

FOR LEASE

2315-2325 FLETCHER PARKWAY, EL CAJON, CA 92020



JOE BONIN

Managing Director
(619) 442-9200
joe.bonin@svn.com

DRE # 01476024

DANIEL BONIN

Advisor
(619) 218-9873
daniel.bonin@svn.com

DRE # 02021065



LEASE SUMMARY

THE PROPERTY

Located in El Cajon, CA, this property is minutes from I-125, I-8, the 67 & 52. In close proximity, you also have Parkway Plaza and Grossmont Center, providing plenty of shopping and entertainment. The area has a diverse retail scene and a variety of dining options, making it an ideal location for Retail or Street Retail tenants looking to thrive in this active community.

Schedule a tour! [Contact advisor for more details.](#)



LEASE SUMMARY

PROPERTY DETAILS

LEASE RATE	\$2.00 + NNN (\$0.75)
PROPERTY TYPE	Street Retail
BUILDING SIZE	±11,319 SF
TENANCY	Multiple
YEAR BUILT	1986

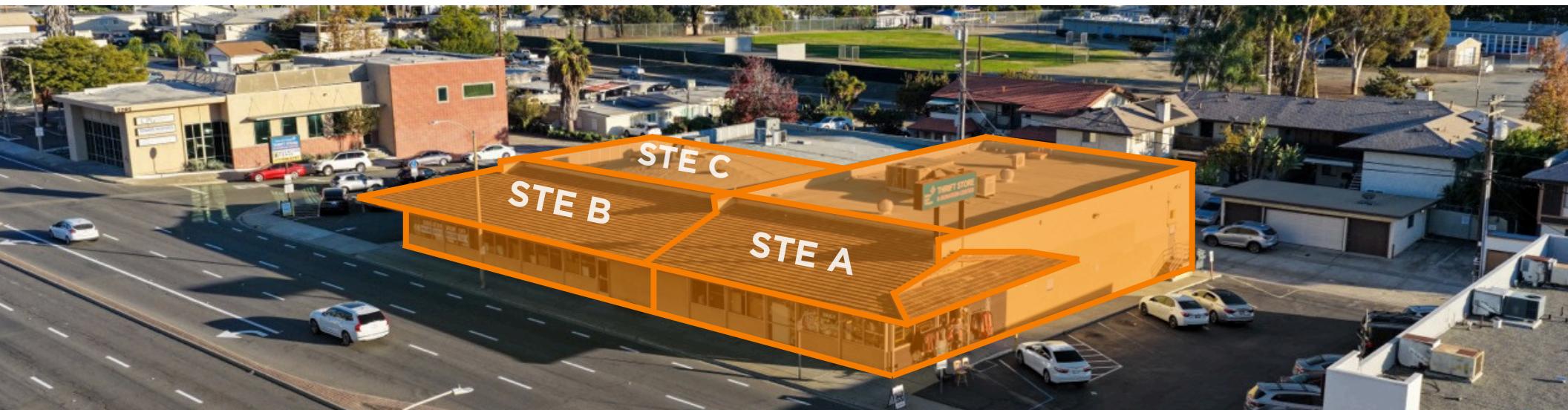
LOCATION	El Cajon, San Diego, CA
FLOORS	1
PARKING	2.83/1,000 SF
ZONING	C-G
APN	481-431-04



