

Camino Canada Square

13465 Camino Canada

El Cajon, CA 92021

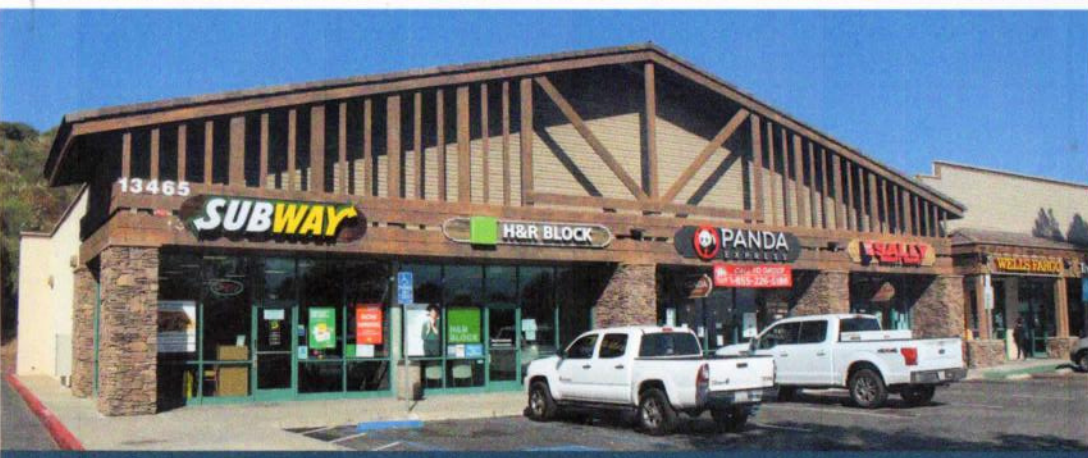
Walmart 

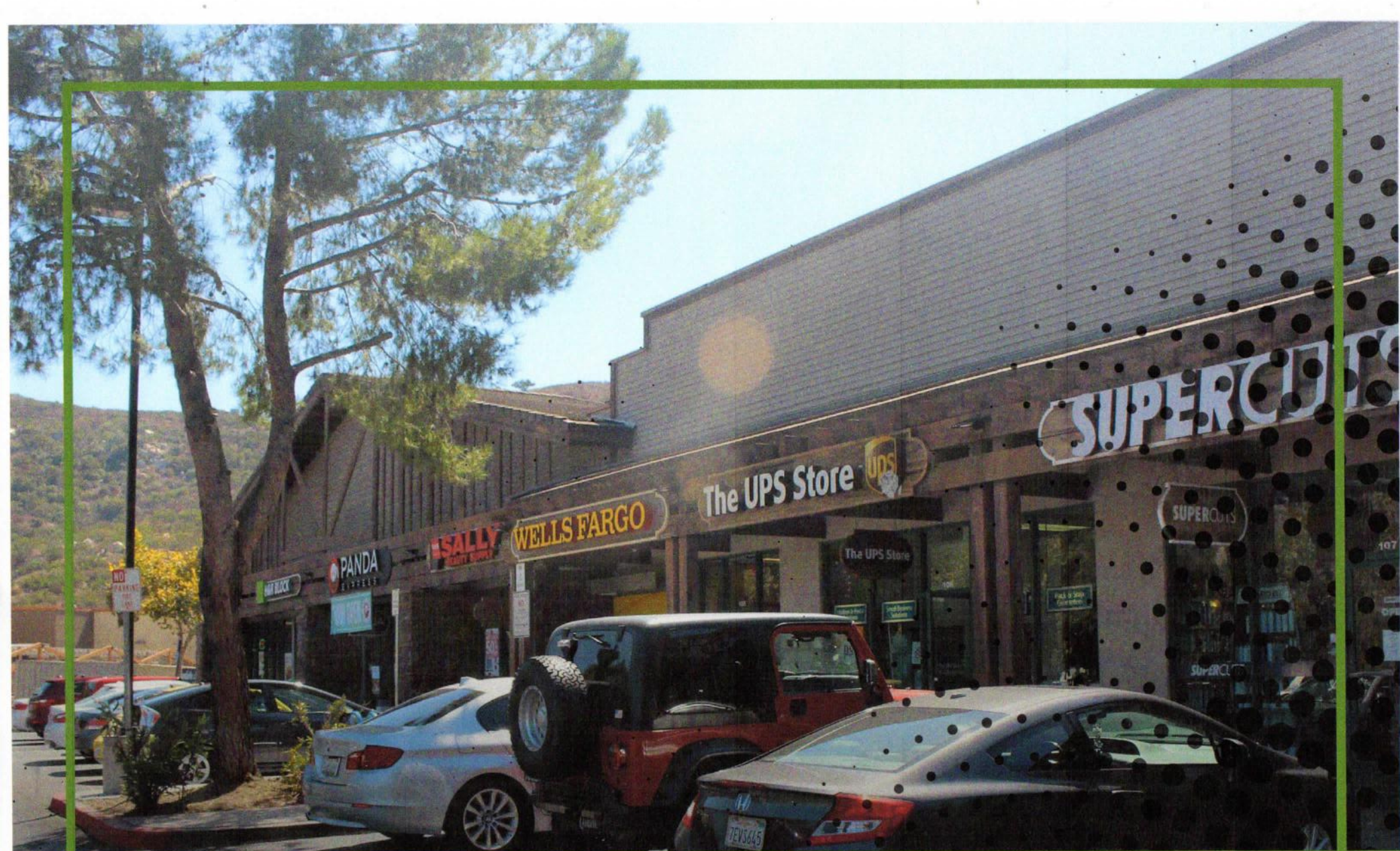
(NAP)

