

FOR LEASE



Los Coches Village

8575 Los Coches Road, El Cajon, CA 92021

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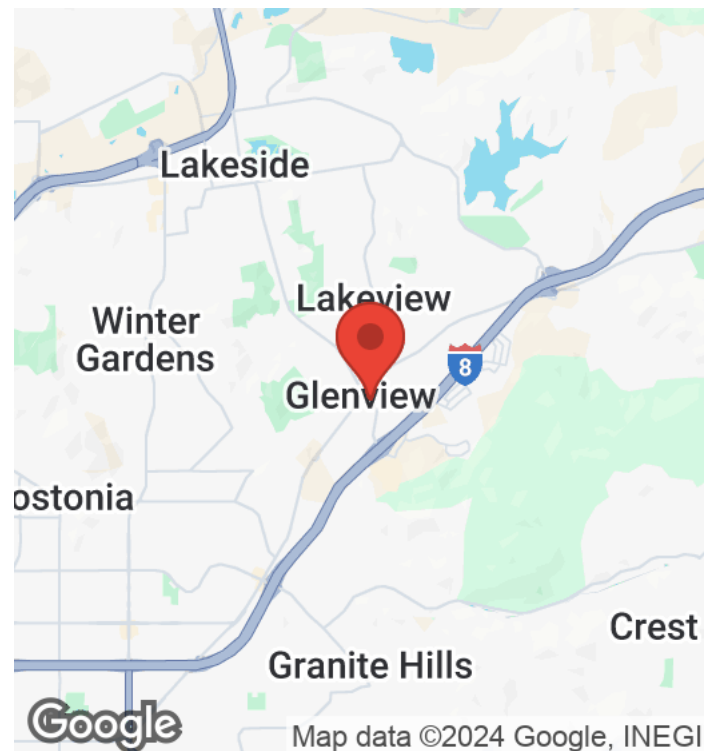


8575 Los Coches Road

Property Highlights

Retail/Office/ space available for lease in the Los Coches Village shopping Center. Half-mile to interstate 8. Excellent center that has recently been remodeled.

- Located on a busy street
- Central Air Conditioning
- Plenty of parking available on site
- Monument Signage
- Private bathroom in each suite
- Close freeway access
- Zoned C-36