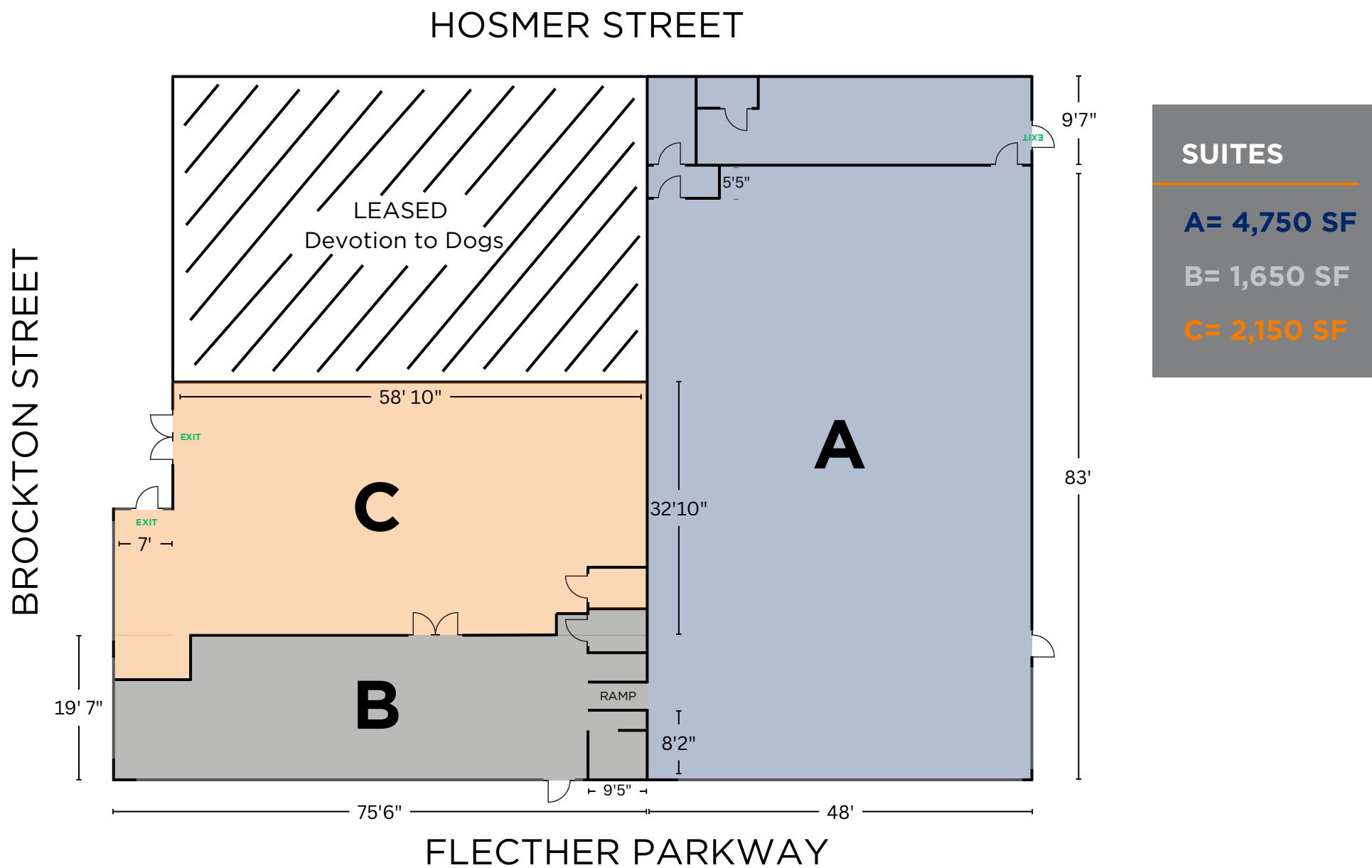
LEASE SUMMARY

SPACE(S) AVAILABLE

SUITE	SPACE SIZE	POTENTIAL USES	LEASE RATE
2325 STE A	4,750 SF	Retail Sales, Boxing, MMA, Fitness, Gym, Pilates, Crossfit, Showroom	\$2.00 + NNN (\$0.75)
2325 STE B	1,650 SF	Retail Sales, Boxing, MMA, Fitness, Gym, Pilates, Crossfit, Showroom	\$2.00 + NNN (\$0.75)
2325 STE C	2,150 SF	Retail Sales, Boxing, MMA, Fitness, Gym, Pilates, Crossfit, Showroom	\$2.00 + NNN (\$0.75)



