

930 E WASHINGTON AVE, EL CAJON, CA

±10,500 SF YARD SPACE | OPTIONAL OFFICE SPACE FOR RENT



INTERACTIVE LEASING BROCHURE



FOR LEASE

MATTHEWS
REAL ESTATE INVESTMENT SERVICES

EXCLUSIVELY LEASED BY:



BEN TURNER

Associate

Direct (781) 366-3343

Mobile (858) 324-1912

ben.turner@matthews.com

License No. 02150960 (CA)



CHRIS NELSON

Vice President and Senior Director

Direct (858) 257-4562

Mobile (949) 280-6217

chris.nelson@matthews.com

License No. 02055962 (CA)

BROKER OF RECORD

DAVID HARRINGTON

License No. 02168060 (CA)





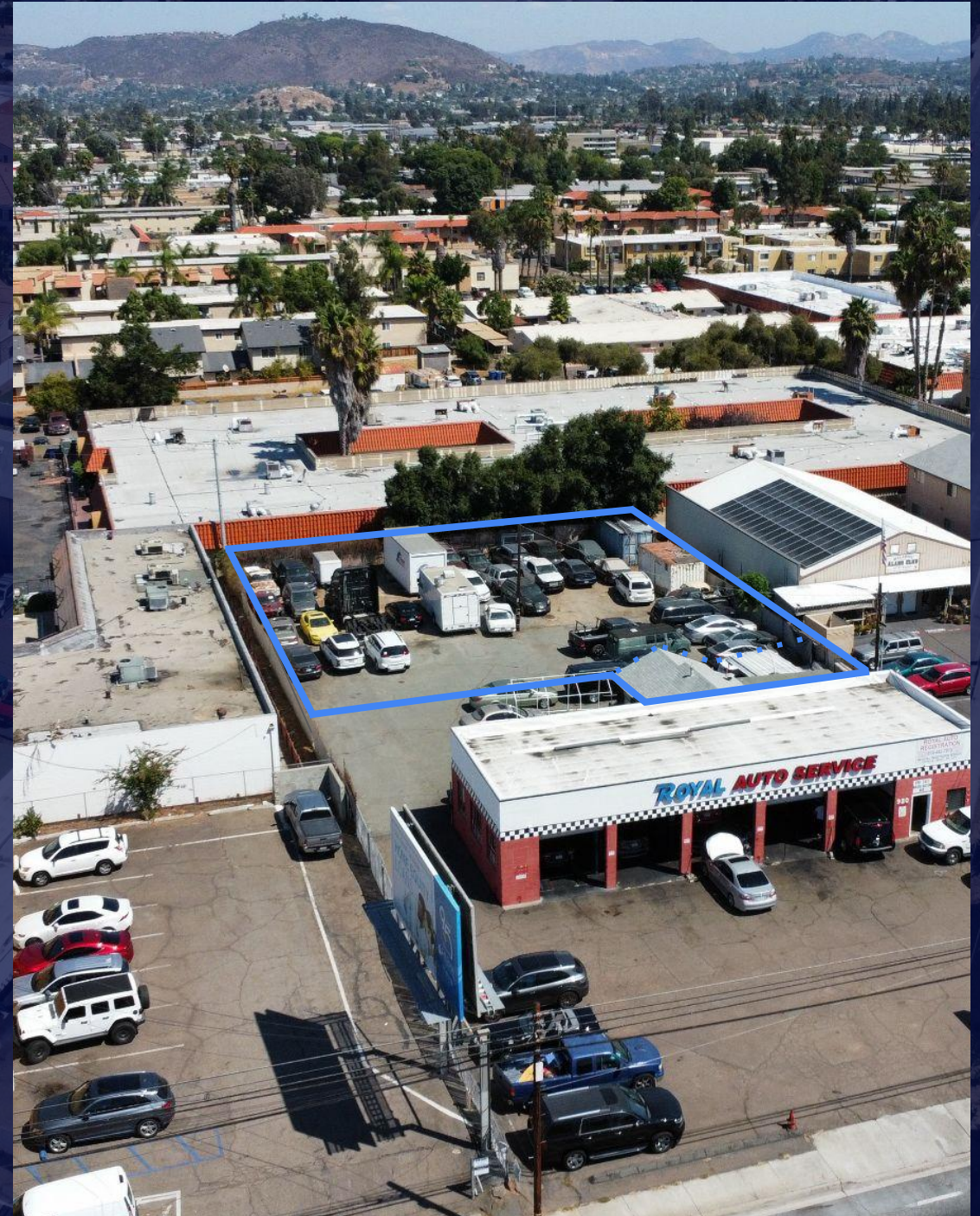
\$6,000/MONTH
ASKING RENT



±10,500
LAND SQ FT

PROPERTY HIGHLIGHTS

- For Rent
- ±10,500 SF Lot
- General Commercial Zoning
- Office & Restroom Space Optional
- Reach Out To Listing Agents For More Information





