

1275 - 1283

N 2ND STREET, EL CAJON, CA 92021

Retail Space
Available For Lease



AVAILABLE
PACIFIC COAST
COMMERCIAL 619-469-3600

1275

LEASING SPECIAL:
2 Months of Abated Rent
on a 3+ Year Term with
Qualified Tenant!

VALERIA PEREZ RABAN

Sales & Leasing Associate
Valeria@PacificCoastCommercial.com
Lic. 02232370

BLANCHE GOLIA

Senior Advisor
Blanche@PacificCoastCommercial.com
Lic. 01956233

(619) 469-3600

10721 Trenea St, Ste 200, San Diego, CA 92131
www.PacificCoastCommercial.com
Lic. 01209930

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information, including zoning and use, should be verified during due diligence and prior to completing a transaction.



PROPERTY DETAILS



ADDRESS

- 1275 - 1283 N 2nd Street, El Cajon, CA 92021



PROPERTY OVERVIEW

- ± 5,040 SF Mixed-Use Building



AVAILABILITY

- ± 1,350 SF Ground Floor Retail



PRICING

- Call Agent for Details
- **Leasing Special: 2 Months of Abated Rent on a 3+ Year Lease Term with Qualified Tenant**

HIGHLIGHTS



- Onsite Parking
- Excellent Location in Mixed-Use Building
- Great Street Visibility
- Very Walkable Location (Score of 72)
- Easy Access to I-8 and Hwy 67
- Average Daily Traffic: 19,800 Cars Per Day
- Zoning: C-G General Commercial ([View Link](#))



AREA OVERVIEW

DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE
POPULATION (2023)	155,808	286,925	640,986
POPULATION PROJECTION (2028)	154,066	283,334	632,024
AVG. HOUSEHOLD INCOME	\$87,966	\$102,349	\$103,509
MEDIAN AGE	37	38.3	37.8
CONSUMER SPENDING	\$1.7 B+	\$3.7 B+	\$8.4 B+
TOTAL BUSINESSES	7,201	12,121	24,647
TOTAL DAYTIME EMPLOYEES	53,245	98,573	191,623

TRAFFIC COUNTS



9,772 VPD GREENFIELD DR
20,088 VPD N 2ND ST

Source: CoStar

SURROUNDING RETAIL



aerial

