

# Parkway Plaza Outparcel

## Freestanding Garden Center Available

575 FLETCHER PKWY, EL CAJON, CA



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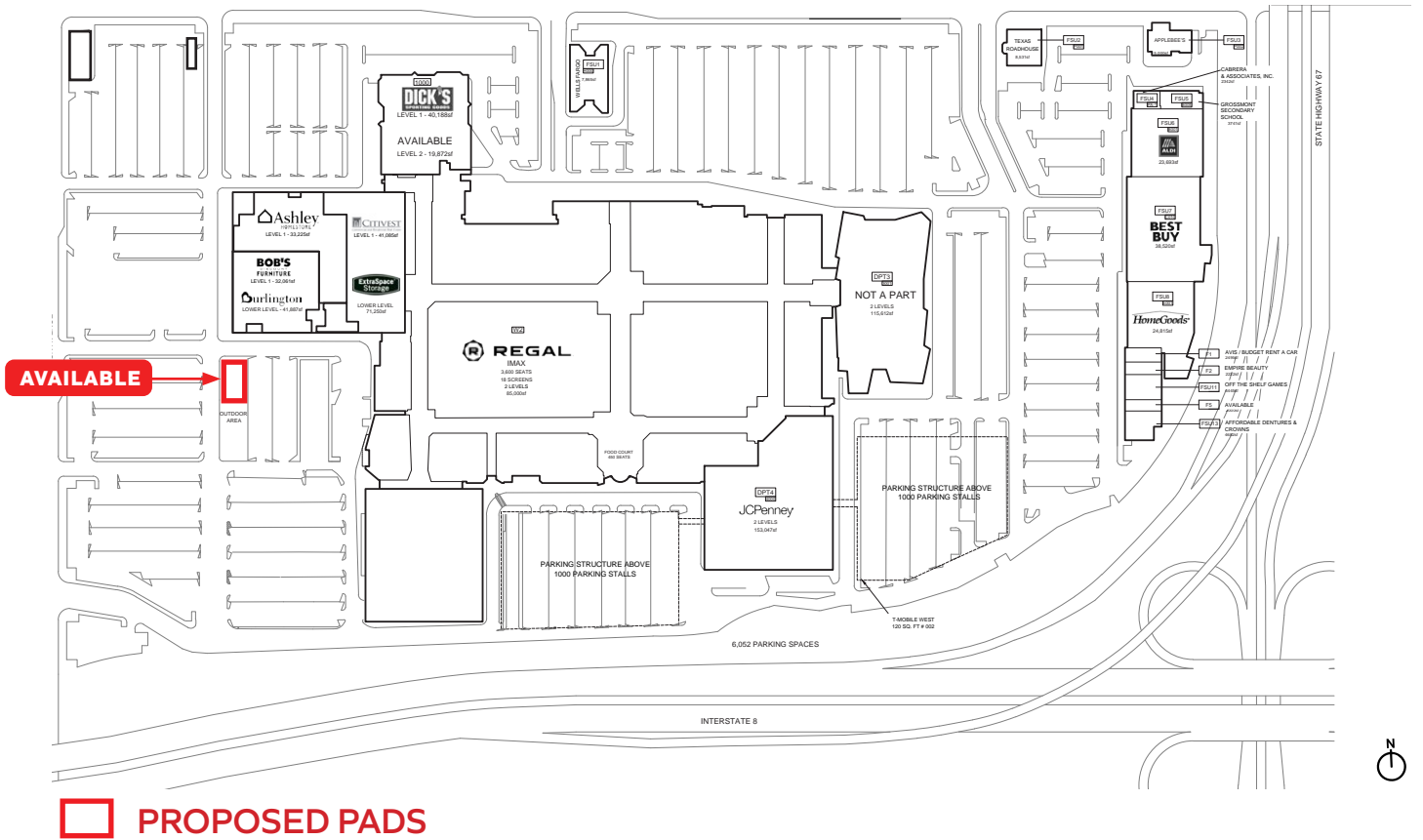
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### Property Features.