SAN CARLOS VILLAGE SHOPPING CENTER



PARKWAY PLAZA SHOPPING CENTER



I-125 ± 101,000 VPD

FLETCHER HILLS SHOPPING CENTER



930 E WASHINGTON AVE

SUBJECT PROPERTY

NAVAJO SHOPPING CENTER



GROSSMONT CENTER SHOPPING MALL



WASHINGTON AVE ± 24,000 VPD

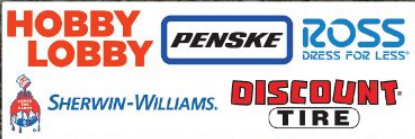


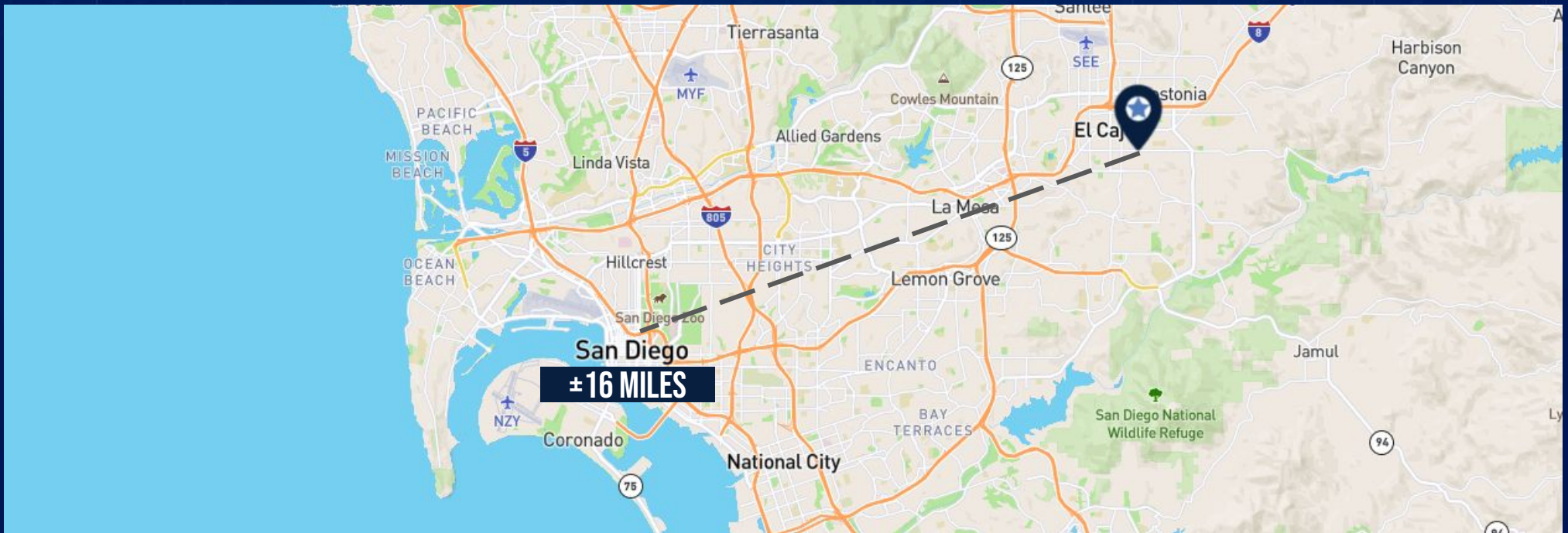
GROSSMONT HIGH SCHOOL
2,175 STUDENTS

I-8 ± 220,500 VPD



PLAZA DE LAS PALMAS SHOPPING CENTER





EL CAJON, CA

El Cajon, California, is a city located in San Diego County, known for its warm climate, suburban feel, and diverse community. Often called “The Box” due to its location within a valley surrounded by mountains, El Cajon enjoys warm, dry summers and mild winters, typical of Southern California’s Mediterranean climate. With a population of around 100,000, it has grown into a vibrant community that blends residential, commercial, and industrial areas. The city boasts a rich multicultural heritage, with a significant Middle Eastern community that adds to its cultural diversity and is reflected in local businesses, events, and cuisine.

El Cajon offers a variety of attractions and amenities for residents and visitors. The downtown area has been revitalized, featuring the Prescott Promenade, a public gathering space that hosts events, farmers' markets, and community festivals. Parks like Wells Park and Harry Griffen Regional Park provide recreational opportunities, while the nearby Sycuan Casino and Resort offers entertainment options. Education is also a priority, with the Grossmont-Cuyamaca Community College District providing higher education opportunities in the area. El Cajon’s accessibility to the greater San Diego area makes it an appealing place to live for those who enjoy a suburban environment with easy access to urban amenities.

DEMOGRAPHICS

POPULATION

	1-MILE	3-MILE	5-MILE
Current Year Estimate	40,094	155,099	308,429

HOUSEHOLDS

	1-MILE	3-MILE	5-MILE
Current Year Estimate	13,554	53,462	110,704

INCOME

	1-MILE	3-MILE	5-MILE
Average Household Income	\$75,810	\$114,947	\$123,191

ECONOMY

