

# FOR LEASE

## 1,612 SF COMMERCIAL FLEX SPACE

1304 PEPPER DRIVE | EL CAJON CA 92021



 **COMMERCIAL  
ASSET  
ADVISORS**

**GINO KALASHO**   **MAX JOHNSON**  
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Lic # 02046687   Lic # 02149051

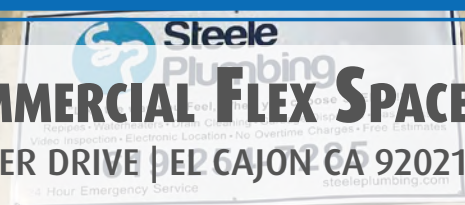
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### PROPERTY OVERVIEW

- 1,612 SF
- Former Plumbing Tenant
- One Roll-Up Door
- Gated Front Yard (+/- 1,350 SF)
- Onsite Parking
- ± 30% of Office with Reception Area, In-Suite Restroom with Shower, and Additional Private Office
- Asking Rate: Call/Email Broker for Details

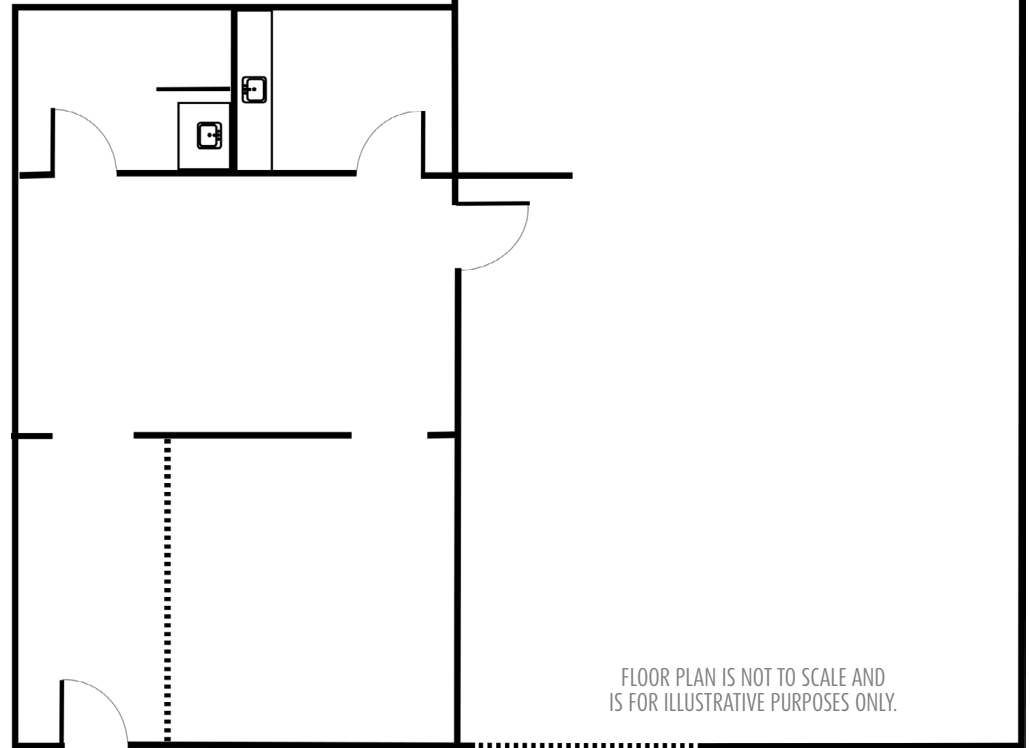


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FLOOR PLAN IS NOT TO SCALE AND IS FOR ILLUSTRATIVE PURPOSES ONLY.

