

300

S. PIERCE STREET, EL CAJON, CA 92020



VIDEO
TOUR

MEDICAL OFFICE SUITES FOR LEASE | FULL FLOOR AVAILABILITY

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PROPERTY FEATURES



PROPERTY TYPE

± 13,176 SF Medical Office Building



AVAILABILITY

Suite 200: ± 3,197 RSF

Suite 201: ± 1,635 RSF

Suite 202: ± 2,066 RSF

Full Floor Is Available—Contact Agent

Second Floor Suites Include Shared Reception/Waiting Room and 2 Common Area Bathrooms



BUILDING FEATURES

Elevator Served, Double-Hung Windows, Stone-Clad Exterior, Vaulted Wood Ceilings, Exposed Ducting, Build-In Cabinetry, Hardwood Flooring



LOCATION

Great Freeway Visibility and Easy Access
Close Proximity to Sharp Grossmont Hospital



PARKING

Private Parking Lot - 4 Spaces / 1,000 SF



ACCESS

Excellent Access to the I-8, Hwy-67 and Hwy-125



VIRTUAL TOUR

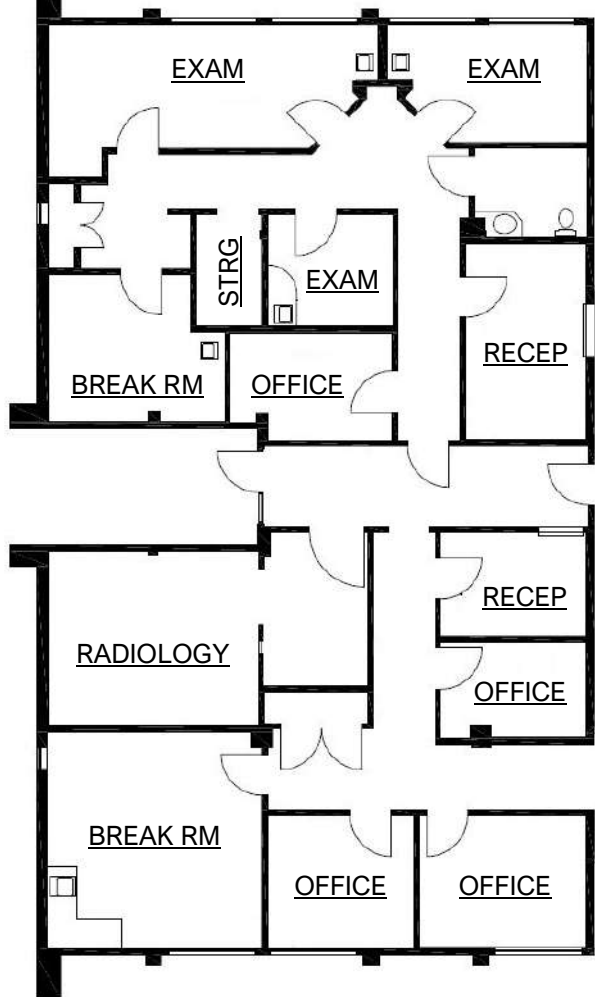
View Video ([Link](#))



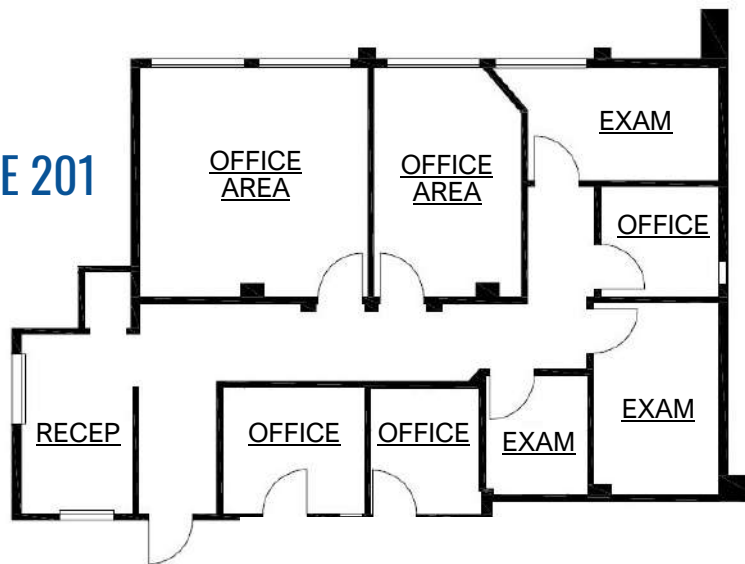
FLOOR PLANS

SUITE	SIZE	FEATURES
Suite 200	± 3,197 RSF	9 Office/Exam Rooms, 1 Radiology/Imaging Room and Office, Reception, Break Room, Private Restroom, Storage Room
Suite 201	± 1,635 RSF	8 Office/Exam Rooms, Reception
Suite 202	± 2,066 RSF	5 Exam Rooms, Lab Room, 2 Offices, Reception, Private Bathroom

