

The Colliers logo is located in the top right corner. It consists of the word "Colliers" in a white serif font, centered within a blue rectangular box. Below the text are three horizontal stripes in yellow, red, and blue.

FOR SALE/LEASE

592-596 Westwind Dr

El Cajon, CA 92020

±3,742 SF Medical/Dental Building

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Accelerating success.



Property Highlights

- ±3,742 SF medical office/retail building
- Prime stand-alone building opportunity
- Newly renovated exterior and common areas
 - Including new paint/building façade
 - High end finishes including new LVT flooring, lighting and plumbing fixtures
- Prime location in the Fletcher Hills Community
- Flexible sizes ranging from ±100 - 3,742 SF
- Sales Price/Lease Rate: Contact Broker



Demographics



Population

1 Mile: 17,865
3 Mile: 153,316
5 Mile: 374,903



Average Household Income

1 Mile: \$140,555
3 Mile: \$115,591
5 Mile: \$123,120



Population Over 65+

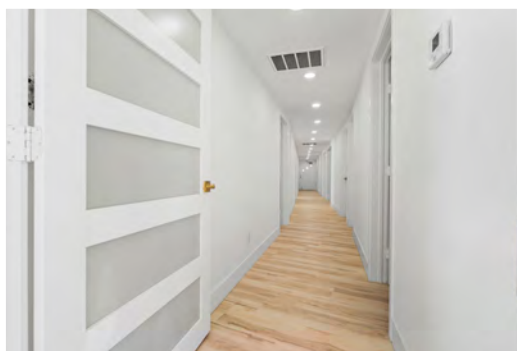
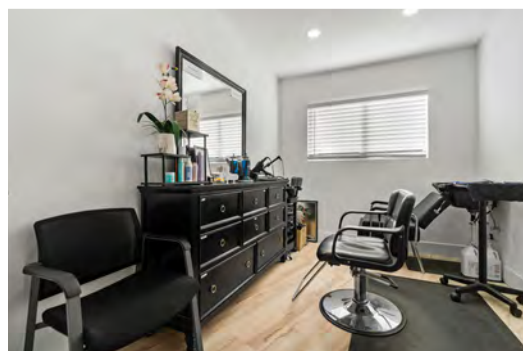
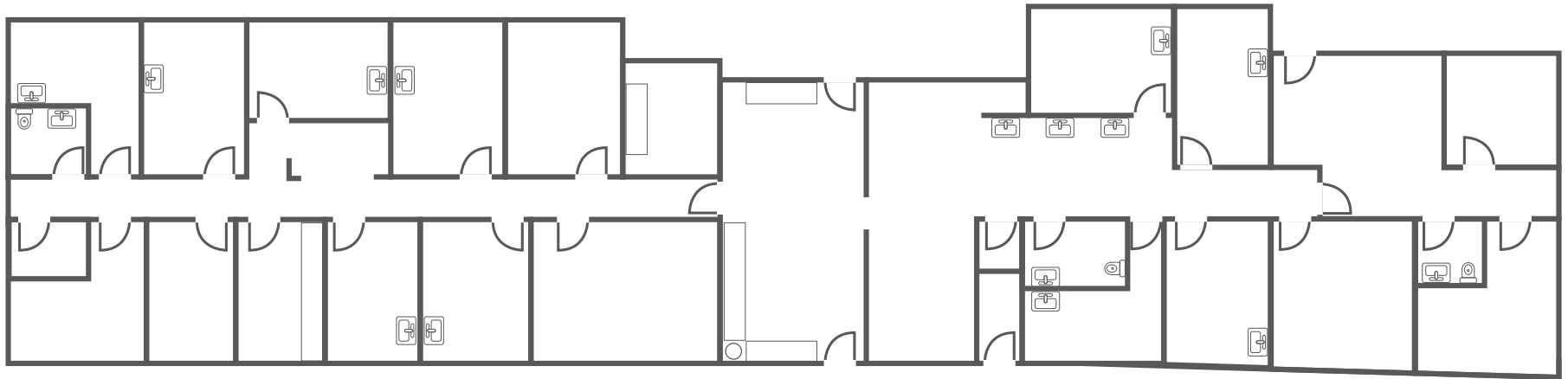
1 Mile: 3,424 (19.2%)
3 Mile: 26,724 (17.4%)
5 Mile: 63,416 (16.9%)



