



Retail that resonates



NewMark Merrill
COMPANIES



North 2nd Street & Madison Avenue

Located at the Southwest corner of North 2nd St. & Madison Ave. • El Cajon, CA
www.newmarkmerrill.com

Prime Retail Space Available

at the SW corner of N. 2nd St. & Madison Ave.

Ideally situated on El Cajon's main retail corridor, El Cajon Town Center has convenient access to Interstate 8. The center is adjacent to Walmart Neighborhood Market and anchored by Grocery Outlet, Dollar Tree and Goodwill with excellent visibility & convenient ingress and egress.



145,063
POPULATION
IN 3-MILE RADIUS*



\$111,907
MEDIAN HH INCOME
IN 3-MILE RADIUS*



23,142
(N. 2nd St.)
12,069
(Madison Ave.)
TRAFFIC COUNT*



1,121,177
ANNUAL VISITS



53,233
SF OF RETAIL SPACE

*Estimates are based on 2025 demographics for population and average income per household. The information contained herein is not guaranteed and should be independently verified.



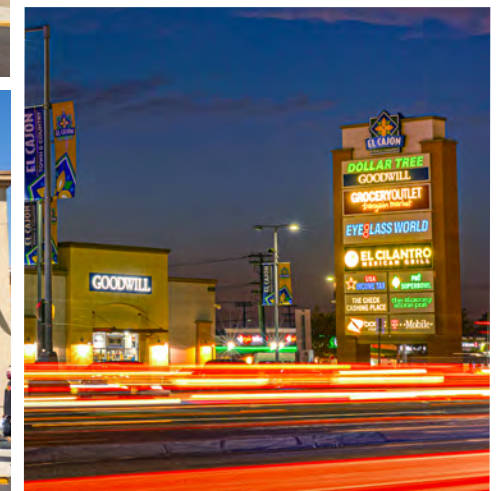
**GROCERY
OUTLET**
bargain market™

DOLLAR TREE

BR
BASKIN • ROBBINS®



AMERICA'S BEST
CONTACTS & EYEGLASSES



Walmart
Neighborhood Market

NOT A PART



BR
BASKIN-ROBBINS

**GROCERY
OUTLET**
bargain market

AMERICA'S BEST
CONTACTS & EYEGLASSES

DOLLAR TREE

goodwill

MADISON AVE.

KIOSK
CHASE

NOT
A
PART

N. 2nd St.

#	TENANT	SF
1285	El Cilantro Mexican Grill	2,062
328	Baskin Robbins	1,485
330	Country Wine & Spirits	1,572
336-40	The Black Wolf Barber Shop	650
342	Fred Loya Insurance	1,200

#	TENANT	SF
350	Grocery Outlet	15,018
352	America's Best Contacts & Eyeglasses	5,081
354	T-Mobile	1,500
358	AVAILABLE	750
364	Verizon	750
370	Pan Pan Wok	1,500

#	TENANT	SF
382A	Pho Superbowl	1,500
388	Blarney Stone Pub	1,675
400	Dollar Tree	9,045
2144	Goodwill San Diego	9,045
KIOSK	JP Morgan Chase Bank	400



**MAJOR
EMPLOYERS
IN THE
MARKET:**

Cuyamaca College • Grossmont College • Cajon Valley Union School District
Taylor Guitars • Sycuan Casino Resort • El Cajon Ford • Weldmac Manufacturing Co.
Advance Electronic Solutions-2 AES-2 • Windowmaster Prod • Kennon Shea & Associates



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When you love shopping centers, it shows.

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NOTE: This information is conceptual in nature and is subject to adjustments pending verification and Client, Tenant, and Government Agency approvals.
No warranties or guaranties of any kind are given or implied by the Architect or Owner.

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