FLOOR PLAN





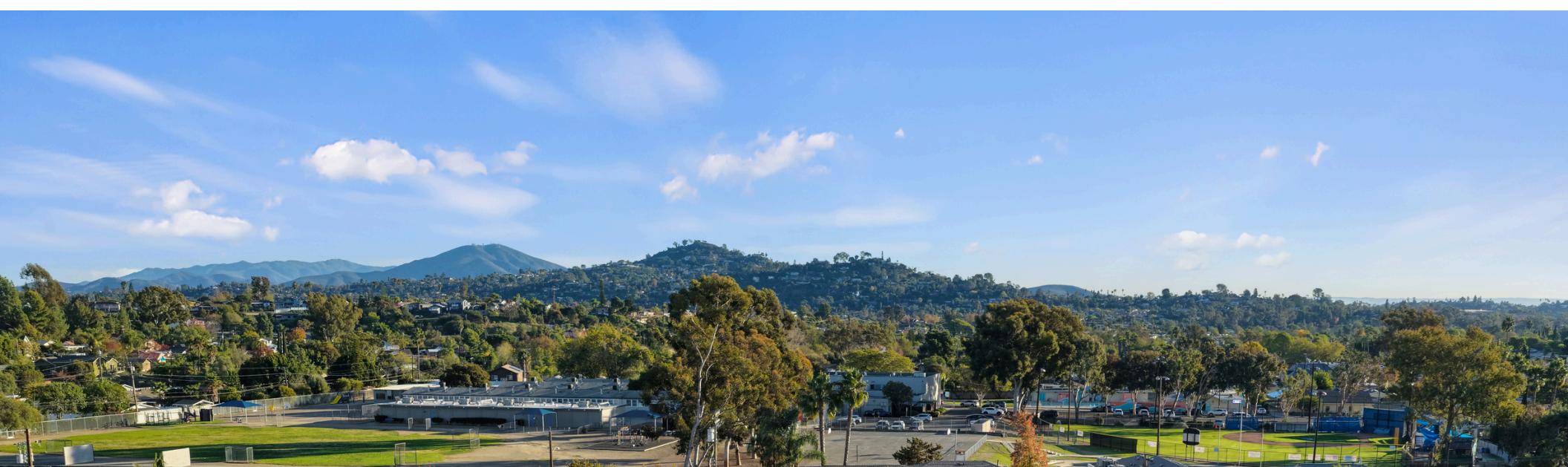
PROPERTY IMAGES



2315-2325 FLETCHER PARKWAY, EL CAJON, CA 92020



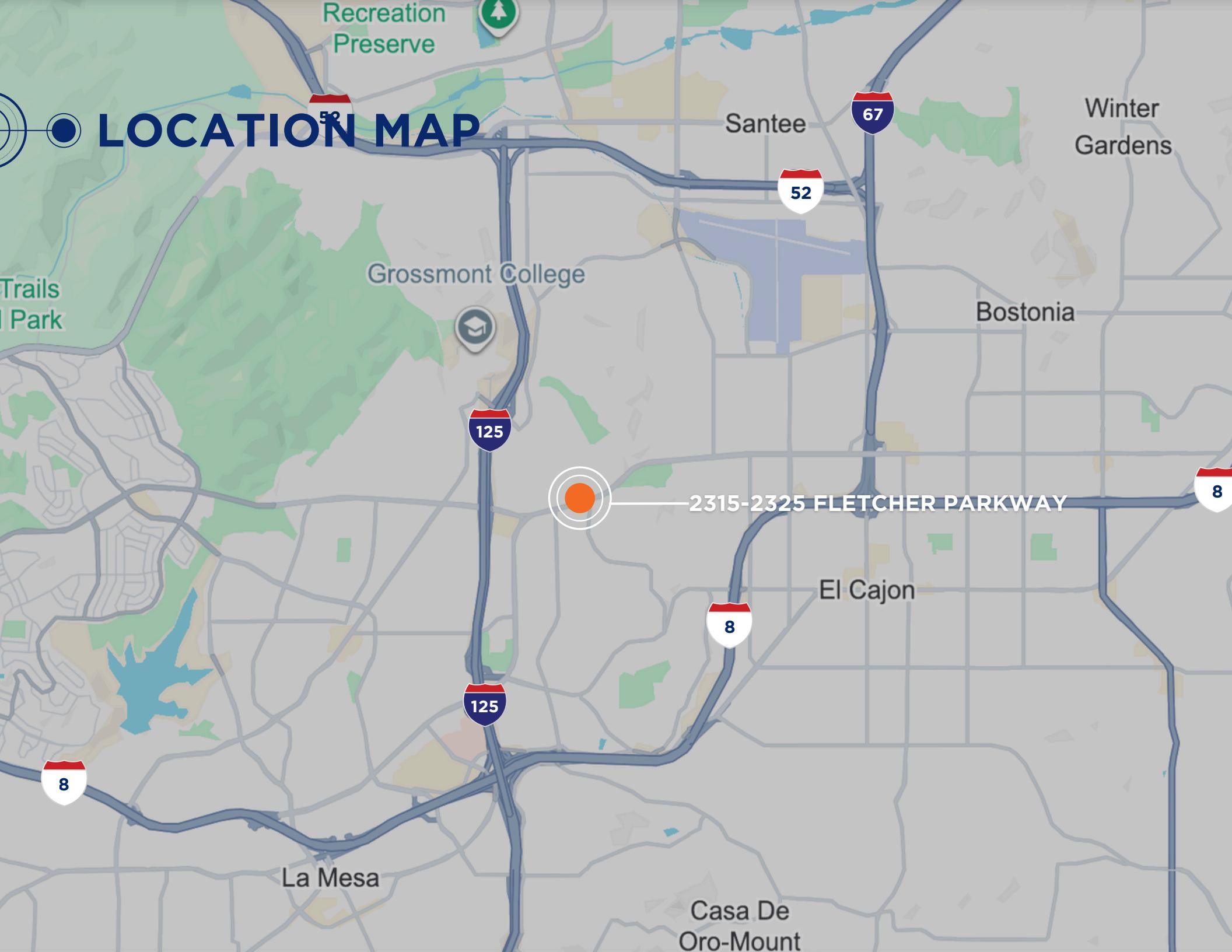
LOCATION SUMMARY



EL CAJON, SAN DIEGO, CA

Situated along the heavily trafficked Fletcher Parkway corridor, this property benefits from exceptional visibility and connectivity in the heart of East San Diego County. Just minutes from I-8 and Hwy 125, the location offers direct access to El Cajon, La Mesa, and greater San Diego. The surrounding area features a dense mix of residential neighborhoods, national retailers, medical offices, and service businesses, making it a prime location for customer-facing or professional use. Strong traffic counts, nearby transit, and established commercial activity position this site for long-term success and convenience.

LOCATION MAP





DEMOGRAPHICS

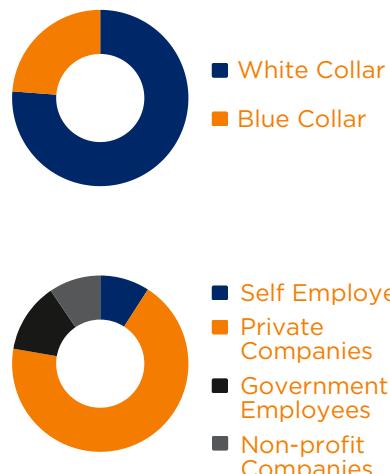
EL CAJON, SAN DIEGO, CA

El Cajon is home to approximately 104,909 residents, with a median age of 35. The population is nearly evenly split, with 49.1% male and 50.9% female. A total of 87,280 residents currently live in the same home as they did one year ago, highlighting a stable and rooted community. The city's diverse and growing population supports a wide range of commercial, residential, and retail activity throughout the region.

