

FOR LEASE

± 1,700 SF - 3,800 SF OFFICE / MEDICAL

225 W Madison Avenue, El Cajon, CA 92020



Up to \$25,000 in Tenant Improvement Allowance Available

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**PACIFIC COAST
COMMERCIAL**
SALES · MANAGEMENT · LEASING

PROPERTY SUMMARY



Available: Suite #1
±1,700 SF—3,800 SF



Property SF:
±17,326 SF in ±67,082 SF



Property Type:
Office / Medical



Zoning:
Office Professional (O-P)



Promotional Rate:
\$1.95/SF Gross for the First Year
*On a 5-Year Minimum Lease Term



PROPERTY FEATURES

NEIGHBORING TENANT:

Alvarado Parkway Institute Behavioral Health System
Outpatient Services, 215 W Madison Ave, El Cajon

CENTRALLY LOCATED:

Conveniently accessible via Highways 8 and 67, ensuring ease of access for both practitioners and patients.

PROXIMITY TO AMENITIES:

Enjoy easy access to nearby amenities, transportation hubs, and other businesses.

10K VPD ON MADISON:

25K VPD on Magnolia and 120K VPD on the 8, and 50K VPD on the 67

PARKING:

4.7:1,000 Parking Ratio

PROPERTY USES & POTENTIAL

Behavioral Health Adjacent Services:

Outpatient Counseling / Therapy Group, Case Management Organizations, Nonprofit Mental Health Services, Family Reunification Counseling

Professional services like:

Law Firms (Family Law, Immigration, Criminal Defense, Disability), Accounting / Tax Prep Firms, HR / Staffing Agencies, Social Service Nonprofits, Education or Tutoring Admin Offices

Healthcare Administration (Non-Clinical):

Medical Billing / Coding Firms, Telehealth Providers, Home Health Agency Offices, Public Health Contractors



SPACE FEATURES



Functional Layout:

With 14 Offices, 2 Restrooms, and 4 Storage/Janitor Areas, this Suite is Designed to Accommodate your practice's needs.



Welcoming Lobby:

A spacious lobby area sets the tone for a professional and inviting environment.



Proximity to Amenities:

Enjoy easy access to nearby amenities, transportation hubs, and other businesses.



Strategic Neighbors:

Adjacent to the Alvarado Parkway Institute Behavioral Health System Outpatient Services, this suite offers potential for symbiotic healthcare centric or public health organizational use.

This versatile suite is well suited for medical and dental practices, as well as a variety of healthcare-adjacent, professional, and service uses. Potential uses include outpatient counseling or therapy groups, nonprofit mental health services, medical billing or telehealth providers, home health agencies, law or accounting offices, staffing agencies, education or tutoring offices, beauty or grooming services, acupuncture or chiropractic practices, optometry or pharmacy uses, veterinary or pet services, retail specialty shops, training facilities, and media or administrative offices. All uses and zoning are subject to City approval and Tenant verification.



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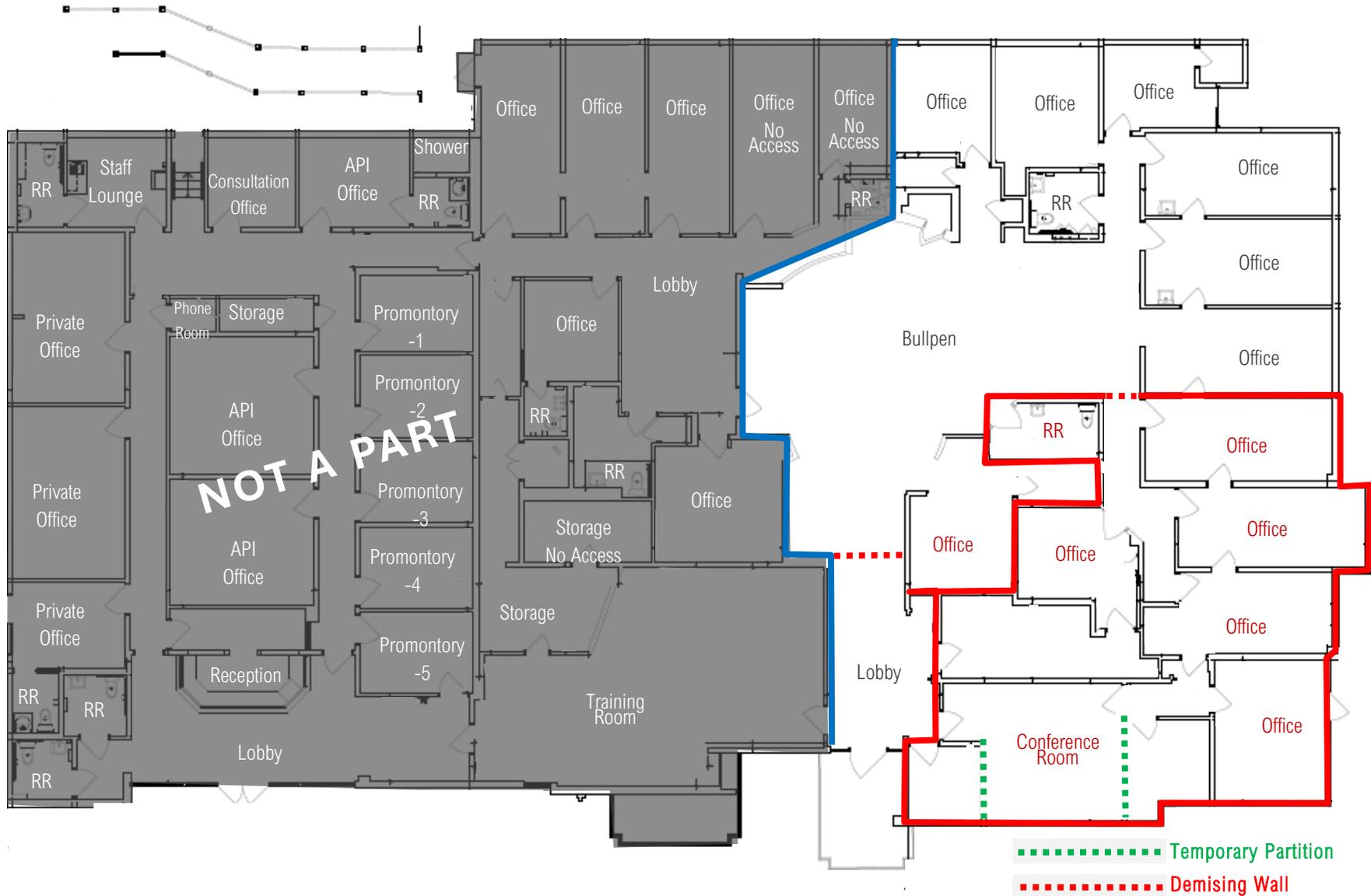
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FLOORPLAN

