

# Parkway Plaza

## Prime Anchor Space Available For Lease - 38,995 SF Pads Available

575 FLETCHER PKWY, EL CAJON, CA



Jeff Drew 858.523.2091. [jdrew@retailinsite.net](mailto:jdrew@retailinsite.net)

Ron Pepper. 858.523.2085. [rpepper@retailinsite.net](mailto:rpepper@retailinsite.net)



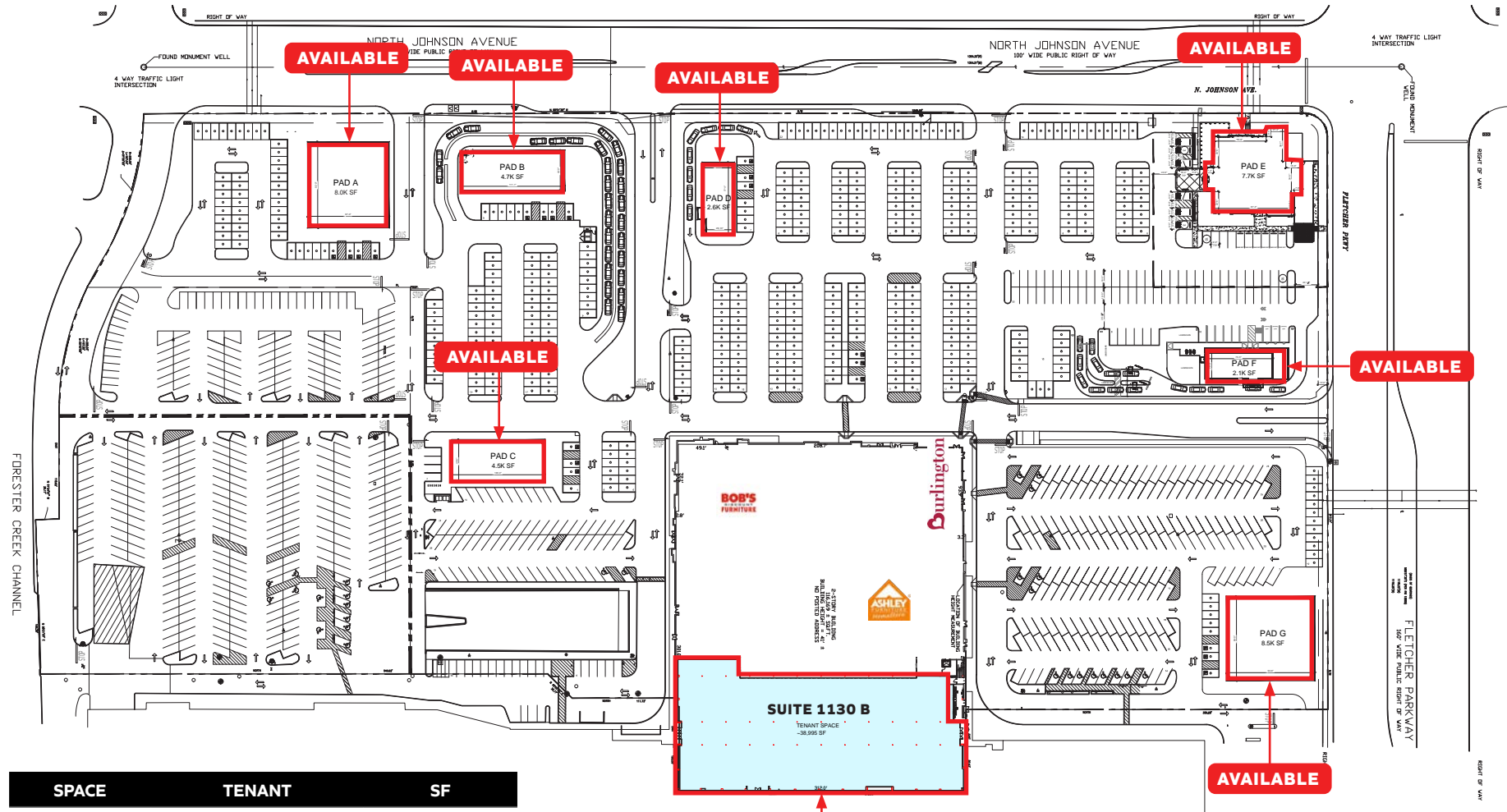
# Parkway Plaza

**Prime Anchor Space Available For Lease - 38,995 SF  
Pads Available**



