



THE SHOPS AT  
**PARKWAY  
PLAZA**  
SAN DIEGO (EL CAJON), CA

GROCERY ANCHORED RETAIL CENTER DIRECTLY  
ADJACENT TO PARKWAY PLAZA MALL IN  
EL CAJON, CA

Demographics			
Population	1-Mile	3-Mile	5-Mile
2025 Population	23,883	169,523	346,707
2030 Population Projection	23,673	168,499	344,007
Households	1-Mile	3-Mile	5-Mile
2025 Avg. Household Income	\$91,894	\$111,474	\$125,995
2030 Avg. Household Income Projection	\$103,622	\$125,024	\$140,251
Projected Household Income Growth	12.76%	12.16%	11.31%
Housing	1-Mile	3-Mile	5-Mile
2025 Avg. Home Value	\$637,519	\$812,299	\$841,568
2030 Avg. Home Value Projection	\$806,747	\$979,392	\$991,255
Projected Home Value Growth	26.54%	20.57%	17.79%



## THE OFFERING

JLL is pleased to present The Shops at Parkway Plaza, a grocery anchored center totaling approximately 122,484 square feet located in El Cajon, CA, adjacent to a prominent regional shopping destination. The property features an exceptional investment-grade national tenant roster including Best Buy, HomeGoods, Aldi, Texas Roadhouse, and Applebee's.

The Shops at Parkway Plaza are 96.6% occupied, providing strong stable cash flow with immediate NOI growth opportunity through mark-to-market rents and lease-up of the remaining vacancy. The property's strong anchor tenant roster provides long-term income stability through multiple renewal options extending well into the 2030s, while existing tenants benefit from close proximity to Parkway Plaza mall's 6.4 million annual visitors.

Located in a dense trade area with over 169,523 people within a three-mile radius, the property benefits from exceptional consumer demand, substantial daily foot traffic generated by the adjacent mall, and outstanding visibility and access from Interstate 8 and the San Vicente Freeway (SR-67) with over 260,000 vehicles per day combined.

## TENANTS INCLUDE



HomeGood



AVIS<sup>®</sup> Budget<sup>®</sup> Applebees<sup>®</sup>



## PROPERTY SUMMARY

	<b>Address</b> 149 Fletcher Pkwy, El Cajon, CA 92020
	<b>Total Rentable Area</b> 122,484 SF
	<b>Occupancy</b> 96.6%
	<b>Year Built</b> 1990
	<b>Year 1 NOI</b> \$2,153,590
	<b>10-Year CAGR</b> 3.19%
	<b>WALT</b> 2.9 Years

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# INVESTMENT HIGHLIGHTS



## Prime Location Adjacent to Major Regional Mall

The property is situated directly adjacent to Parkway Plaza, a prominent regional shopping destination in East County San Diego featuring over 160 tenants and generating 6.4 million annual visits. The mall serves as a significant regional draw anchored by major retailers including Burlington, JCPenney, Ashley HomeStore, Ulta Beauty, and Dick's Sporting Goods. This outparcel offering benefits from exceptional visibility, substantial daily foot traffic, and sustained consumer demand driven by the mall's performance, supporting both tenant sales results and long-term leasing stability for the asset.



## Neighborhood Grocery Anchored Retail With Pads

Prototypical neighborhood grocery anchored retail center with two outparcel pads fronting Fletcher Parkway which benefits from over ±33,620 VPD.



## Dense Population Base Surrounding The Property

Parkway Plaza benefits from its strategic location in El Cajon with over 169,523 people within a 3-mile radius of the property. The center serves both the local residential community and the broader East County San Diego market, providing essential services and dining options for area residents and mall visitors. This highly infill location ensures strong and consistent consumer demand for the diverse mix of retail and restaurant offerings.



## Strong Sales Performance Demonstrates Market Appeal

Tenants that report annual sales at the property all rank in the upper percentile of sales for other store locations across the county. Average reported sales at the center are over \$700/SF.



## Investment-Grade National Tenancy

The property features an exceptional lineup of investment-grade national tenants, including Best Buy, HomeGoods (TJX Companies), Aldi, Texas Roadhouse, and Applebee's. These tenants represent strong corporate guarantors with extensive national footprints and proven business models, providing highly dependable and diversified rental income streams.

**HomeGoods**



**BEST BUY**



# SITE PLAN

SAN VICENTE FWY

= Vacant



# TENANT ROSTER

Suite	Tenant	SF	% of GLA	Rent PSF	Lease Exp.
OUT1	<b>Texas Roadhouse</b>	8,531	6.96%	\$18.05	Mar-30
OUT2	<b>Applebees</b>	5,000	4.08%	\$35.20	Dec-27
F001	<b>Avis &amp; Budget - MTM</b>	2,495	2.04%	\$21.30	Feb-27
C010	<b>Best Buy</b>	38,520	31.45%	\$22.30	Jan-27
FSU4	<b>Cabrera / Thompson and Associates</b>	2,342	1.91%	\$9.76	Sep-27
FSU11	<b>Off the Shelf Games - MTM</b>	4,445	3.63%	\$11.28	Feb-27
FSU5	<b>Charter School of San Diego - MTM</b>	3,741	3.05%	\$12.99	Feb-27
FSU8	<b>HomeGoods</b>	24,815	20.26%	\$14.00	May-27
FSU6	<b>ALDI</b>	23,693	19.34%	\$20.67	Nov-32
FSU13	<b>Affordable Dentures and Crowns</b>	4,682	3.82%	\$14.26	Apr-28
<b>Total Occupied SF</b>		<b>118,264</b>	<b>96.55%</b>		
F005	<b>Vacant</b>	2,000	1.63%		
F002	<b>Vacant</b>	2,220	1.81%		
<b>Total Available SF</b>		<b>4,220</b>	<b>3.45%</b>		
<b>Total Overall SF</b>		<b>122,484</b>	<b>100.00%</b>		



# THE SHOPS AT PARKWAY PLAZA

SAN DIEGO (EL CAJON), CA

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