BEN AMEEN

Broker

(619) 840-6692

bensdcommercial@gmail.com

BRE# 01999481

PROPERTY PHOTOS
8575 LOS COCHES ROAD



Available For Lease

8575 LOS COCHES ROAD

Available Spaces

Space: # 1 Size: 1,248 SF Rent: \$1.75 plus \$.60 NNN



Available For Lease

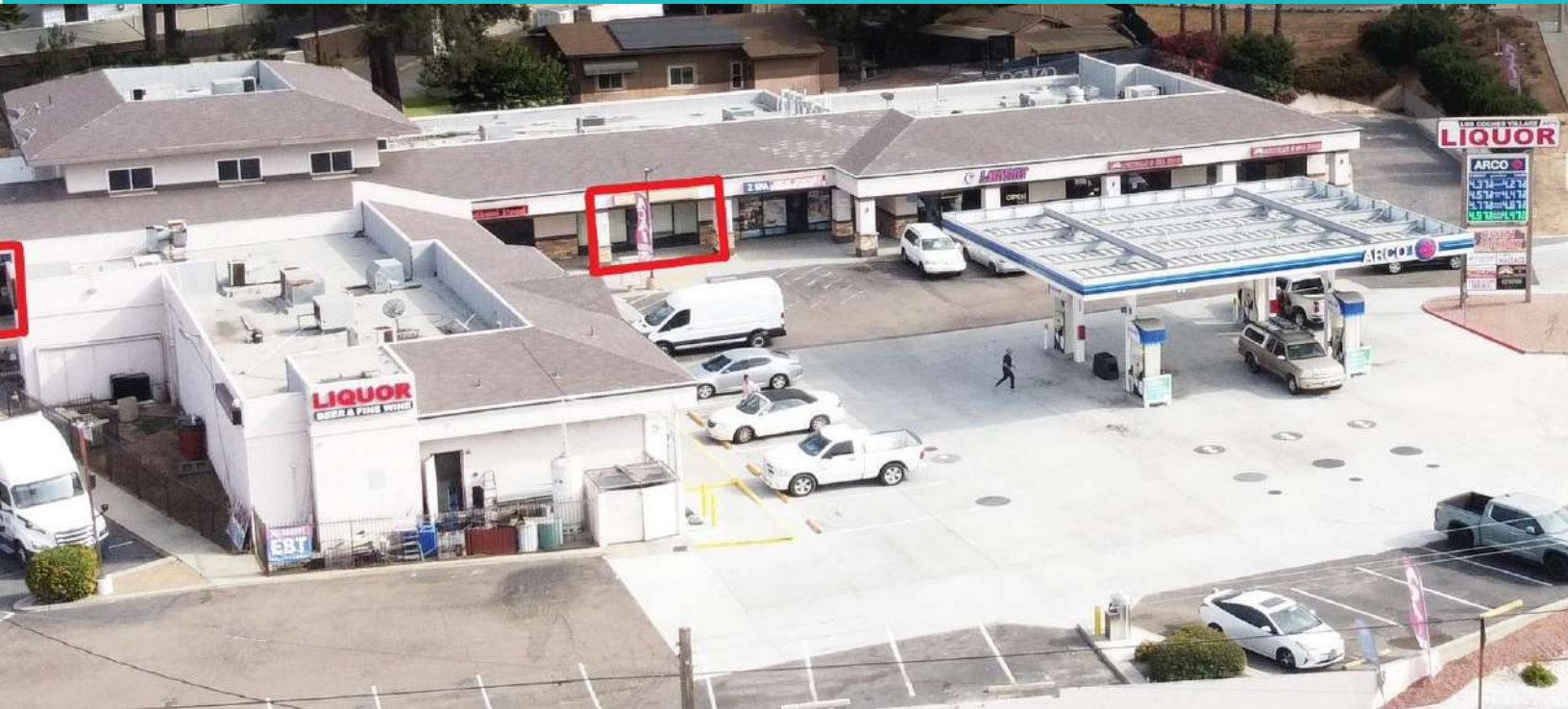
8575 LOS COCHES ROAD

Available Spaces Former pharmacy space

Space: # 5

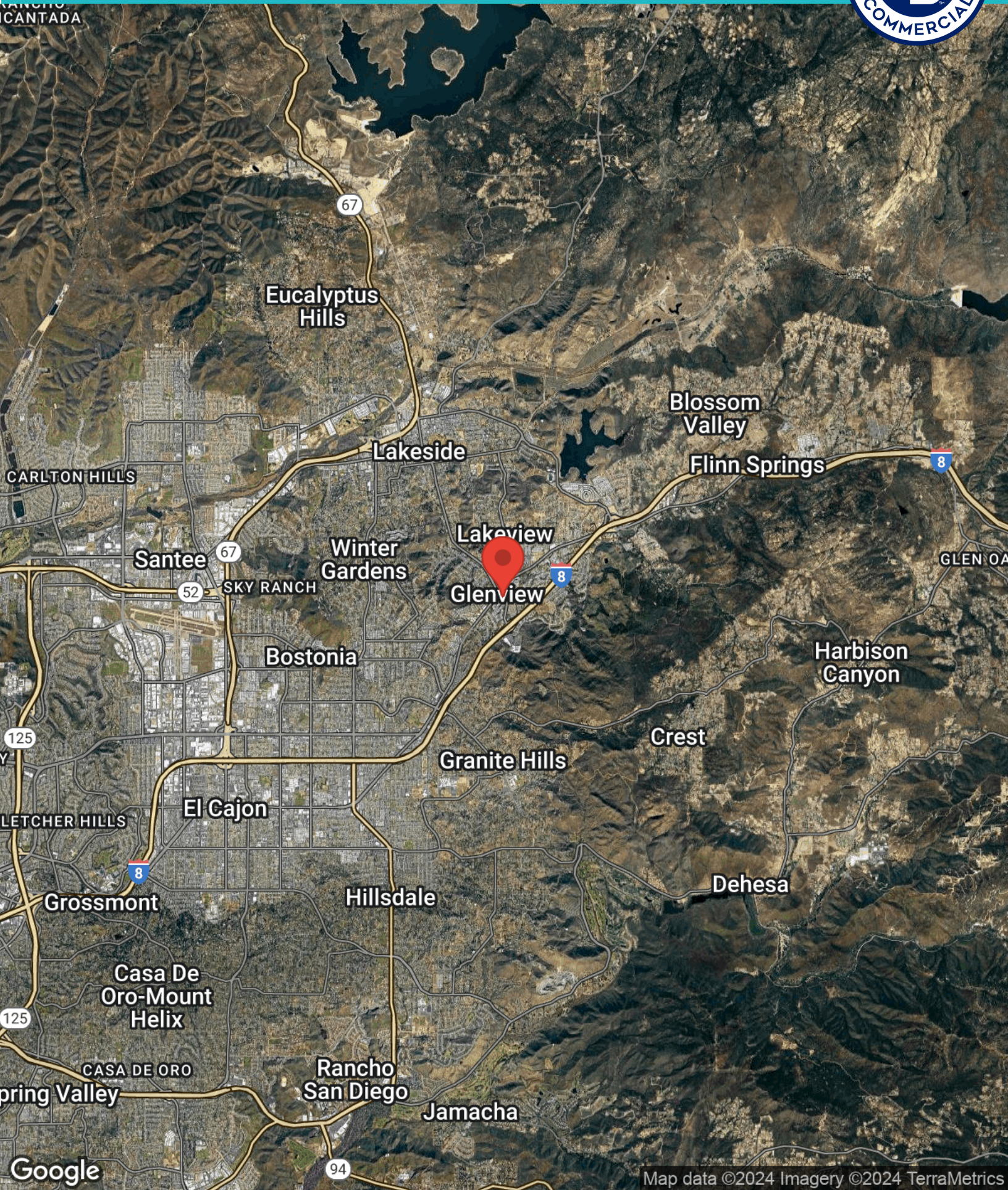
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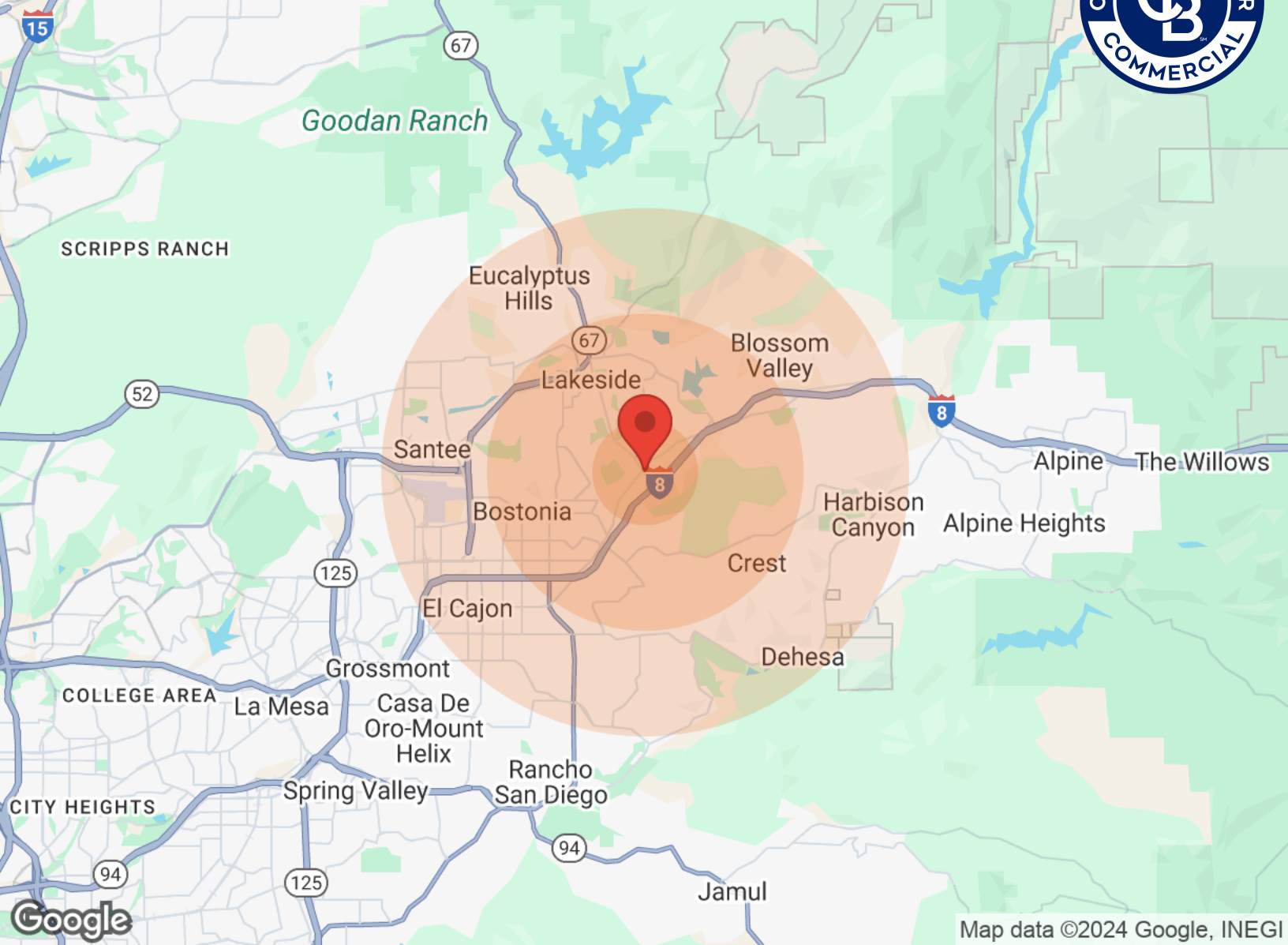
REGIONAL MAP