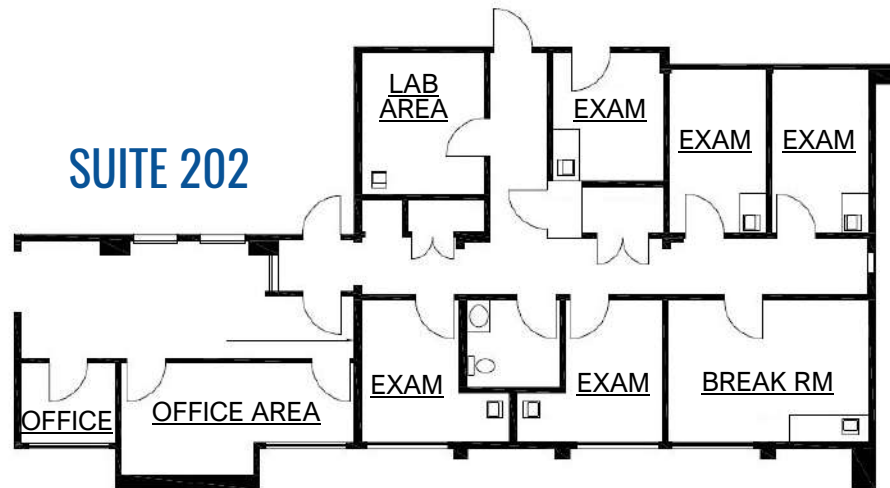
SUITE 200



SUITE 201



SUITE 202



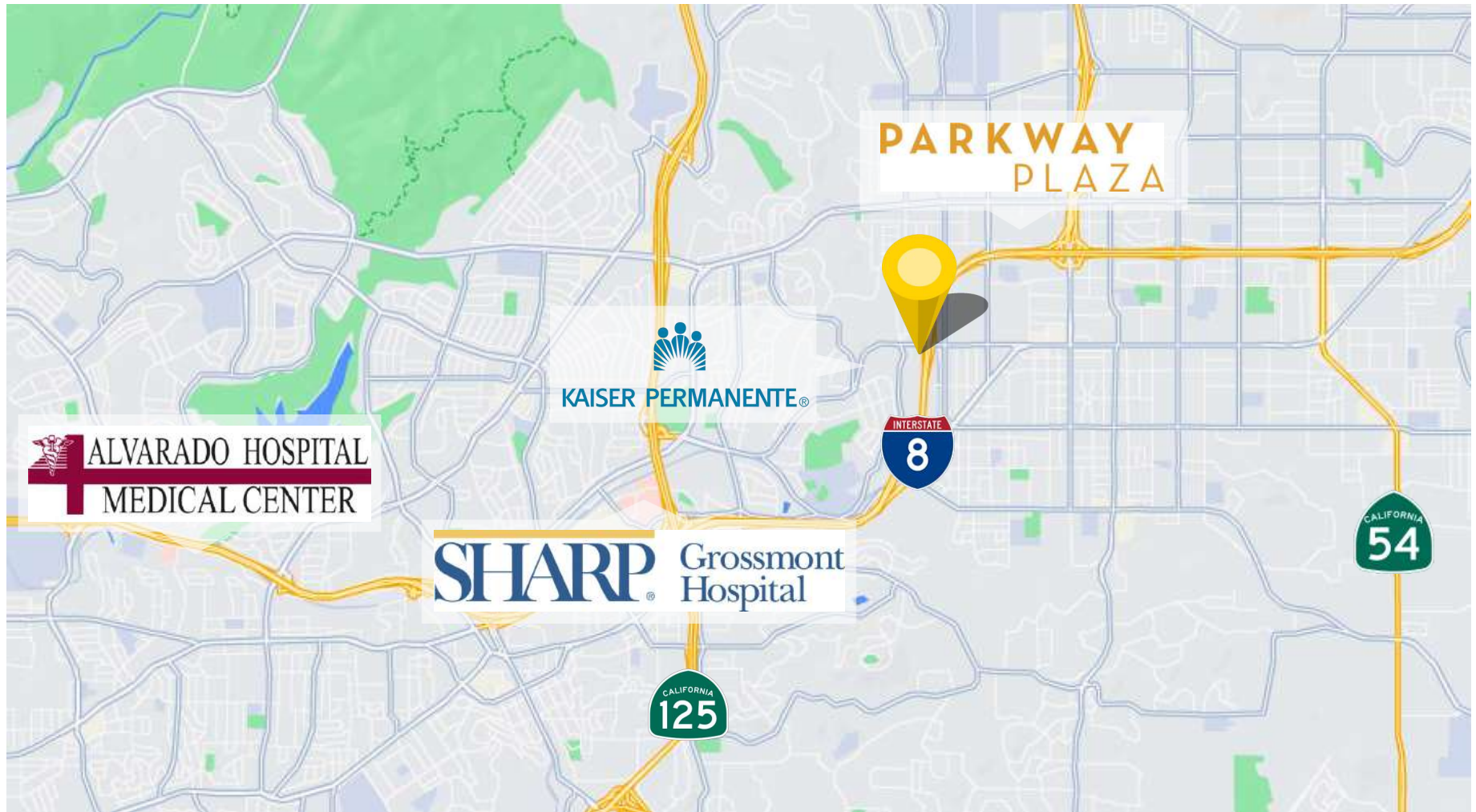
Floor plans not fit to scale; for reference purposes only.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt it's accuracy, but we do not guarantee it. All information including zoning, financials, leases, square footage, permits and use should be verified during due diligence and prior to completing a lease.



LOCATIONS MAP & DEMOGRAPHICS

300 S. Pierce Street, El Cajon, CA 92020



POPULATION	3 MILE	5 MILE
Total Population (2022)	163,120	374,277
Population Projection (2027)	163,010	374,511
Average Age	36.1	38.2



HOUSEHOLDS	3 MILE	5 MILE
Total Households (2022)	59,543	138,324
Median Home Value	\$606,339	\$598,672
Avg. Household Income	\$90,975	\$98,474



ECONOMY	3 MILE	5 MILE
Businesses	8,703	16,159
Employees	67,925	126,646
Consumer Spending	\$2 B+	\$4.9 B+

* demographics source: costar

