

First-Class Corporate Office Space with Versatile Amenities



FOR LEASE

Click Link Below



To take a tour

Matterporttour:click> <https://my.matterport.com/show/?m=FTxJ4BQGJ3m>

1225 Broadway
El Cajon CA 92021

KW COMMERCIAL
810 Jamacha Rd. Suite 102
El Cajon, CA 92019

JEFF DAVIES
Managing Director
619.887.5270
daviescre@gmail.com
CA #01357770

BEN AMEEN
Broker
619.840.6692
bensdcommercial@gmail.com
CA #01999481





OFFERING SUMMARY

AVAILABLE SF: 4,700

LEASE RATE: \$1.99 plus
\$.36 NNN

RENOVATED: 2023

LOT SIZE: .27 ACRE

PARKING: 22

LEASE TERM: Negotiable

Property Overview:

- First Class Buildout (2023) Elevator
- Large conference room
- Modern Kitchenette and breakroom
- Separate crew/ supervision space
- Bull pen, private office, conference
- roomsCentral Air Conditioning
- Partitioned Offices
- Private Restrooms
- Large yard

Pride of Ownership



KW COMMERCIAL
810 Jamacha Rd. Suite 102
El Cajon, CA 92019

Property Overview:

First-Class Corporate Office Space with Versatile Amenities

This premier commercial property offers a high-end office buildout completed in 2023, designed to meet the needs of corporate headquarters, professional service firms, and field-based operations. Featuring 9 private offices with full glass walls, the layout promotes both privacy and transparency, ideal for executive and team use.

The space also includes a spacious conference room, perfect for board meetings and client presentations, along with a modern kitchenette and dedicated breakroom to support employee comfort and productivity.

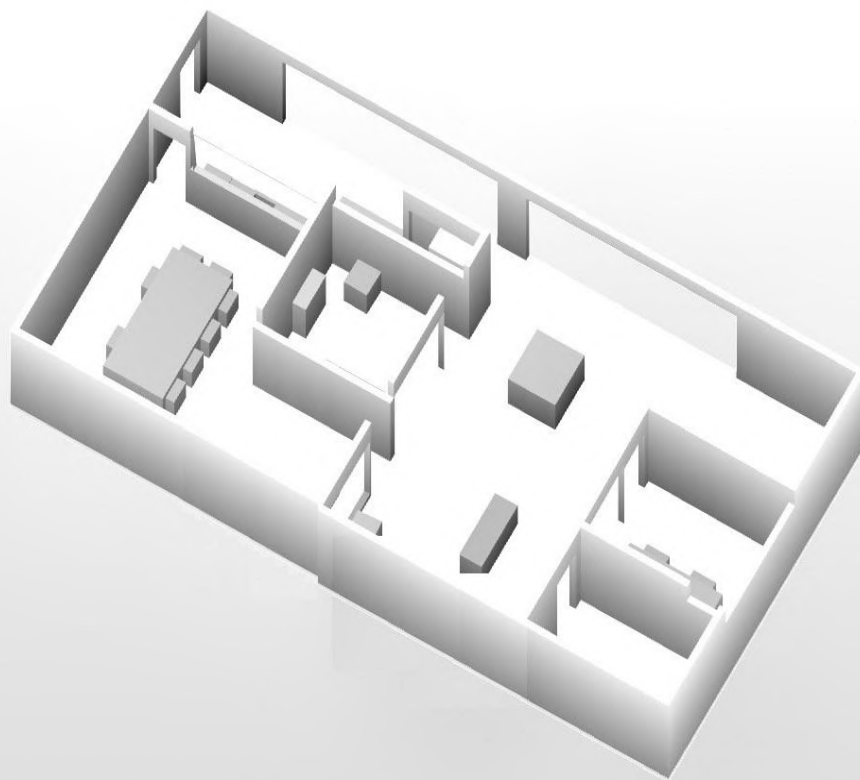
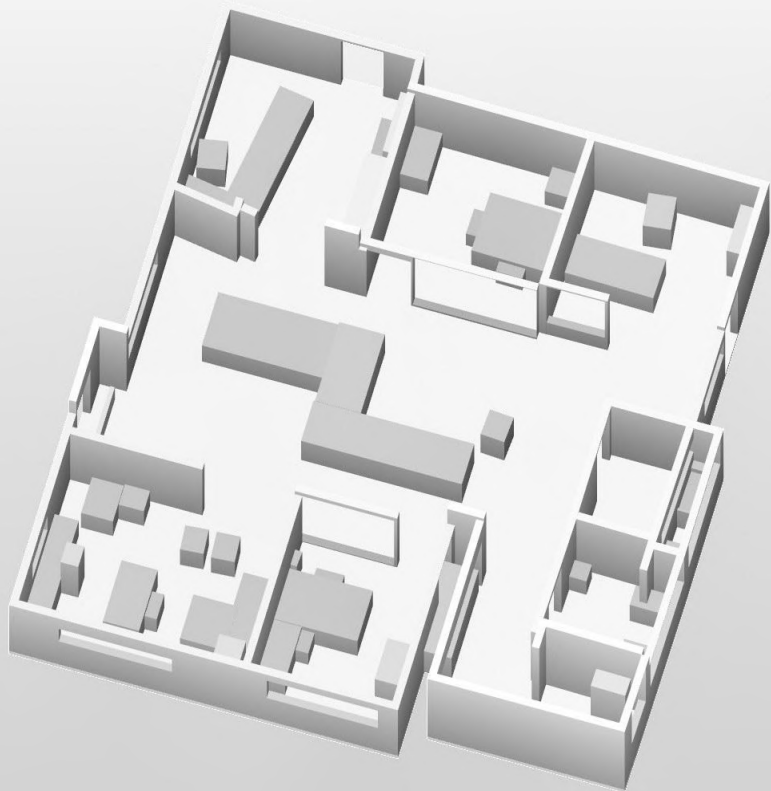
Separate upstairs area is tailored for field operations or construction

