

FOR LEASE JAMUL SHOPPING VILLAGE

13881 CAMPO ROAD, JAMUL, CA 91935



OFFERING SUMMARY

BUILDING SF:	28,522
LOT SIZE:	196,891 SF
LEASE RATE:	\$1.99 NNN
PARKING RATIO:	5.05/1,000 SF
ZONING:	C-36
YEAR RENOVATED:	2004

SUMMARY

- Jamul Village shopping center conveniently located on State Highway 94, (Campo Road).
- Ideally located with tremendous exposure and a 10th of a mile of frontage.
- Only 1 mile on the way to the Jamul casino and one of the few shopping opportunities in the Jamul area.
- Great tenant mix with a healthy mix of retail, restaurants and service oriented uses.
- Traffic counts averaging 14,000 vehicles per day on Camp Road and 3000+ vehicles per day on Proctor Valley Road further increases the potential for greater exposure.



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El Cajon, California 92019

BEN AMEEN

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 JAMUL CASINO





Former Napa Auto parts

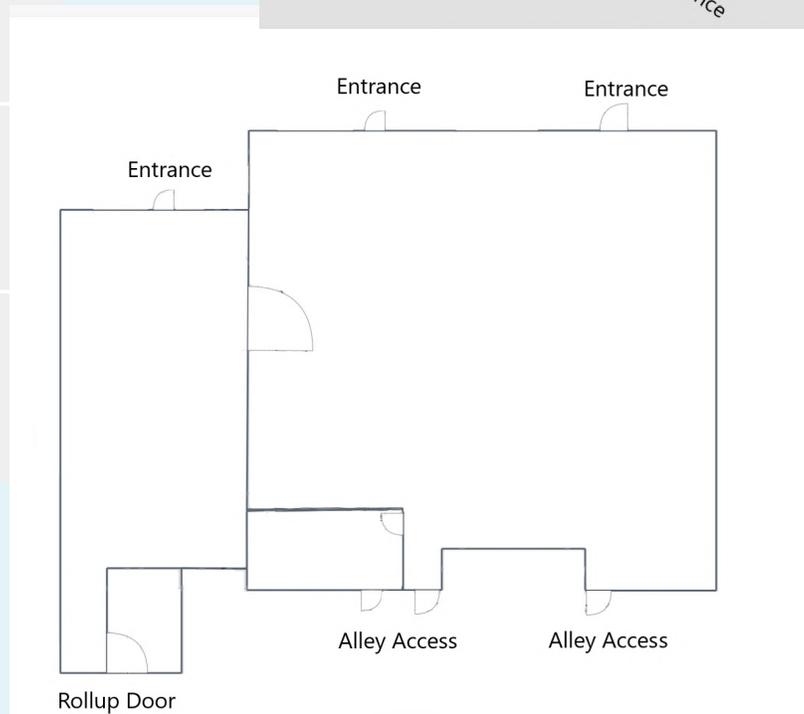
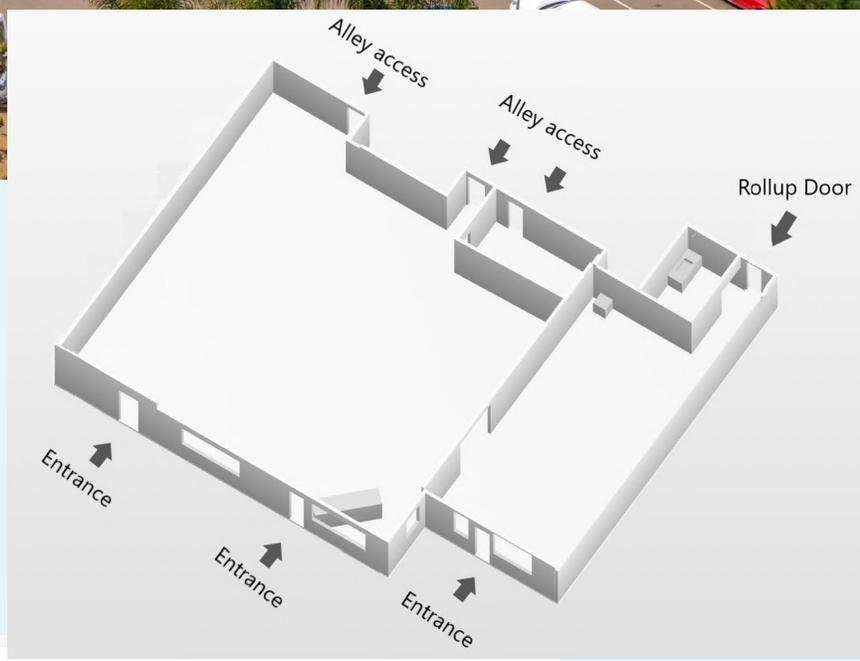
AVAILABLE SPACE #A3