El Cajon, California, has a diverse economy driven by retail, manufacturing, and healthcare industries. The city is home to several shopping centers, such as Parkway Plaza, which attract both local shoppers and those from nearby communities, making retail a key contributor to the local economy. El Cajon's position along major highways, including Interstate 8, enhances its connectivity, making it an ideal location for businesses reliant on logistics and transportation. Additionally, the city benefits from a strong presence of small businesses, many of which reflect the area's cultural diversity, especially with a robust number of Middle Eastern-owned businesses that serve as hubs for unique goods and services.

Manufacturing and healthcare also play vital roles in El Cajon's economic landscape. The aerospace and defense industries have a foothold in the area, with several companies producing parts and systems for larger contractors. Healthcare services are anchored by Sharp Grossmont Hospital nearby, providing employment and supporting a network of clinics and health services throughout El Cajon. Education also contributes to the local economy, with institutions like Grossmont College offering workforce training and development programs that meet local industry demands. In recent years, the city has encouraged economic growth through incentives for new businesses and redevelopment projects aimed at revitalizing older commercial areas, enhancing job creation, and improving local amenities.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Leasing Package contains select information pertaining to the business and affairs of 930 E Washington Ave - El Cajon, CA. It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

930 E WASHINGTON AVE, EL CAJON, CA

±10,500 SF | SPACE FOR RENT



EXCLUSIVELY LEASED BY:

BEN TURNER

Associate

Direct (781) 366-3343

Mobile (858) 324-1912

ben.turner@matthews.com

License No. 02150960 (CA)

CHRIS NELSON

Vice President and Senior Director

Direct +1 (858) 257-4562

Mobile +1 (949) 280-6217

chris.nelson@matthews.com

License No. 02055962 (CA)

BROKER OF RECORD

DAVID HARRINGTON

License No. 02168060 (CA)