POPULATION



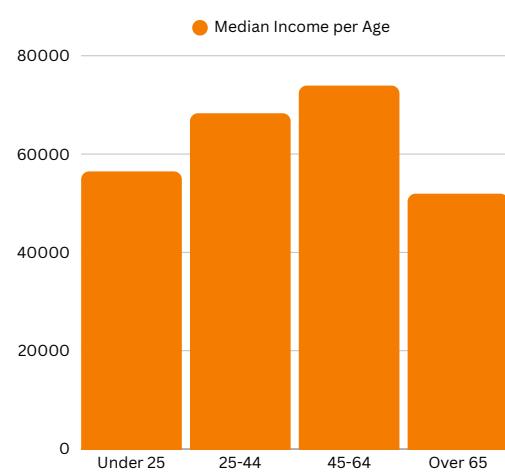
EMPLOYMENT



HOUSEHOLDS



INCOMES



By Point2homes. Demographic data shown in this section was gathered from the latest U.S. Census Bureau release.



DISCLAIMER

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DISCLAIMER STATEMENT:

The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax, zoning, property condition, and other factors which should be evaluated by your tax, financial, legal, and other advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

No representation or recommendation is made by SVN | Vanguard as to the legal sufficiency or tax consequences of this document or the transaction to which it relates. These are questions for your attorney and/ or other advisors. In any real estate transaction, it is recommended that you consult with a professional such as an attorney, accountant, civil engineer, property inspector or other person, with experience in evaluating the transaction, and the legal documents prepared in connection therewith.

SVN® VANGUARD COMMERCIAL REAL ESTATE ADVISORS

4455 Murphy Canyon Rd
San Diego, CA 92123

DRE# 01881593
svnvanguardsd.com