



AVAILABLE FOR GROUND LEASE:  $\pm 0.54$  ACRES

1315-21 NARANCA AVENUE, EL CAJON, CA 92021

TANNER IFRID

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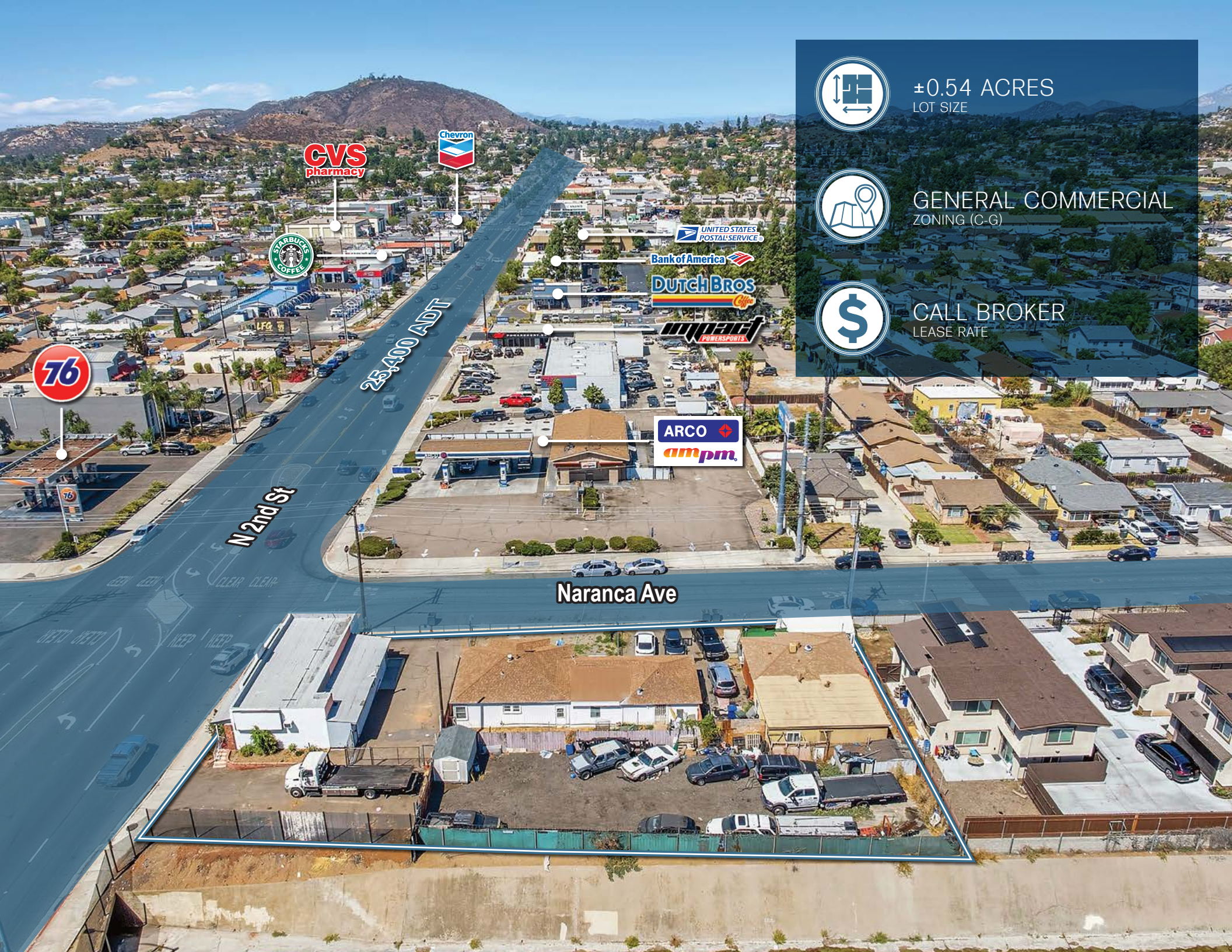
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**Voit**

REAL ESTATE SERVICES





±0.54 ACRES  
LOT SIZE



GENERAL COMMERCIAL  
ZONING (C-G)



CALL BROKER  
LEASE RATE



25,400 ADT

N 2nd St

Naranca Ave







## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 Population	33,906	145,567	281,765
2029 Population Projection	33,451	143,779	278,269
2024 Households	11,003	48,355	97,285
2029 Household Projection	10,829	47,663	95,878
Median Home Value	\$508,858	\$633,431	\$687,598
Median Year Built	1973	1974	1975

