

MADISON PLAZA

FOR LEASE







MADISON PLAZA

520 - 580 2nd Street, El Cajon, CA 92021

PROPERTY DESCRIPTION

- ±70,000 SF neighborhood retail center anchored by Petco
- Well positioned along the major retail corridor in this densely populated trade area
- Excellent signage and visibility to Second Street (±17,752 cars per day)
- Convenient access and abundant parking

SUITE 574

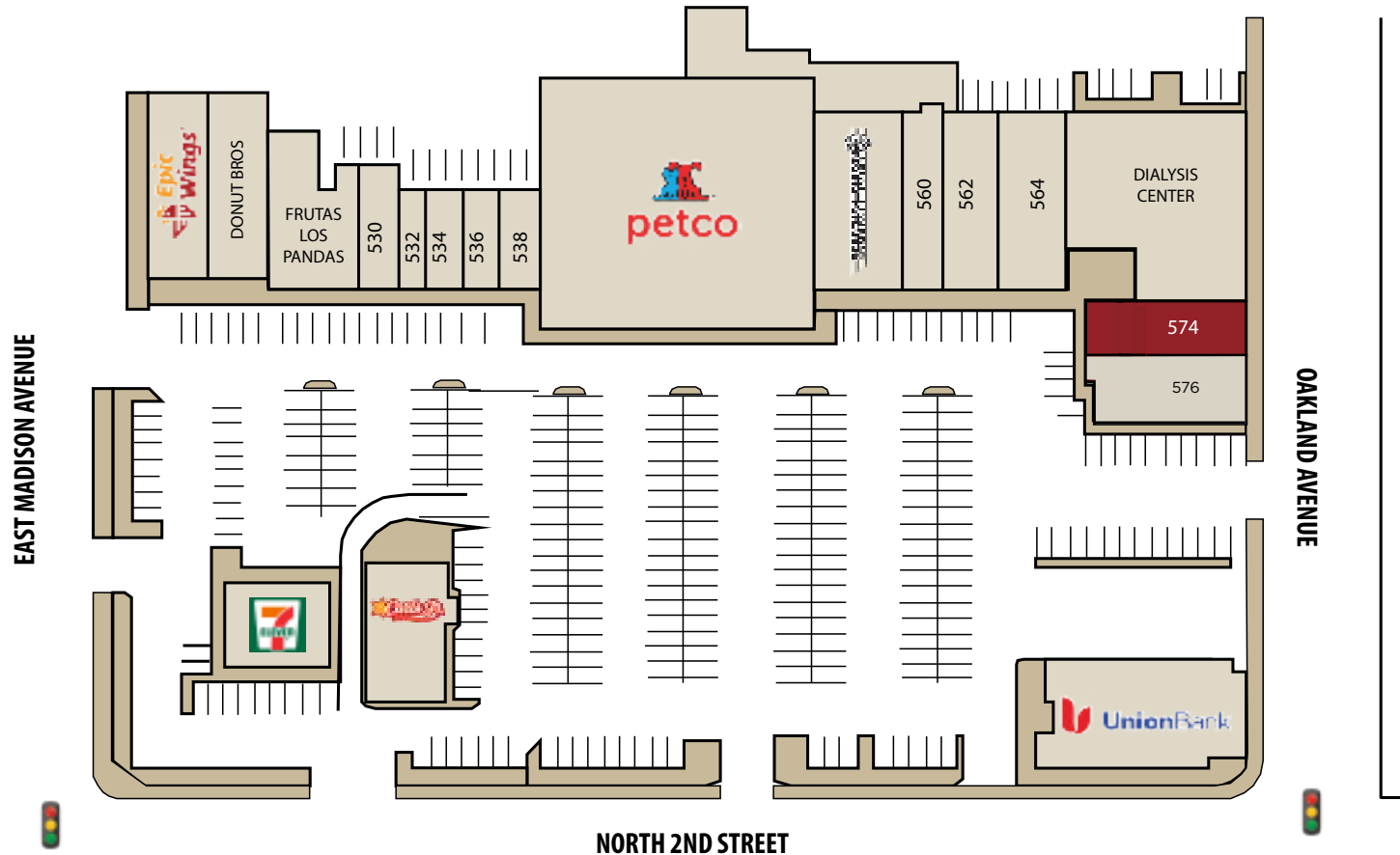
- New Facade & Storefronts
- Expansion of Suite 574
- Vanilla Shell delivery condition