## Property Features.

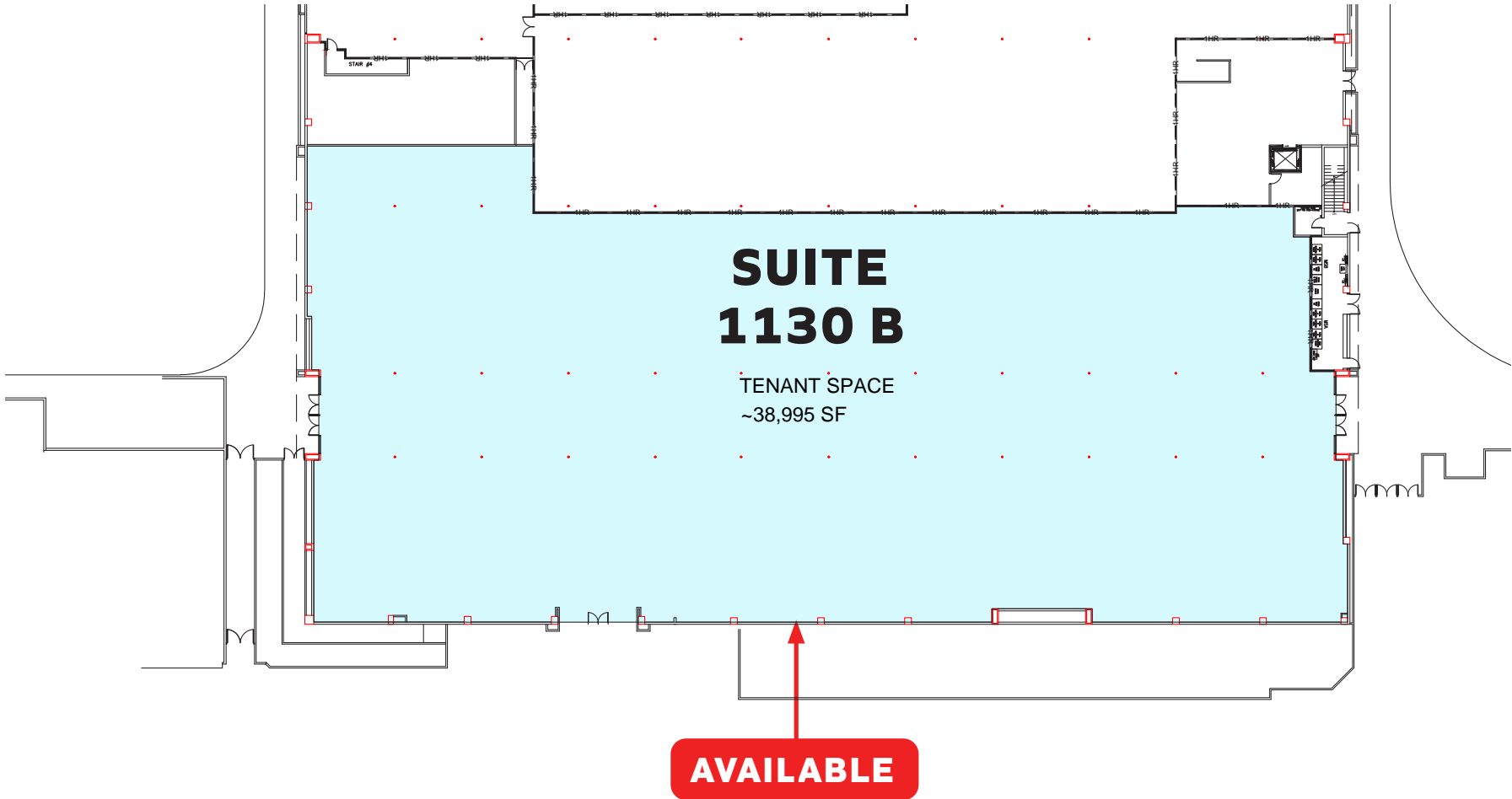
- + Strong Regional Trade Area; site located in Parkway Plaza Mall at the main intersection
- + Strong co-tenants: Walmart, Dick's Sporting Goods, JCPenney, Burlington, Ashley Furniture, Best Buy, HomeGoods
- + One Anchor Space available: 38,995 SF
- + Pads available on Fletcher Parkway & Johnson Ave
- + Strong traffic counts: Fletcher Pkwy - 34,300 ADT ; Johnson Ave - 22,200 ADT
- + Newly signed lease- Kids Empire



