

225

W MADISON AVENUE
EL CAJON, CA 92020

± 1,700 SF - 3,800 SF
Office / Medical For Lease

1ST YEAR PROMOTIONAL RATE: \$1.95/SF GROSS
(*On 5-Year Minimum lease term)

BROKER BONUS!
ADDITIONAL COMMISSION OF \$1,500



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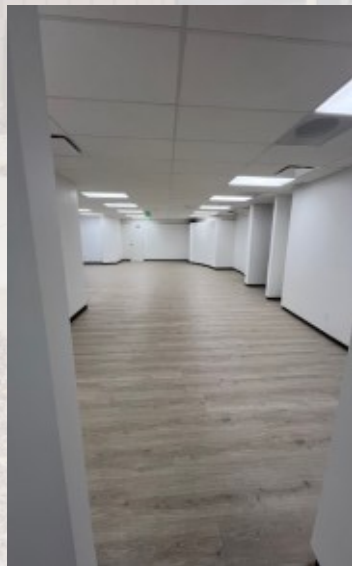


The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information, including zoning and use, should be verified prior to transaction.



PROPERTY HIGHLIGHTS

PROPERTY ADDRESS	225 W Madison Avenue El Cajon, CA 92020
PROPERTY TYPE	Office / Medical
AVAILABILITY	Suite #1
TOTAL PROPERTY SF	± 17,326 SF
LOT SF/ACRES	± 67,082 SF
AVAILABLE SF	± 1,700 SF - 3,800 SF
ZONING	Office Professional (O-P)
BEST AND HIGHEST USES	<ul style="list-style-type: none"> • Behavioral Health • Psychology • Psychiatry • Substance Abuse • Internal Medicine • General Office
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, CA 92020



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



4.7:1,000 Parking Ratio



PRIME ±3,800 SF OFFICE / MEDICAL SPACE FOR LEASE IN EL CAJON, CA

Pacific Coast Commercial proudly presents an exclusive leasing opportunity at 225 W Madison Avenue, Suite #1, right in the heart of El Cajon. This ±3,800 square foot office / medical space is strategically located, making it an ideal choice for healthcare practitioners, dental professionals, and general office use.

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.
- ✓ **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.
- ✓ **Proximity to Amenities:** Enjoy easy access to nearby amenities, transportation hubs, and other businesses.

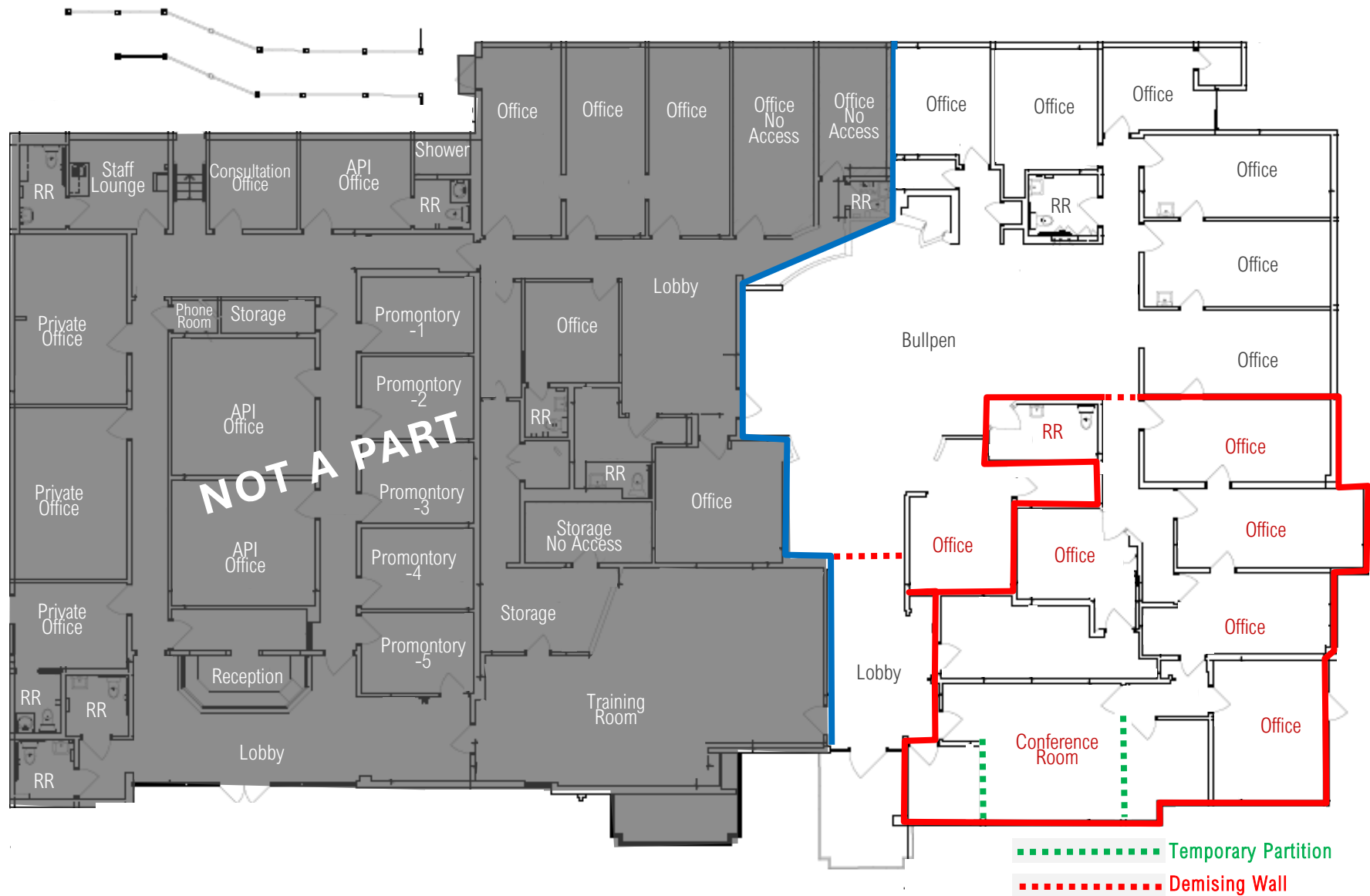
VERSATILE USES

This suite is perfect for medical and dental practices, but its adaptability extends beyond healthcare. Possible alternate uses may include: Pet Grooming, Art Studio, Art Restoration, Beauty and Nail salons, Bail Bonds office, Blood banks and donation facilities, Book or Media stores, Youth Club, Union Halls, Professional Organizations, Employment Services, Financial Services, Hobby Shop, Acupuncture, Chiropractic, Laboratories', Medical Clinics and other State licensed Health Care Practices, Talent Agency, Optometrist or Optical goods like eye glasses and contact lens, Pharmacy, Office Services like Photocopying and supplies, Private Security, Training or Schooling, Sewing Services, Veterinary and small animal hospital, Jewelry Sales and Repair, Broadcasting services. All uses and zoning to be verified with City by Tenant.



FLOOR PLAN

- 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

DRIVE TIME



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 Hospital



NEARBY AMENITIES



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