Smart & Final
extra!

(NAP)

INTERSTATE
8





Camino Canada Square

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Area Overview

Demographics



Mile Radius

Mile Radius

Mile Radius

Population Summary			
2019 Estimate	8,190	88,908	206,864
2024 Projection	8,398	90,638	210,710
2019-2024 Total Projected Growth	2.5%	1.9%	1.9%
2010-2019 Total Estimated Growth	9.3%	4.6%	4.6%
Household Summary			
2019 Estimate	2,749	30,666	71,717
2024 Projection	2,810	31,167	72,833
2019-2024 Total Projected Growth	2.2%	1.6%	1.6%
2010-2019 Total Estimated Growth	8.9%	4.2%	4.0%
2019 Households by Income			
Average Household Income	\$108,668	\$91,002	\$89,586
Median Housing Value	\$92,318	\$69,212	\$66,154



Site Plan

UNIT ID	TENANT NAME	SF
101	Subway	1,600
102	H&R Block	1,600
103	Panda Express	2,000
104	Sally's Beauty	1,600
105	Wells Fargo	1,300
106	UPS	1,300
107	Supercuts	1,300
108	AVAILABLE	3,000
109	Anytime Fitness	5,000
110A	Dr. Jared, D.D.S.	2,000
110B	Nail Spa Plus	2,000
110C	AVAILABLE	4,000
111	AVAILABLE	1,800
	Walmart	NAP
	Smart & Final	NAP
	Dollar Tree	NAP
	Taco Bell	NAP
	Shell	NAP
	Denny's	NAP
	McDonald's	NAP