Households

1 Mile: 9,632
3 Mile: 56,391
5 Mile: 135,856

Floor Plan



Nearby Amenities

Food 🍴

- Starbucks
- Chipotle
- Subway
- Denny's
- Jack in the Box
- Taco Bell
- Baskin Robbins

Services 💰

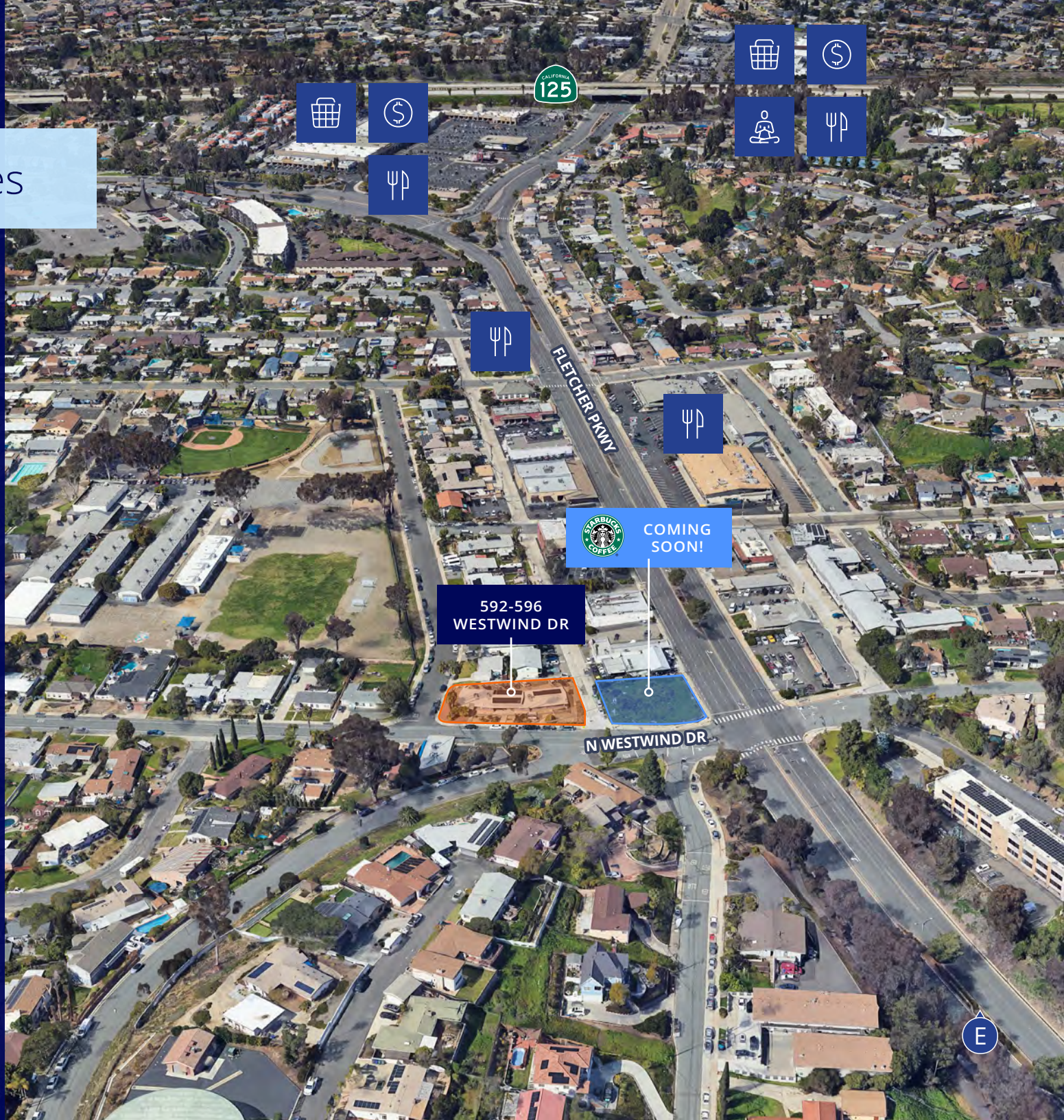
- U-Haul
- DHL
- Fedex
- OneMain Financial
- Wells Fargo
- Chase Bank