JOIN THESE TENANTS





SITE PLAN



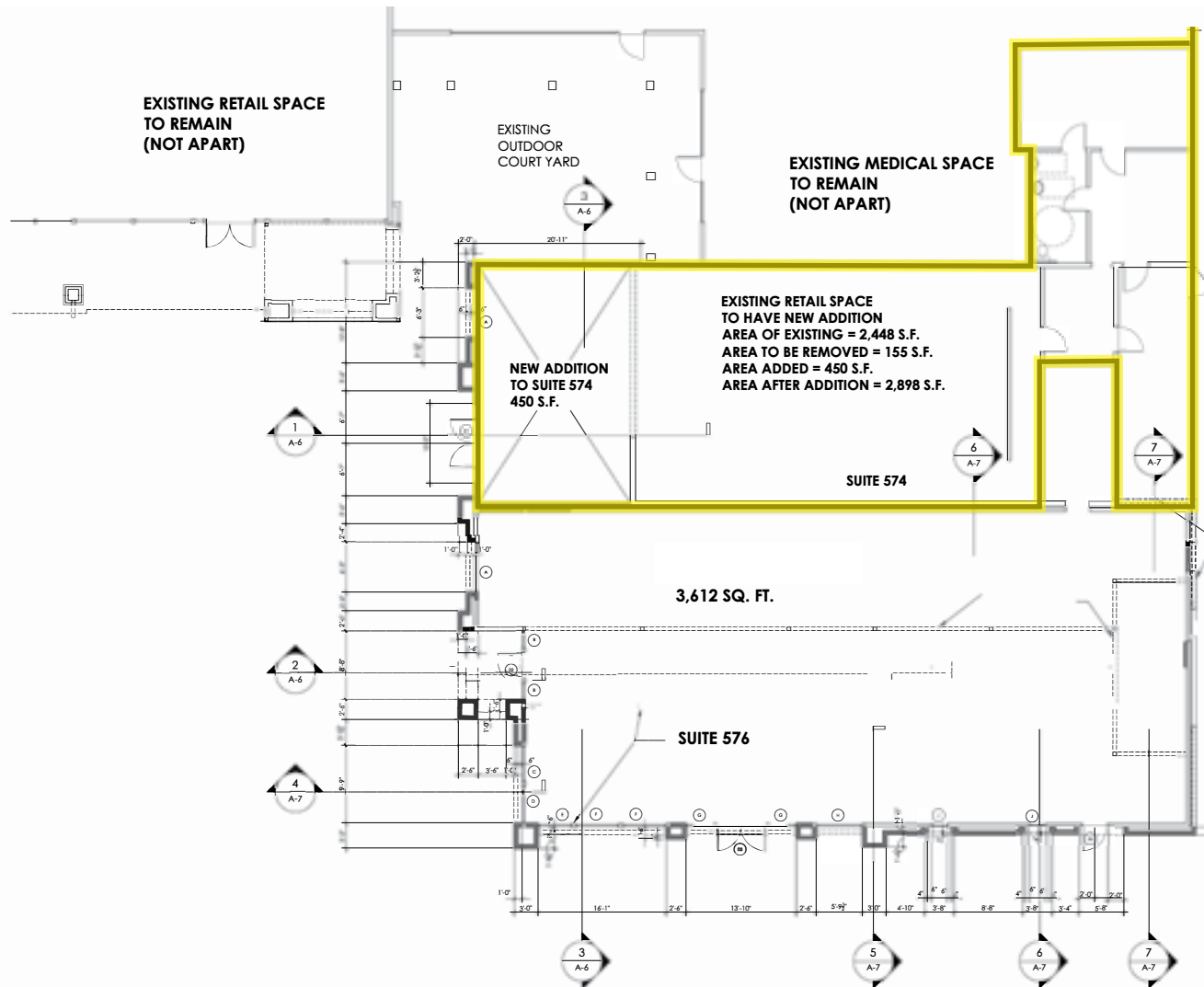
SUITE	TENANT	SF
520	Carl's Jr.	3,155
524	Epic Wings	2,064
525	Finest Donuts	2,064
526/528	Frutas Los Pandas	3,575
530	Chen's Golden Palace	1,189
532	#1 Nails	805

SUITE	TENANT	SF
534	Advance America	1,000
536	Alan's Cut	1,000
538	El Cotixan	1,300
540	Petco	21,000
558	Security First	5,064
560	Mothers & Babies	2,262

SUITE	TENANT	SF
562	Voices of Victory	2,883
564	American Red Cross	4,000
570	Dialysis Center	8,700
574	Available	2,898
576	Molina Healthcare	3,612
580	Union Bank	6,200