Local Map

Santana High School

El Capitan High School

LAKESIDE

SANTEE

WINTER GARDENS

Lake Jennings Park Rd

Los Coches Rd

I-8 Business

Camino Canada Square

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El Cajon, CA 92021

HARBISON CANYON

Gillespie Field

Pepper Dr

N 2nd St

Broadway

GRANITE HILLS

CREST

Parkway Plaza Mall

El Cajon Valley High School

Granite Hills High School

Christian Unified Schools

EL CAJON

E Main St

E Washington Ave

E Chase Ave

Jamacha Rd

Dehesa Rd

La Cresta Rd

Greenfield Dr

Madison Ave

Mast Blvd

Guyamaca St

Mission Gorge Rd
Santee Town Center

125

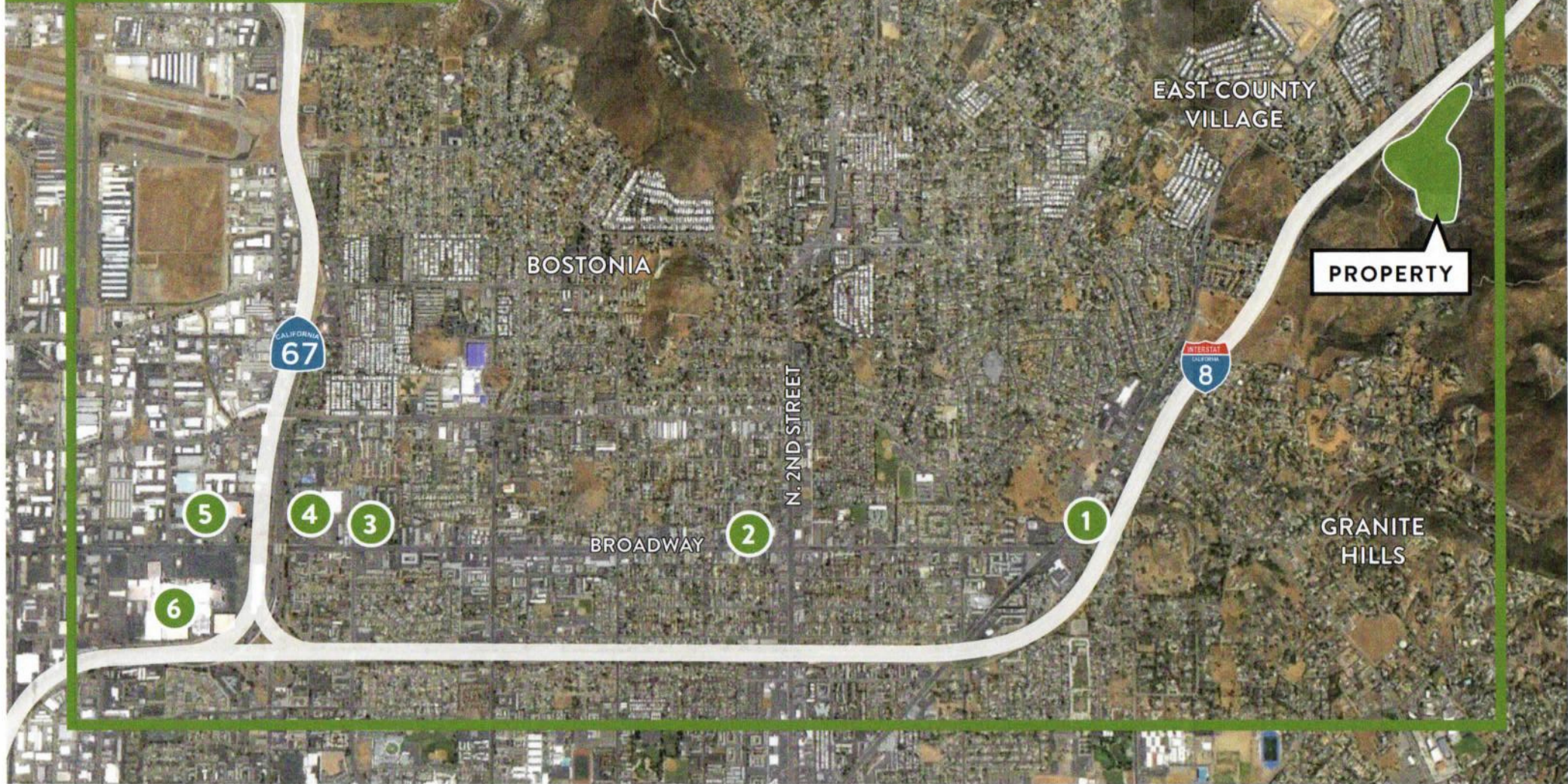
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AERIAL



1

2

3

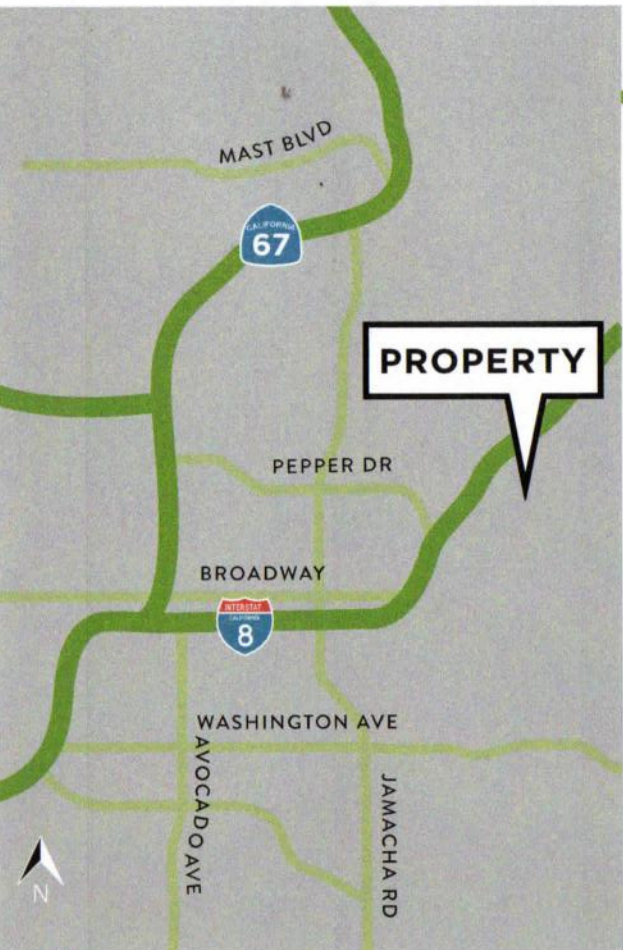
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5

6







TRAFFIC COUNTS

Cars Per Day
Interstate 8:
 ±81,977

AVERAGE HHI*

1 Mile: \$84,621
3 Miles: \$76,424
5 Miles: \$73,330

POPULATION

1 Mile: 9,572
3 Miles: 85,348
5 Miles: 209,244

DAYTIME POP.

1 Mile: 4,139
3 Miles: 42,543
5 Miles: 138,759

**Demographics produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.*



±1,500-
8,000 SF
AVAILABLE

THIS IS A RARE
OPPORTUNITY TO LEASE
SPACE IN A HISTORICALLY
STRONG SHOPPING CENTER.



Dominant freeway power center
anchored by Walmart serving the
East County of San Diego.