## TRAFFIC COUNTS

20,691 CPD  
I-8 +  
2nd Street

71,018 CPD  
I-8 +  
East Main Street

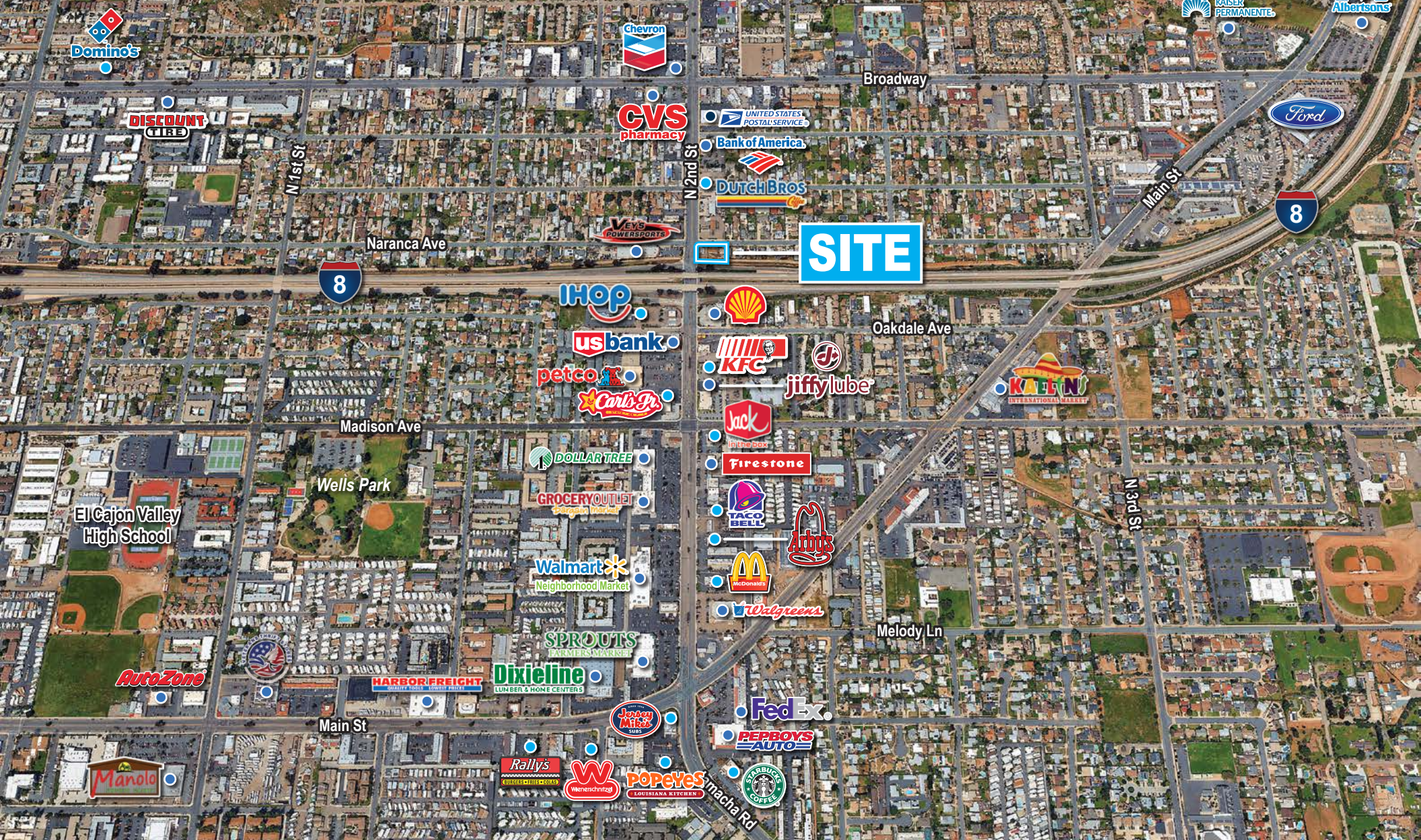
38,963 CPD  
2nd Street +  
Madison Ave

26,526 CPD  
2nd Street +  
Marline Avenue

37,415 CPD  
2nd Street +  
Oakdale Avenue

71,018 CPD  
I-8 +  
East Main Street





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