SPACE	TENANT	SF
PAD A	AVAILABLE	±8,000
PAD B	AVAILABLE	±4,700
PAD C	AVAILABLE	±4,500
PAD D	AVAILABLE	±2,600
PAD E	AVAILABLE	±7,700
PAD F	AVAILABLE	±2,100
PAD G	AVAILABLE	±8,500
1130 B	AVAILABLE	±38,995

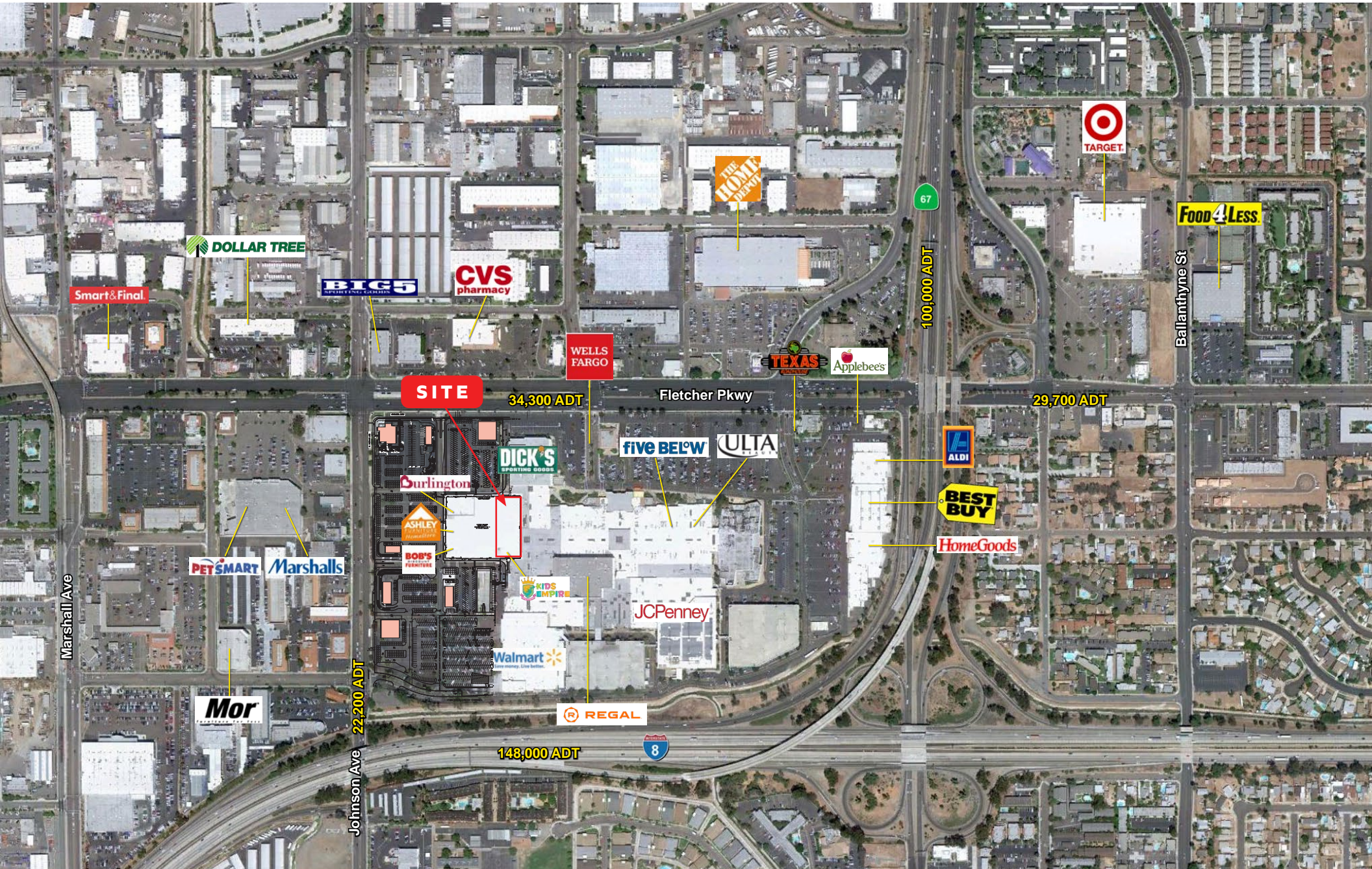
AVAILABLE

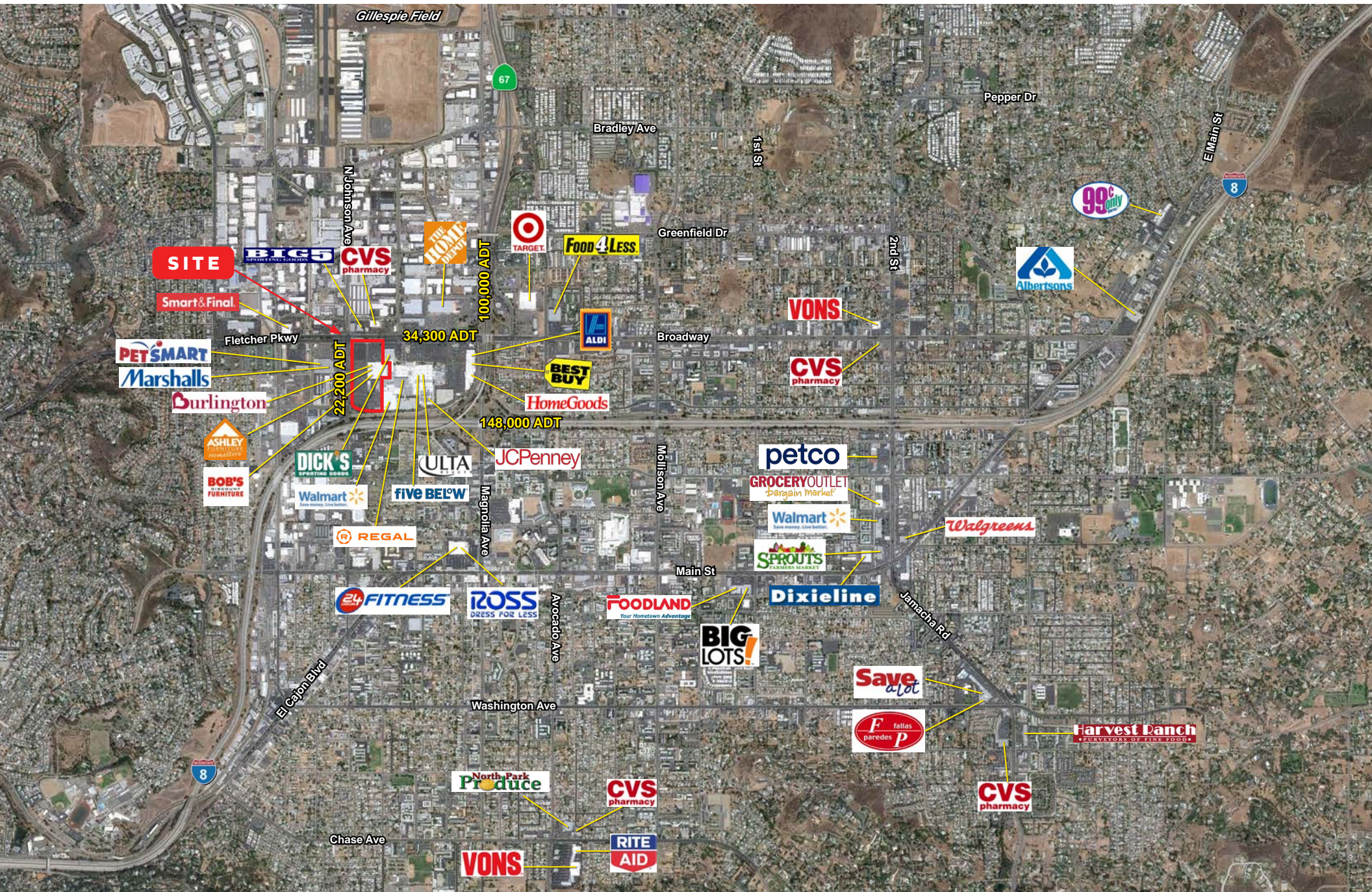
The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.