Shopping 🛒

- Smart & Final
- CVS
- Dollar Tree
- Walgreens
- Aldi
- Joann

Recreation 🏊

- 24 Hour Fitness



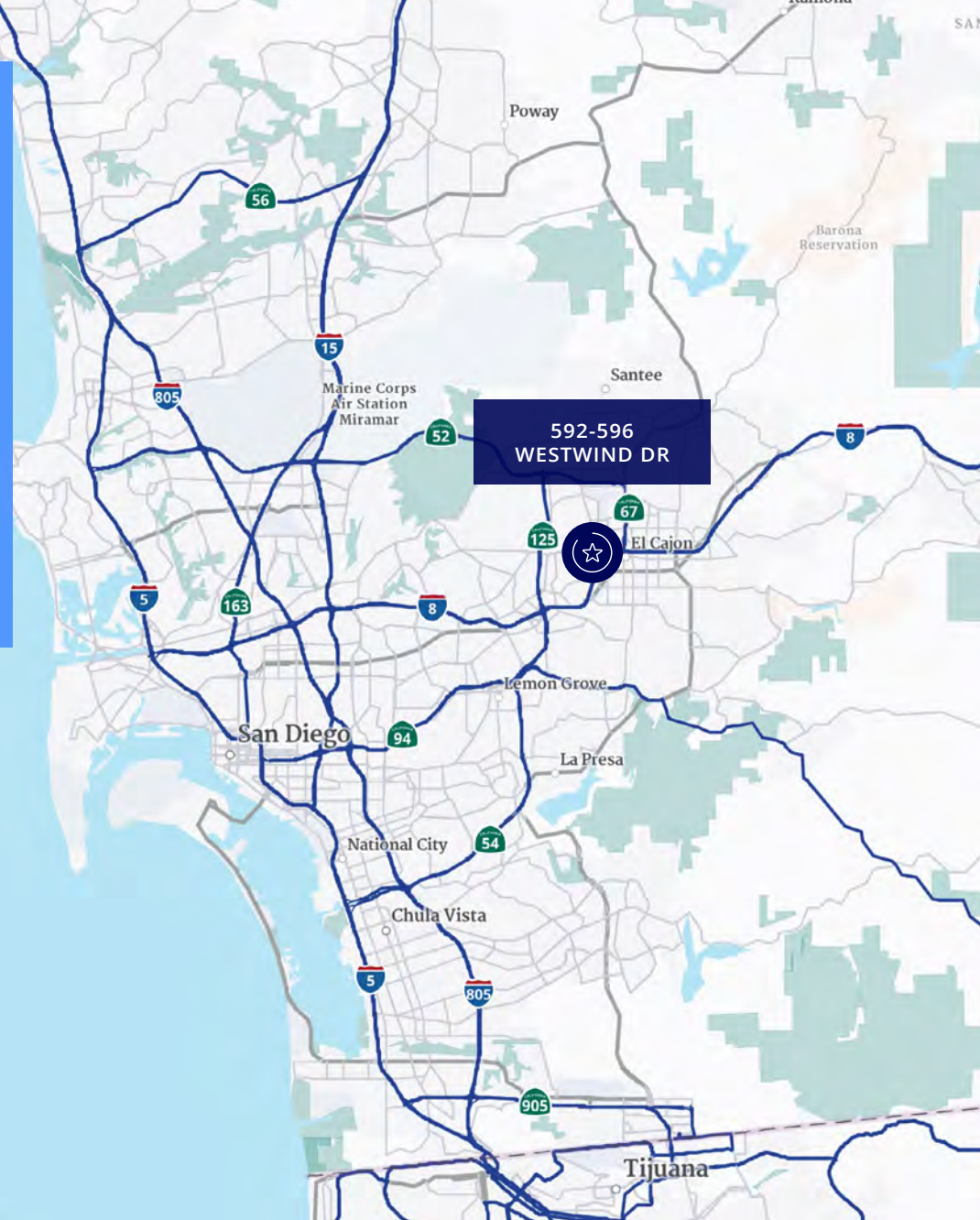
Colliers

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Driving Distances



CA-125	0.9 Miles
I-8	1.8 Miles
CA-67	3.2 Miles
CA-52	3.9 Miles



CONTACT US

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