AVAILABLE SF: 4,650

LEASE RATE: \$1.99 NNN

LEASE TERM: NEGOTIABLE

ZONING: C-36



13881 CAMPO ROAD # C1



SPACE# C1

SPACE

Fully equipped restaurant space

AVAILABLE SF: 3,360

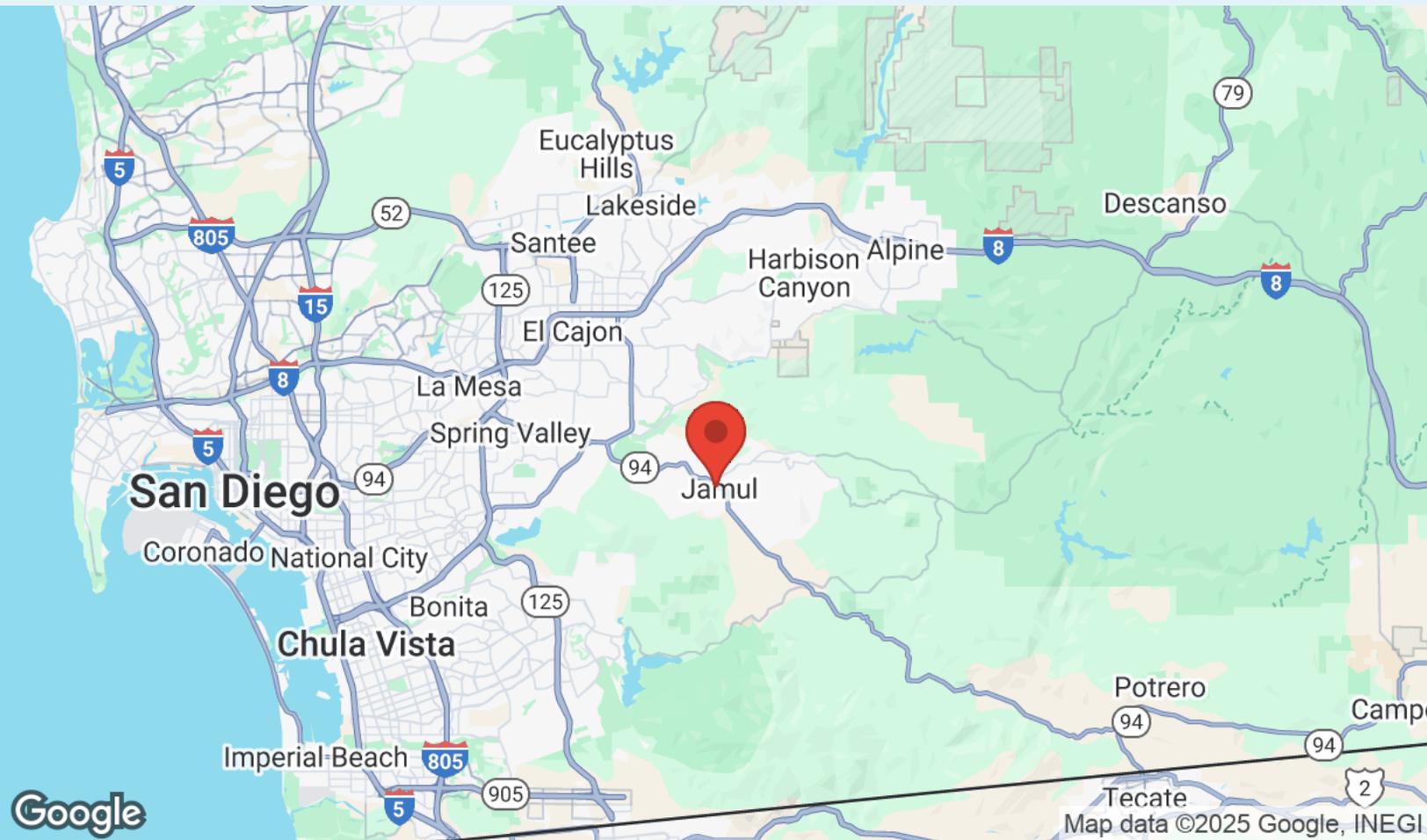
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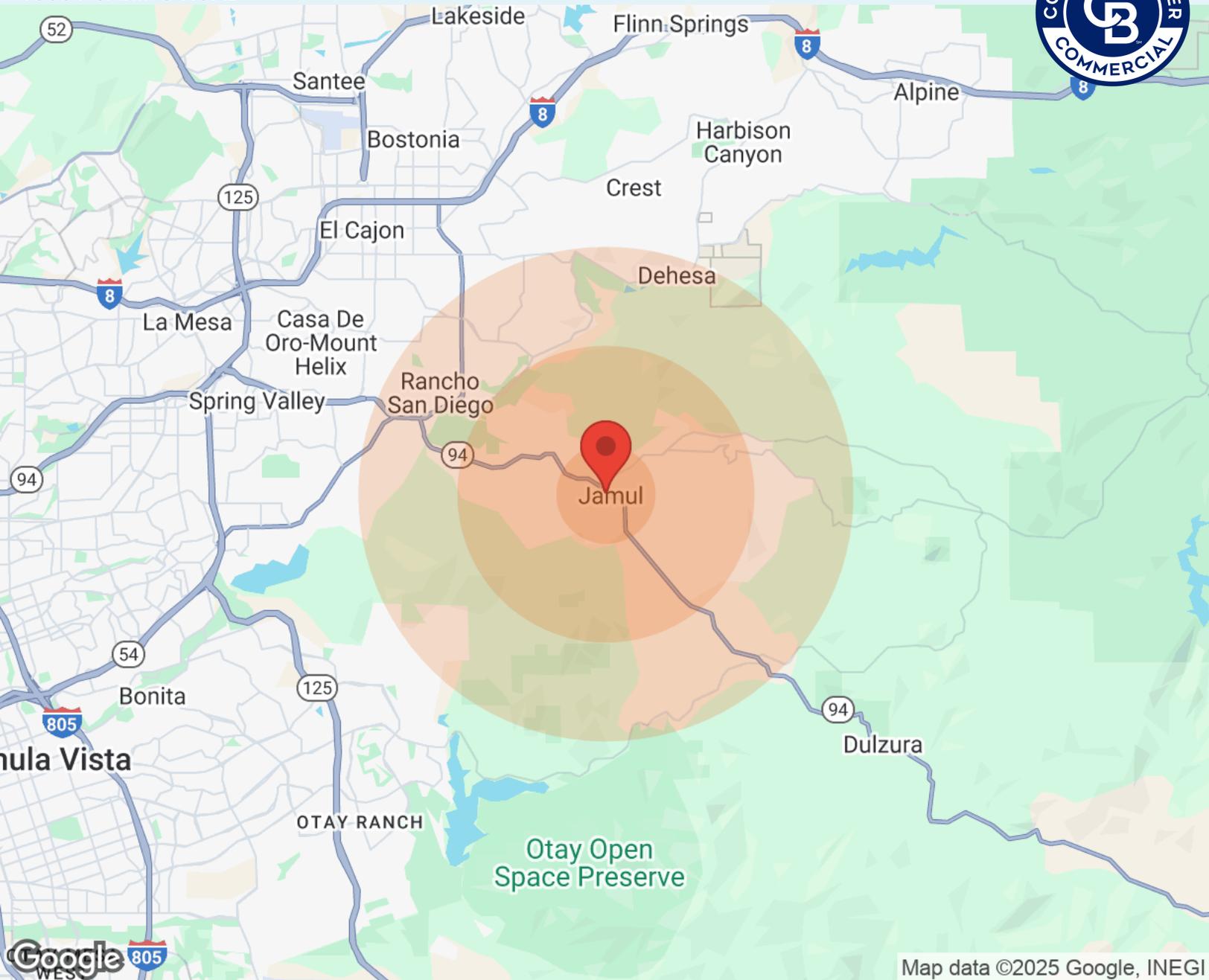
LOCATION MAPS
13881 CAMPO ROAD