- Existing Demising Wall: ±2,000 SF
- Potential Demising Suite: ±1,700 SF



DEMOGRAPHICS



POPULATION

	1 mile	3 mile	10 mile
Total Population (2023)	33,533	164,442	855,789
Total Population (2028)	33,185	162,360	843,101
Median Age	34.3	37.3	37.2



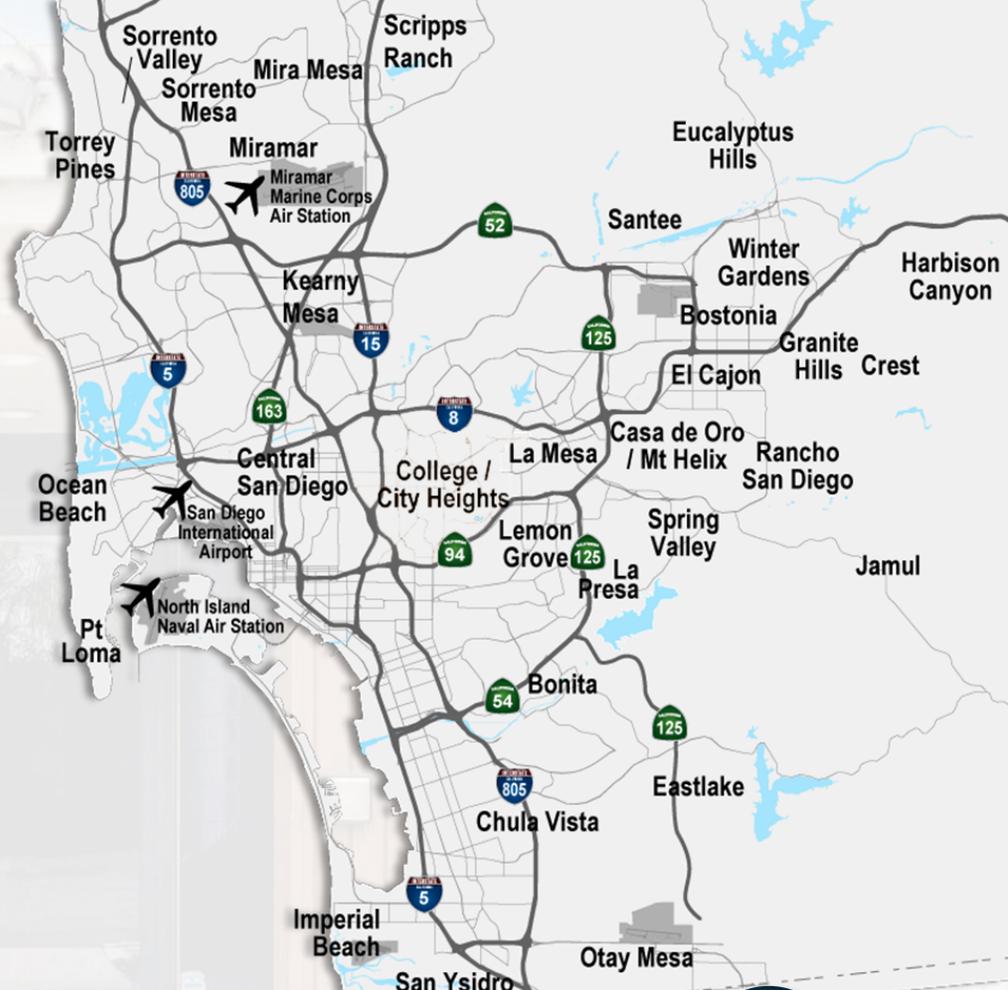
HOUSEHOLDS

	1 mile	3 mile	10 mile
Owner Occupied	2,316	27,389	156,873
Renter Occupied	9,257	30,431	136,897
Total Households	11,694	58,580	298,432
Avg Household Income	\$62,556	\$92,809	\$101,029



BUSINESS

	1 mile	3 mile	10 mile
Total Businesses	2,480	8,482	33,006
Total Employees	18,403	70,498	273,809
Consumer Spending	\$298.4M	\$2B	\$10..8B



2 Minutes

Magnolia Surgery Center



3 Minutes

Downtown El Cajon



4 Minutes

Parkway Plaza



5 Minutes

El Cajon Valley Park



7 Minutes

Western Medical Training School



9 Minutes

Sharp Grossmont



NEARBY AMENITIES



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