**This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.*

FLOOR PLAN



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PICTURES





MADISON
PLAZA

 **Carl's Jr.**
CHARBROILED BURGERS

**DONUT
BROS**

 **Epic
Wings**

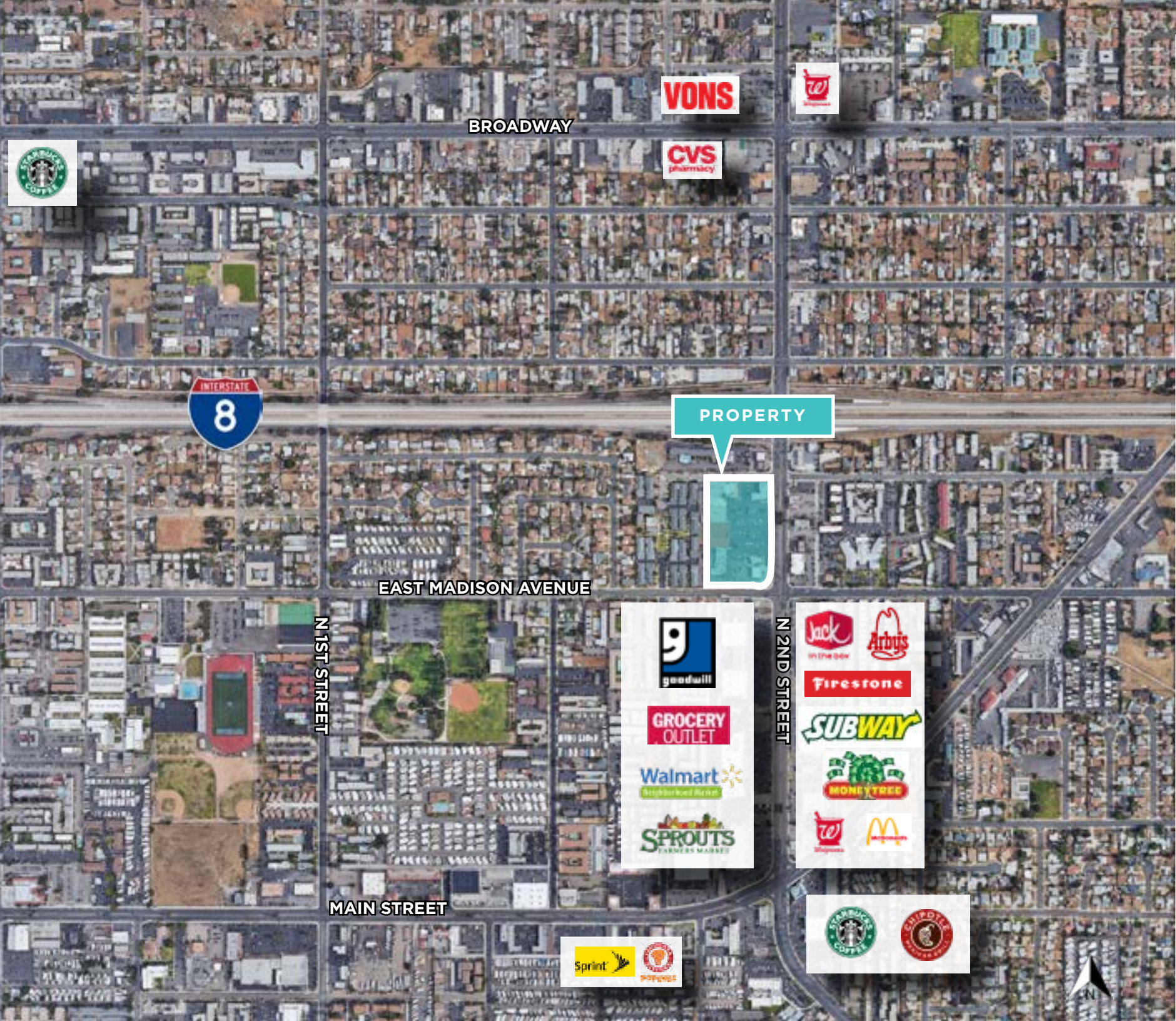
petco 

 **Carl's Jr.**
CHARBROILED BURGERS

520

NO LEFT
TURN

AERIAL



BROADWAY

VONS

CVS
pharmacy

INTERSTATE
8

PROPERTY

EAST MADISON AVENUE

N 1ST STREET

N 2ND STREET

goodwill

GROCERY
OUTLET

Walmart
neighborhood market

SPROUTS
FRESH MARKET

Jack
in the Box

Arby's

Firestone

SUBWAY

MONEY TREE

W

M

MAIN STREET

Sprint

Walmart

STARBUCKS
COFFEE

SPICED
COFFEE





DEMOGRAPHICS

**Demographics are derived from 2000-2010 Census, 2016 Estimates and 2021 Projection. Additional information available upon request. Traffic Counts taken from the most recent SANDAG report dated 2010.*



**Demographics produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.*

TRAFFIC COUNTS

2nd Street: ±17,752
Madison Avenue: ±12,844

AVERAGE HHI

1 Mile: \$59,819
3 Miles: \$85,892
5 Miles: \$97,029

POPULATION

1 Mile: 35,780
3 Miles: 142,940
5 Miles: 287,070

DAYTIME POPULATION

1 Mile: 19,315
3 Miles: 90,611
5 Miles: 186,966



MORE INFORMATION

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