DEMOGRAPHICS

13881 CAMPO ROAD



Map data ©2025 Google, INEGI

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	997	2,829	18,786	Median	\$87,186	\$101,979	\$98,403
Female	968	2,863	18,966	< \$15,000	26	101	640
Total Population	1,965	5,692	37,752	\$15,000-\$24,999	53	96	414
				\$25,000-\$34,999	N/A	76	773
Age				\$35,000-\$49,999	90	178	1,238
Ages 0-14	361	1,039	7,431	\$50,000-\$74,999	95	242	2,145
Ages 15-24	259	778	5,055	\$75,000-\$99,999	38	169	1,979
Ages 25-54	685	1,969	14,001	\$100,000-\$149,999	155	443	2,812
Ages 55-64	306	891	5,153	\$150,000-\$199,999	109	331	1,570
Ages 65+	354	1,015	6,112	> \$200,000	55	223	1,276
				Housing			
Race				Total Units	624	1,980	13,264
White	1,726	5,160	30,045	Occupied	598	1,887	12,705
Black	10	38	1,011	Owner Occupied	509	1,631	9,694
Am In/AK Nat	N/A	N/A	31	Renter Occupied	89	256	3,011
Hawaiian	N/A	N/A	4	Vacant	26	93	559
Hispanic	480	1,164	8,294				
Multi-Racial	448	930	9,154				