JEFF DAVIES
Managing Director
619.887.5270
daviescre@gmail.com
CA #01357770

BEN AMEEN
Broker
619.840.6692
bensdcommercial@gmail.com
CA #01999481

FLOORPLAN

1225 Broadway El Cajon CA 92021



KW COMMERCIAL
810 Jamacha Rd. Suite 102
El Cajon, CA 92019

JEFF DAVIES
Managing Director
619.887.5270
daviescre@gmail.com
CA #01357770

BEN AMEEN
Broker
619.840.6692
bensdcommercial@gmail.com
CA #01999481

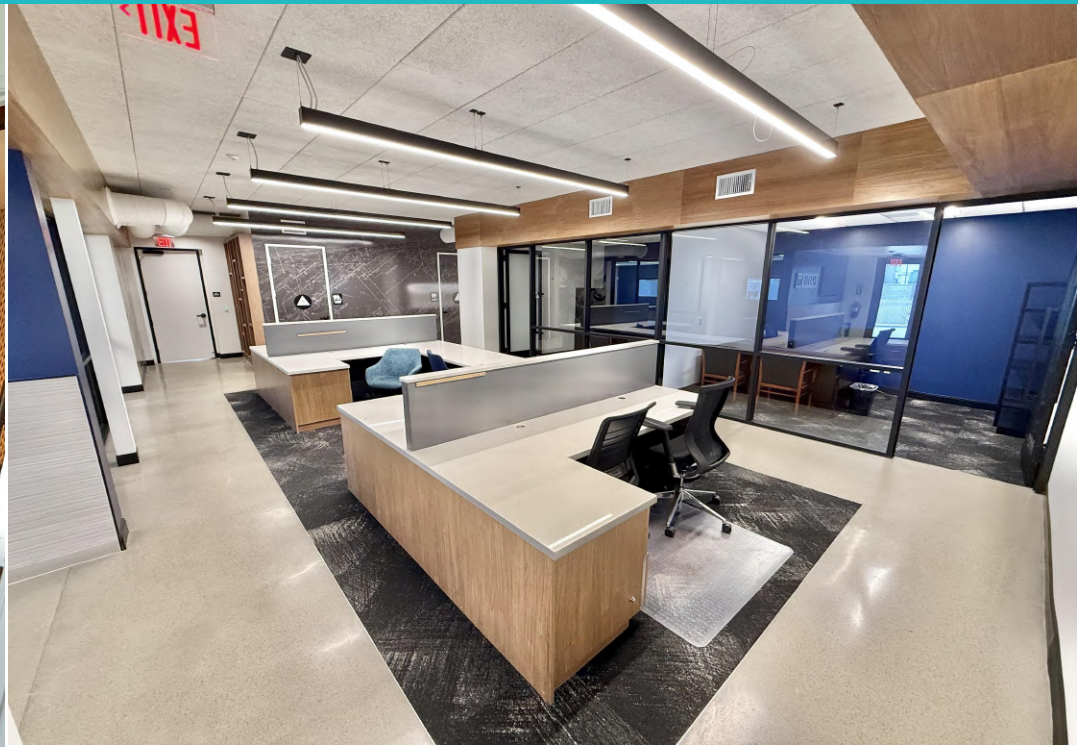
PHOTOS

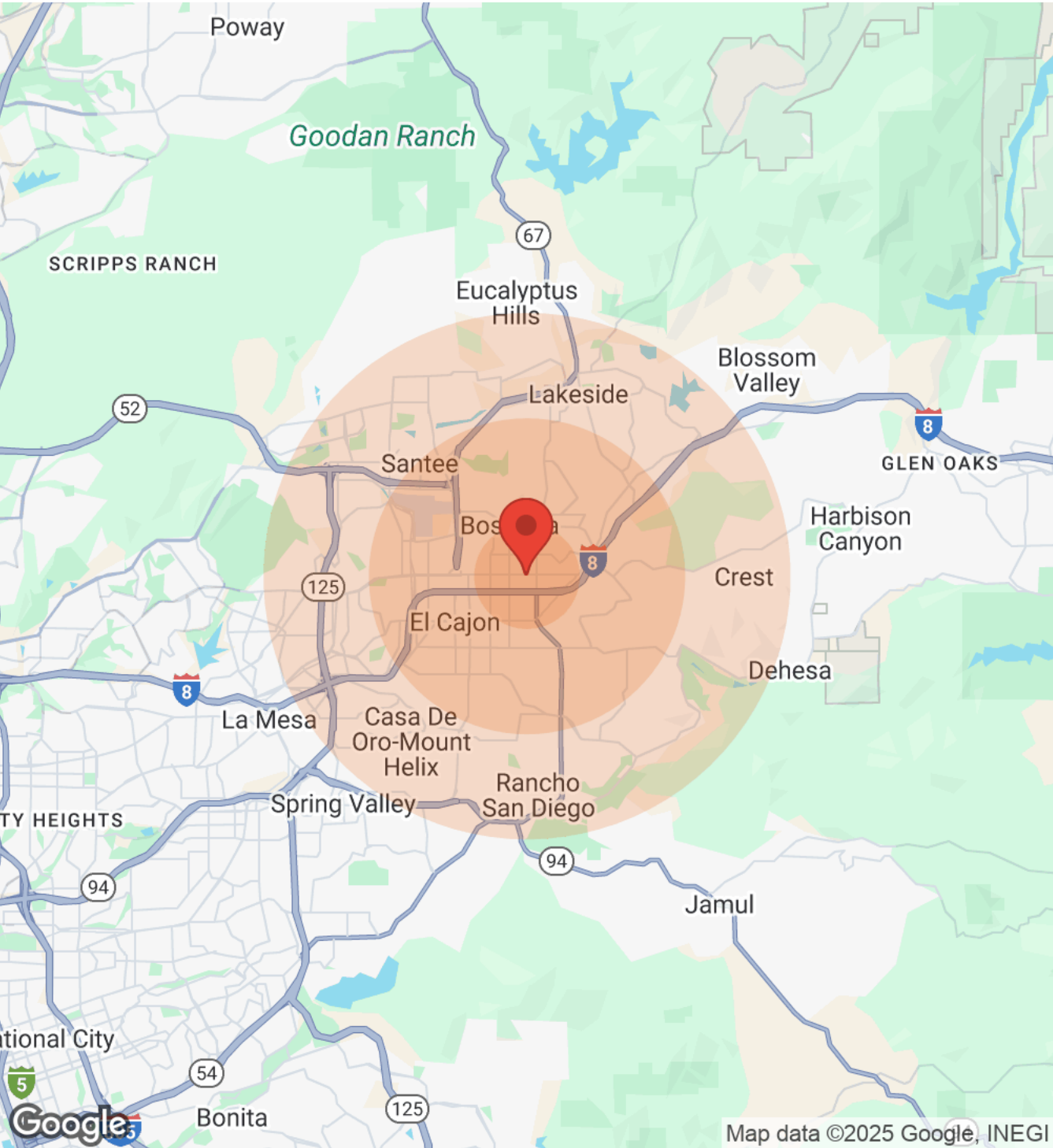
1225 Broadway El Cajon CA 92021



PHOTOS

1225 Broadway El Cajon CA 92021





Population	1 Mile	3 Miles	5 Miles
Male	14,578	73,638	143,096
Female	14,754	74,378	146,205
Total Population	29,332	148,016	289,301

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	6,633	31,297	58,066
Ages 15-24	4,155	20,205	38,101
Ages 25-54	12,249	60,493	114,976
Ages 55-64	2,903	16,155	34,663
Ages 65+	3,392	19,866	43,495

Race	1 Mile	3 Miles	5 Miles
White	18,736	107,334	226,153
Black	1,919	6,896	10,463
Am In/AK Nat	125	447	653
Hawaiian	72	247	322
Hispanic	10,621	43,416	68,706
Multi-Racial	15,192	59,088	89,466

Income	1 Mile	3 Miles	5 Miles
Median	\$45,248	\$49,993	\$63,906
< \$15,000	1,611	6,506	9,497
\$15,000-\$24,999	1,595	6,044	9,377
\$25,000-\$34,999	1,077	5,310	9,571
\$35,000-\$49,999	1,523	7,976	14,285
\$50,000-\$74,999	1,975	10,009	20,618
\$75,000-\$99,999	1,217	6,449	15,585
\$100,000-\$149,999	644	5,980	15,692
\$150,000-\$199,999	86	1,783	5,262
> \$200,000	95	1,326	3,765

Housing	1 Mile	3 Miles	5 Miles
Total Units	10,038	54,717	111,592
Occupied	9,538	51,990	106,317
Owner Occupied	3,311	23,973	60,630
Renter Occupied	6,227	28,017	45,687
Vacant	500	2,727	5,275