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.







## 575 Fletcher Pkwy, El Cajon, CA 92020

### POPULATION

	1 mile	3 miles	5 miles
Total Population	18,728	164,077	341,591
Projected Population (2022)	19,014	166,538	347,406

### HOUSING

Total Households	7,047	57,994	126,465
Projected Total Households (2022)	7,137	58,708	128,445

### INCOME

Median Household Income	\$53,128	\$64,523	\$77,474
Average Household Income	\$69,228	\$86,922	\$99,048
Per Capita Income	\$26,149	\$30,908	\$36,679
Median Disposable Income	\$44,684	\$53,545	\$61,304
Average Disposable Income	\$55,506	\$67,454	\$75,568

### DAYTIME DEMOS

Total Daytime Population	24,069	160,344	313,418
Daytime Population Workers	14,513	73,133	139,574
Daytime Population Residents	9,556	87,211	173,844

### RACE & ETHNICITY

White	10,823 <b>57.79%</b>	112,781 <b>68.74%</b>	246,793 <b>72.25%</b>
Black or African American	1,799 <b>9.61%</b>	9,504 <b>5.79%</b>	18,116 <b>5.30%</b>
American Indian & Alaska Native Population	156 <b>0.83%</b>	1,248 <b>0.76%</b>	2,540 <b>0.74%</b>
Asian Population	931 <b>4.97%</b>	7,063 <b>4.30%</b>	15,215 <b>4.45%</b>
Pacific Islander Population	97 <b>0.52%</b>	833 <b>0.51%</b>	1,701 <b>0.50%</b>
Other Race Population	3,335 <b>17.81%</b>	20,157 <b>12.29%</b>	33,284 <b>9.74%</b>
Population of Two or More Races	1,586 <b>8.47%</b>	12,490 <b>7.61%</b>	23,943 <b>7.01%</b>
Hispanic Population	6,804 <b>36.33%</b>	47,374 <b>28.87%</b>	85,203 <b>24.94%</b>
Non-Hispanic Population	11,924 <b>63.67%</b>	116,702 <b>71.13%</b>	256,388 <b>75.06%</b>

### EDUCATION

Bachelor's Degree	2,366 <b>19.47%</b>	20,275 <b>18.13%</b>	49,678 <b>20.65%</b>
Graduate/Professional Degree	650 <b>5.35%</b>	10,101 <b>9.03%</b>	27,125 <b>11.28%</b>

### AGE

Median Age	32.7	36.2	38.5
------------	------	------	------





# Parkway Plaza

575 Fletcher Pkwy, El Cajon, CA



**Jeff Drew**  
858.523.2091  
jdrew@retailinsite.net  
lic. 00993435

**Ron Pepper**  
858.523.2085  
rpepper@retailinsite.net  
lic. 00865929

**Retail Insite**  
*Commercial Real Estate*

120 S Sierra Ave, Ste. 110  
Solana Beach, CA 92075

lic. 01206760

t. 858 523 2090

w. retailinsite.net