johnson Avenue and Arnelles Avenue
- Over 23,600 Cars Daily!*
- Excellent exposure, across from Parkway Plaza Regional Shopping Mall and WalMart, Regal Cinemas, Dick's Sporting Goods & JcPenny
- Great mix of anchor tenants in the center including Boot World, Fed-Ex Office, Casual Male and Antonio's Hacienda Restaurant
- Easy access from I-8 & HWY 67
- Highly visible signage
- Lease Rate: 1.75/SF + NNN

*Sandag

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700 N. JOHNSON AVE

ARNELLE AVE

FLETCHER PARKWAY

Burlington Coat Factory **PARKWAY PLAZA** **Walmart**
Ashley HomeStores **HomeGoods** **REGAL CINEMAS** **JCPenney**
DICK'S **CRUNCH** **Applebee's** **BEST BUY** **TEXAS ROADHOUSE**

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RETAILERS LEGEND



PARKWAY PLAZA

Walmart

REGAL CINEMAS

JCPenney

Marshalls

PETSMART

DXL
BIG + TALL

BOOT WORLD
* safety * occupational * sheepskin *

Mor
furniture for less

- | | | | |
|----------------------------------|------------------|-------------------------|------------------------|
| ① Mor Furniture For Less | ⑦ DXL Big & Tall | ⑬ Panera Bread | ⑲ Regal Cinemas / IMAX |
| ② Clipper Crew Barber Shop | ⑧ Thai Time | ⑭ Avis Car Rental | ⑳ Bath & Body Works |
| ③ Hacienda Casa Blanca | ⑨ Burger King | ⑮ Dick's Sporting Goods | ㉑ Walmart |
| ④ Boot World | ⑩ PetSmart | ⑯ Comics-N-Stuff | ㉒ Starbucks |
| ⑤ FedEx | ⑪ Marshalls | ⑰ Well's Fargo Bank | ㉓ JCPenny |
| ⑥ Social Security Administration | ⑫ Chase Bank | ⑱ Parkway Plaza Mall | ㉔ H&M |

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COMMERCIAL
ASSET
ADVISORS

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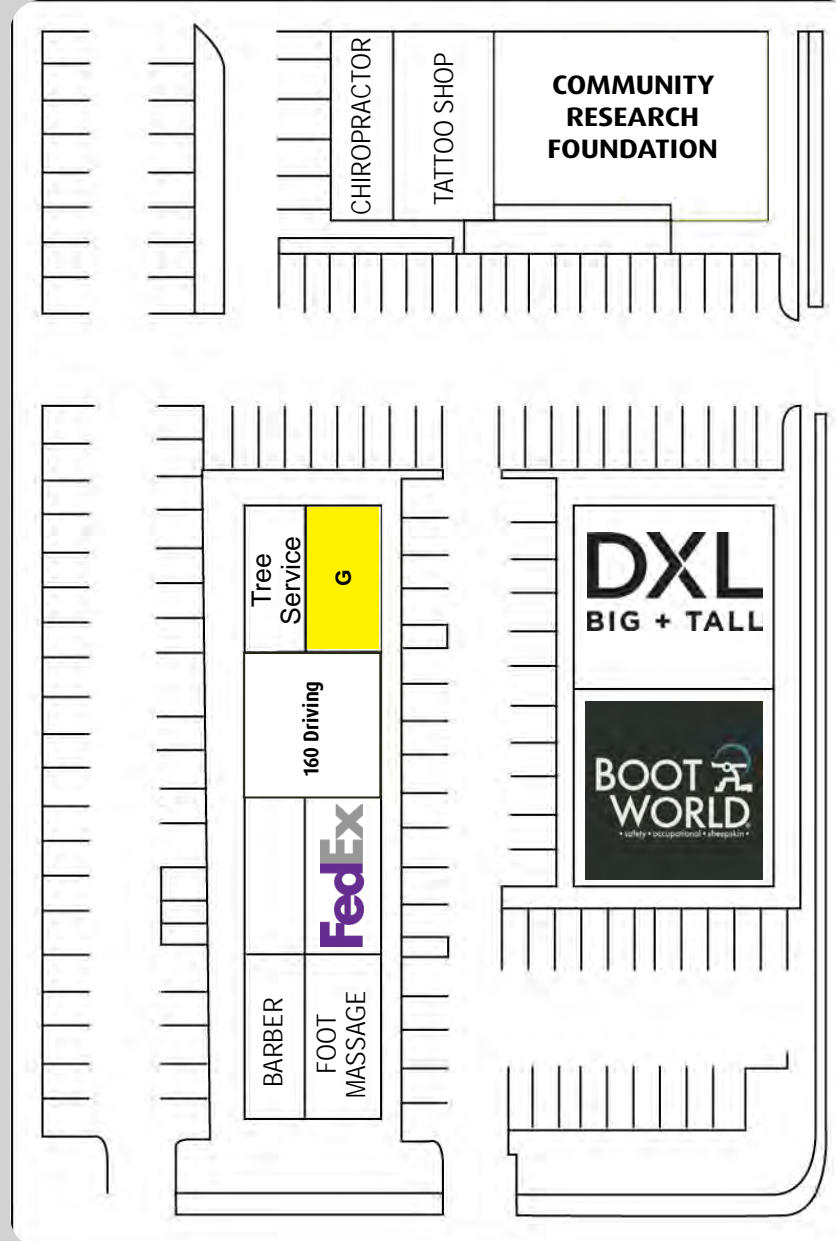
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SUITE	TENANT
A	Antonio's Hacienda Restaurant
B	Clipper Crew Barber Shop
C	Foot Massage
D	Fed-Ex Office
E-F	160 Driving
G	Available in 30 Days 1,315 SF
H	Tony Gomez Tree Service
I-J	Boot World
K-L	DXL Big & Tall
M	Parkway Family Health
N-O	Branded Tattoo
P-S	Community Research Foundation

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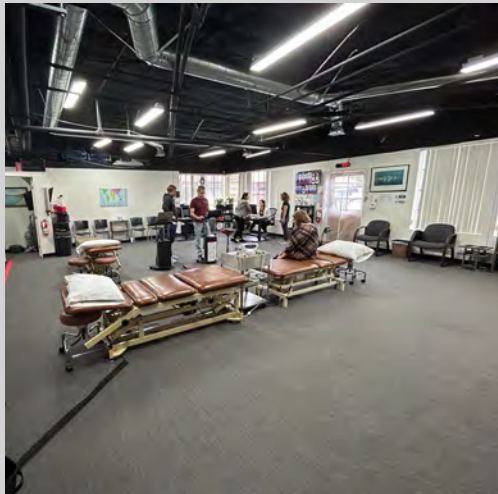
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FOR LEASE

SUITE G



- 1,315 SF
- Creative Build-Out
- Open Ceilings
- Open Floorplan
- In-Suite Restroom
- Storage
- Negotiable Lease Rate



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