- + Strong Regional Trade Area; site located in Parkway Plaza Mall at the main intersection
- + Strong co-tenants: Dick's Sporting Goods, JCPenney, Burlington, Ashley Furniture, Best Buy, HomeGoods
- + Strong traffic counts: Fletcher Pkwy - 34,300 ADT ; Johnson Ave - 22,200 ADT
- + New tenants: Kids Empire and Skyzone
- + **AVAILABLE PAD:**
  - Former Sears Garden Center: 4,183 SF



# Parkway Plaza Outparcel

575 Fletcher Pkwy, El Cajon | Zoom Aerial



34,300 ADT

Fletcher Pkwy

100,000 ADT

22,200 ADT

Johnson Ave

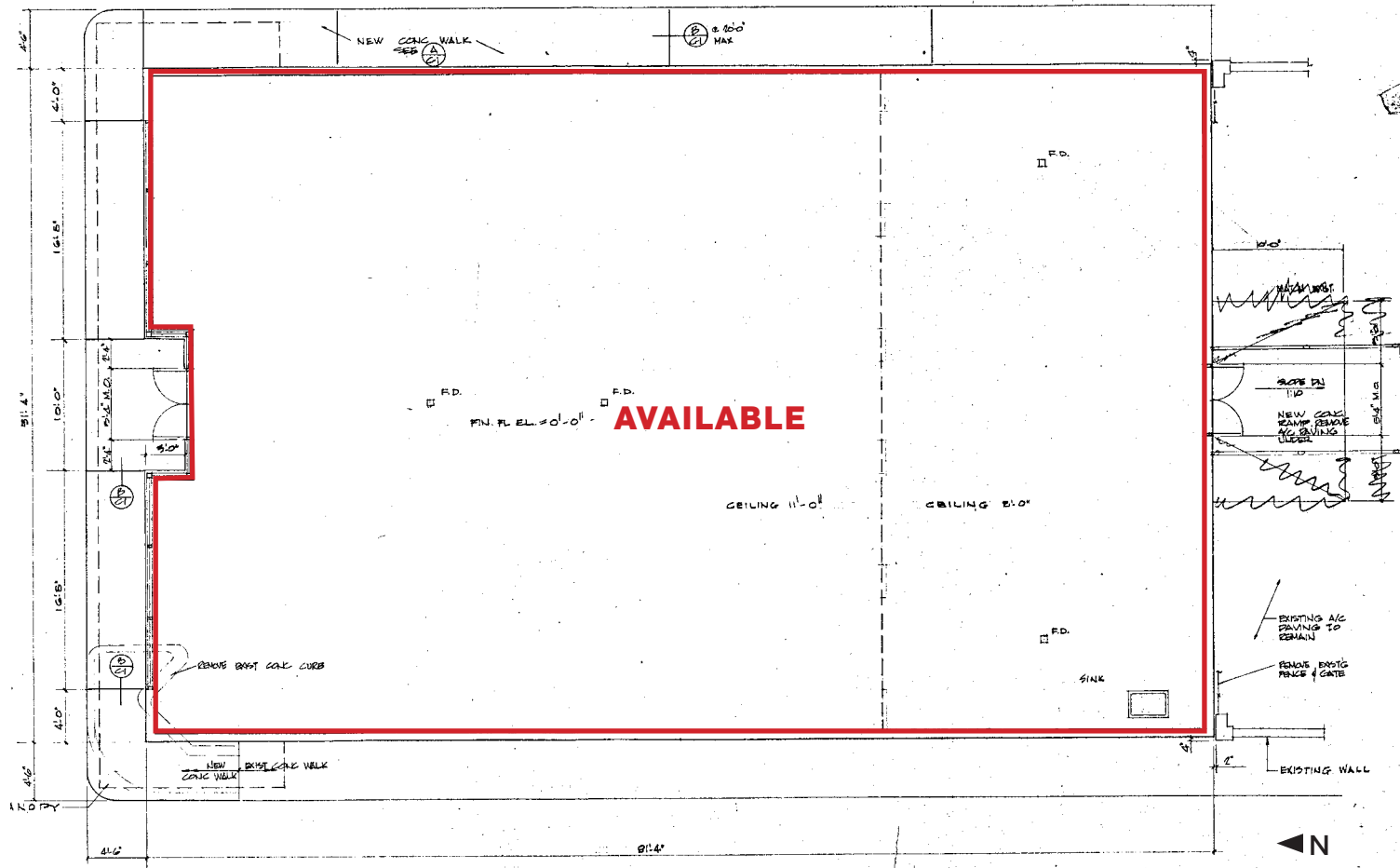
148,000 ADT



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575 Fletcher Pkwy, El Cajon | Garden Center Floor Plan



Former Sears Garden Center: 4,183 SF

The information above has been obtained from sources believed to be 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.



# Parkway Plaza Outparcel

575 Fletcher Pkwy, El Cajon | Garden Center Proposed Pad Remodel





# Parkway Plaza Outparcel

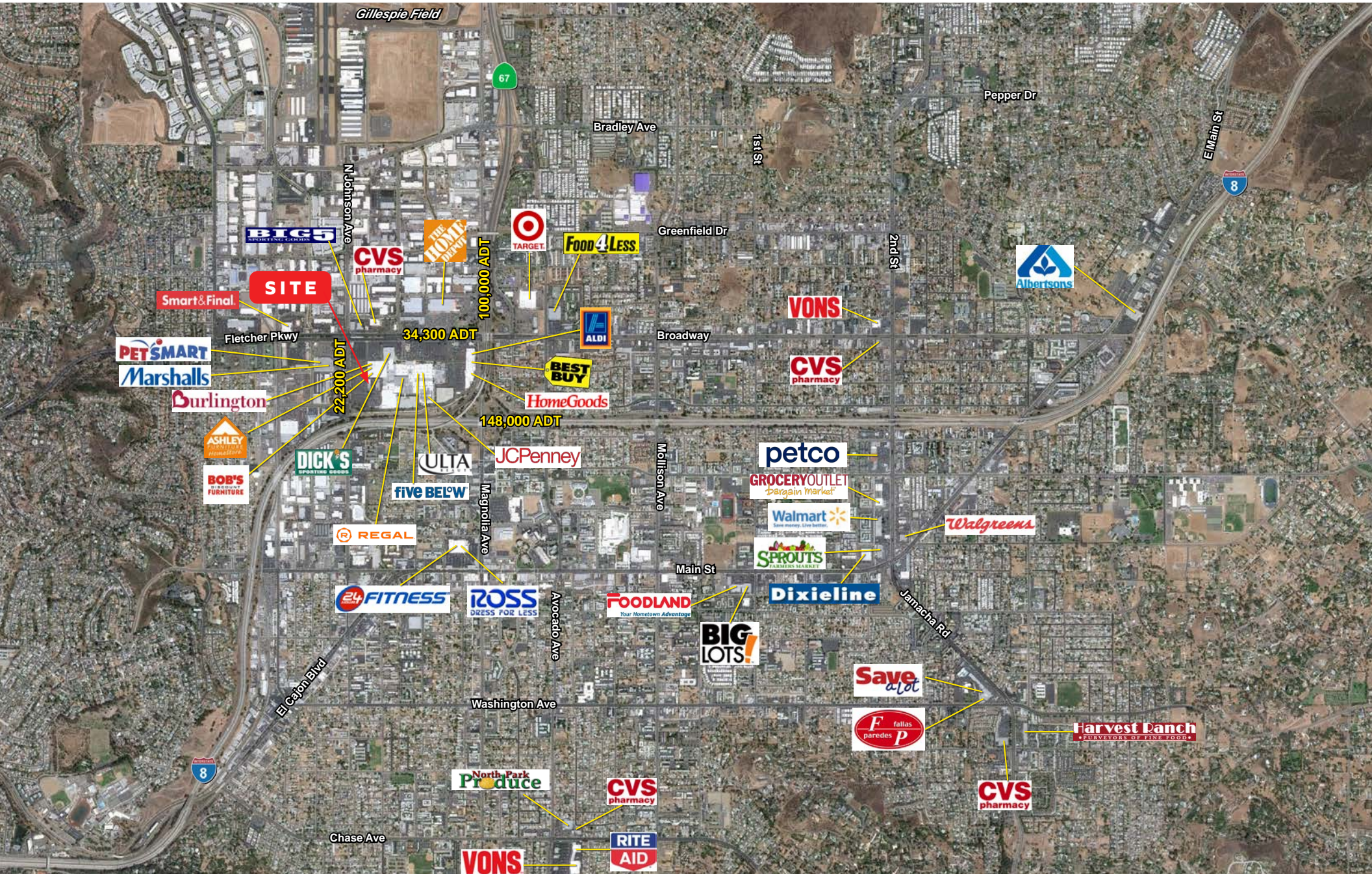
575 Fletcher Pkwy, El Cajon | Mid Aerial