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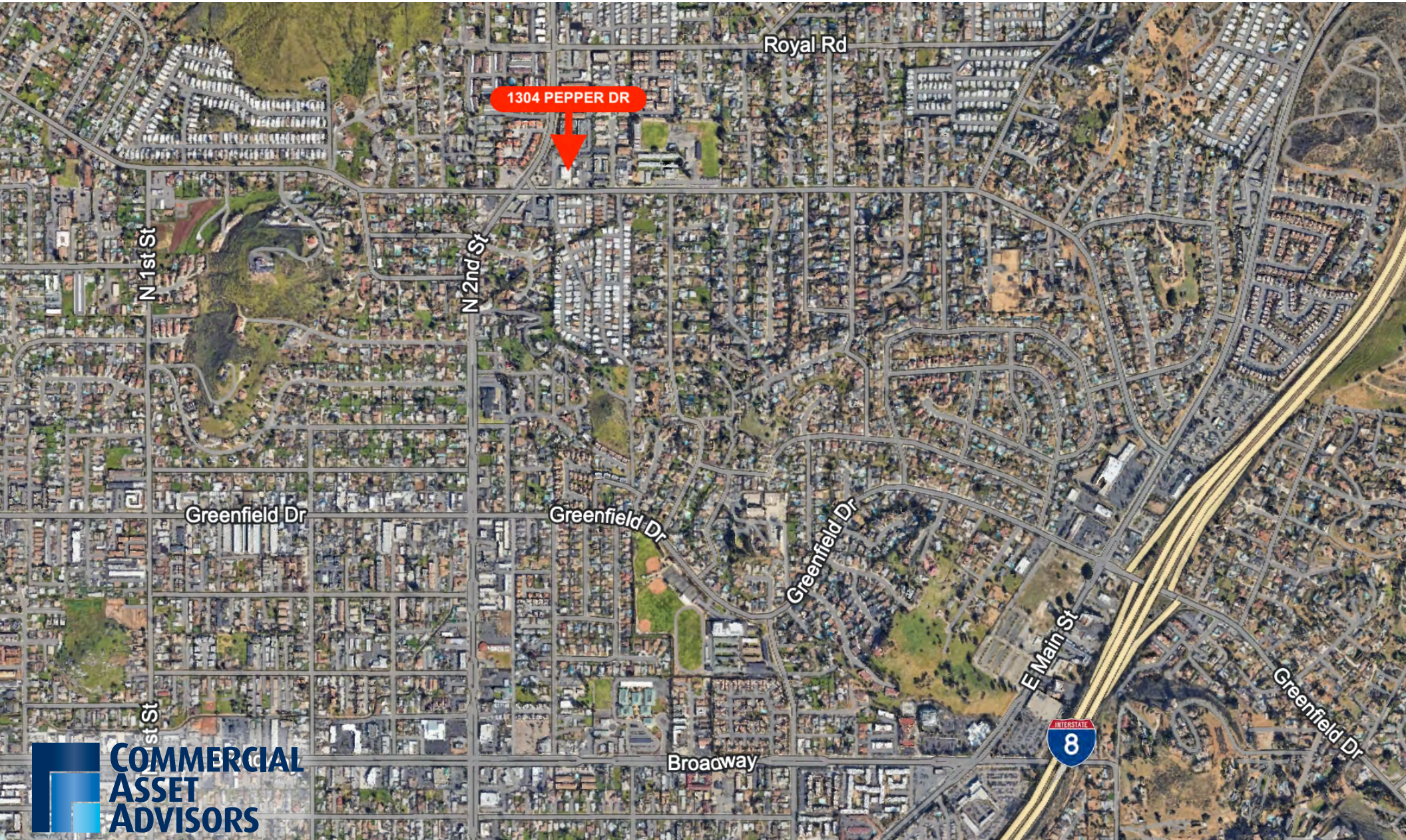
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1304 PEPPER DR

Royal Rd

N 1st St

N 2nd St

Greenfield Dr

Greenfield Dr

Greenfield Dr

E Main St



Greenfield Dr

Broadway



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## DEMOGRAPHICS SUMMARY

Radius	2 Mile	3 Mile	5 Mile
<b>Population</b>			
2029 Projection	73,114	147,179	264,689
2024 Estimate	74,177	148,889	268,089
2020 Census	77,533	153,433	277,936
Growth 2024 - 2029	-1.43%	-1.15%	-1.27%
Growth 2020 - 2024	-4.33%	-2.96%	-3.54%
<b>2024 Population by Hispanic Origin</b>			
2024 Population	74,177	148,889	268,089
White	41,969 56.58%	86,733 58.25%	166,844 62.23%
Black	4,065 5.48%	7,866 5.28%	11,955 4.46%
Am. Indian & Alaskan	715 0.96%	1,431 0.96%	2,419 0.90%
Asian	3,214 4.33%	6,313 4.24%	11,825 4.41%
Hawaiian & Pacific Island	333 0.45%	718 0.48%	1,313 0.49%
Other	23,880 32.19%	45,829 30.78%	73,735 27.50%
U.S. Armed Forces	594	979	1,897
<b>Households</b>			
2029 Projection	24,121	49,535	90,410
2024 Estimate	24,524	50,211	91,756
2020 Census	25,839	52,144	95,900
Growth 2024 - 2029	-1.64%	-1.35%	-1.47%
Growth 2020 - 2024	-5.09%	-3.71%	-4.32%
Owner Occupied	11,897 48.51%	22,959 45.73%	51,919 56.58%
Renter Occupied	12,627 51.49%	27,252 54.27%	39,837 43.42%
<b>2024 Households by HH Income</b>			
Income: <\$25,000	4,794 19.55%	9,763 19.44%	14,183 15.46%
Income: \$25,000 - \$50,000	4,353 17.75%	8,749 17.43%	13,594 14.82%
Income: \$50,000 - \$75,000	4,222 17.22%	8,838 17.60%	15,066 16.42%
Income: \$75,000 - \$100,000	3,176 12.95%	6,506 12.96%	11,057 12.05%
Income: \$100,000 - \$125,000	2,066 8.42%	4,704 9.37%	10,361 11.29%
Income: \$125,000 - \$150,000	1,711 6.98%	3,501 6.97%	7,195 7.84%
Income: \$150,000 - \$200,000	2,077 8.47%	4,299 8.56%	9,806 10.69%
Income: \$200,000+	2,125 8.66%	3,849 7.67%	10,494 11.44%
<b>2024 Avg Household Income</b>	<b>\$92,250</b>	<b>\$90,492</b>	<b>\$106,193</b>
<b>2024 Med Household Income</b>	<b>\$68,166</b>	<b>\$68,420</b>	<b>\$81,862</b>



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