8575 LOS COCHES ROAD



DEMOGRAPHICS

8575 LOS COCHES ROAD



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	5,322	42,992	100,037	Median	\$64,024	\$65,217	\$58,549
Female	5,804	43,646	101,779	< \$15,000	204	2,572	7,541
Total Population	11,126	86,638	201,816	\$15,000-\$24,999	260	2,883	7,413
				\$25,000-\$34,999	433	2,522	6,806
				\$35,000-\$49,999	506	4,341	10,014
				\$50,000-\$74,999	832	6,325	13,818
				\$75,000-\$99,999	504	4,851	9,941
				\$100,000-\$149,999	705	4,357	9,453
				\$150,000-\$199,999	286	1,580	3,080
				> \$200,000	93	722	2,196
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	2,234	17,677	41,853	Total Units	4,137	32,023	75,192
Ages 15-24	1,468	11,700	27,450	Occupied	3,941	30,478	71,494
Ages 25-54	4,219	34,394	81,031	Owner Occupied	3,166	18,413	38,265
Ages 55-64	1,479	10,479	23,304	Renter Occupied	775	12,065	33,229
Ages 65+	1,726	12,388	28,178	Vacant	196	1,545	3,698
Race	1 Mile	3 Miles	5 Miles				
White	9,504	70,144	154,714				
Black	91	1,884	7,274				
Am In/AK Nat	20	269	663				
Hawaiian	4	88	266				
Hispanic	2,327	20,042	52,258				
Multi-Racial	2,800	25,734	69,654				

LOCATION MAPS

8575 LOS COCHES ROAD

