

AVAILABLE SPACES FOR LEASE: ±3,300 SF

819-871 JAMACHA ROAD, EL CAJON, CA 92019



TANNER IFRID
Associate | Lic. #02234587
619.871.0633 | tifridd@voitco.com

MAX STONE
Vice President | Lic. #01944151
858.458.3348 | mstone@voitco.com

Voit
REAL ESTATE SERVICES



8,324 SF
BUILDING SIZE



1.41 AC
LOT SIZE



4.24/1,000 SF
PARKING RATIO



C-1
ZONING

PROPERTY HIGHLIGHTS

- » ±2,200 SF Max Contiguous Available for Lease
 - Suite A – ±1,100 SF (1st floor)
 - Suite B – ±1,100 SF (2nd floor)
 - Suite C – ±1,100 SF (2nd floor)
- » Ample parking
- » Monument signage available
- » Close proximity to Interstate 8
- » Lease Rate: Contact Broker





Quest

CVS
pharmacy

OUTBACK
STEAKHOUSE



7-ELEVEN

THE BEST PANCAKE
MARKET



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2024 Population	136,061	245,984	702,690
2029 Population Projection	134,297	242,839	694,743
Annual Growth 2024-2029	-0.3%	-0.3%	-0.2%
Median Age	37.6	38.9	38.4
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2024 Households	45,020	84,583	238,415
2029 Household Projection	44,326	83,317	235,344
Avg Household Size	2.9	2.8	2.8
Avg Household Vehicles	2	2	2
HOUSING	1 MILE	3 MILE	5 MILE
Median Home Value	\$667,630	\$687,592	\$690,759
Median Year Built	1975	1974	1974

TRAFFIC COUNTS

26,136 CPD
Jamacha Road +
Granite Hills

13,328 CPD
Washington Avenue +
Jamacha Road

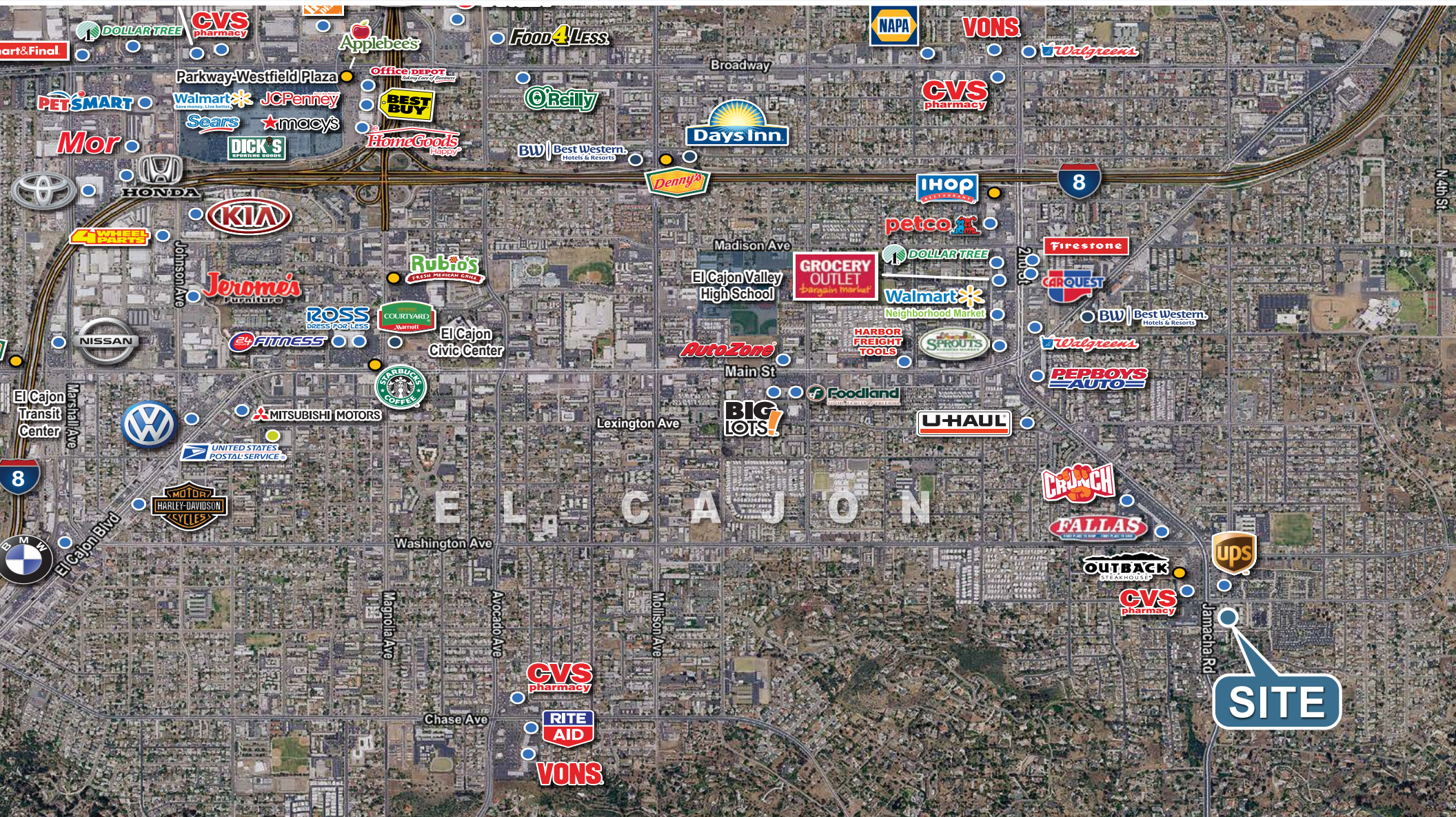
18,352 CPD
Washington Avenue +
Wichita Avenue

32,426 CPD
Jamacha Road +
Aladdin Lane

13,356 CPD
Washington Avenue +
Waterloo Avenue

19,291 CPD
Washington Avenue +
Dorothy Street





TANNER IFRID

Associate | Lic. #02234587
619.871.0633 | tifridd@voitco.com

MAX STONE, CCIM

Vice President | Lic. # 01944151
858.458.3348 | mstone@voitco.com

4180 La Jolla Village Drive, Suite 100, La Jolla, CA 92037 | 858.453.0505 | 858.408.3976 F | Lic #01991785 | www.voitco.com

Licensed as Real Estate Salespersons by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2024 Voit Real Estate Services, Inc. All Rights Reserved.

Voit

REAL ESTATE SERVICES