# Parkway Plaza Outparcels

575 Fletcher Pkwy, El Cajon | Wide Aerial







# Parkway Plaza Outparcels

## 575 Fletcher Pkwy, El Cajon | Demographics

ESTIMATED 2024 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

### 575 Fletcher Pkwy, El Cajon, California, 92020

Rings: 1, 3, 5 mile radii



#### POPULATION

	1 mile	3 miles	5 miles
Total Population	21,540	169,741	352,558
Projected Population (2029)	21,713	168,923	350,010



#### HOUSING

Total Households	7,761	58,925	128,173
Projected Total Households (2029)	7,952	59,689	129,583



#### INCOME

Median Household Income	\$72,227	\$79,447	\$93,767
Average Household Income	\$94,856	\$110,638	\$124,972
Per Capita Income	\$34,282	\$38,639	\$45,470
Median Disposable Income	\$57,503	\$63,831	\$76,070
Average Disposable Income	\$72,406	\$81,404	\$90,318



#### DAYTIME DEMOS

Total Daytime Population	29,527	166,187	307,628
Daytime Population Workers	18,228	74,808	124,406
Daytime Population Residents	11,299	91,379	183,222



#### RACE & ETHNICITY

White	10,196 <b>47.34%</b>	98,048 <b>57.76%</b>	214,225 <b>60.76%</b>
Black or African American	2,039 <b>9.47%</b>	10,394 <b>6.12%</b>	18,999 <b>5.39%</b>
American Indian & Alaska Native Population	293 <b>1.36%</b>	1,804 <b>1.06%</b>	3,476 <b>0.99%</b>
Asian Population	1,255 <b>5.83%</b>	8,969 <b>5.28%</b>	18,868 <b>5.35%</b>
Pacific Islander Population	132 <b>0.61%</b>	864 <b>0.51%</b>	1,827 <b>0.52%</b>
Other Race Population	3,916 <b>18.18%</b>	23,871 <b>14.06%</b>	40,412 <b>11.46%</b>
Population of Two or More Races	3,709 <b>17.22%</b>	25,791 <b>15.19%</b>	54,751 <b>15.53%</b>
Hispanic Population	7,830 <b>36.35%</b>	50,897 <b>29.99%</b>	96,151 <b>27.27%</b>
Non-Hispanic Population	13,710 <b>63.65%</b>	118,844 <b>70.01%</b>	256,407 <b>72.73%</b>



#### EDUCATION

Bachelor's Degree	2,421 <b>17.02%</b>	23,919 <b>20.61%</b>	56,289 <b>22.74%</b>
Graduate/Professional Degree	1,119 <b>7.87%</b>	11,109 <b>9.57%</b>	30,266 <b>12.23%</b>



#### AGE

Median Age	34.2	37.8	39.2
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