

Rancho San Diego Towne Center

±1,105 SF OFFICE AVAILABLE
±8,000 SF PROPOSED PAD WITH DRIVE THRU

NOW OPEN



**FLOCKE &
AVOYER**
Commercial Real Estate

2883-2991 JAMACHA ROAD, EL CAJON, CA 92019

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EL CAJON, CA 92019

Rancho San Diego Towne Center

- ±381,000 SF shopping center with primary access from the north and west provided by Jamacha Road (Highway 94), the major arterial linking Rancho San Diego to downtown San Diego to the west and the City of El Cajon to the north.
- South/east access is provided by Campo Road which links Rancho San Diego to the communities of Jamul and Campo.



TENANTS



**EDWARDS
THEATRES**

Staples



**ULTA
BEAUTY**

*Disclaimer on Page 9



VISITS

3.7 Million (06/01/22-05/03/23)

22.2% Growth over 24 months



TRAFFIC COUNTS

Jamacha Road: ±79,200 ADT

Campo Road: ±21,500 ADT



AVERAGE HHI

1 Mile: \$74,272

3 Miles: \$99,536

5 Miles: \$78,863



POPULATION

1 Mile	3 Miles	5 Miles
4,842	58,770	234,493

DAYTIME POPULATION

1 Mile	3 Miles	5 Miles
3,721	29,410	132,934

JAMACHA ROAD/STATE ROUTE 54

CAMPO ROAD/STATE ROUTE 94



**NEW PAD
PROPOSED**

**±1,105 SF
AVAILABLE**

**±8,000 SF
AVAILABLE WITH
DRIVE THRU (DIVISIBLE)**



PAD	SUITE	TENANT	SF
1	2983	SleepMor	12,000
2	2987A	Automobile Club	6,480
	2987B	Neighborhood National Bank	3,500
3	2991	Raising Canes	3,267
4	2949	KFC	3,200
5	2935	Carl's Jr.	3,050
6	2903	Mobil Gas Station	2,400
7	2895	Kahoots Pet Store	5,299
8	2887	Discount Tire	6,500
9	2879	Staples	23,942
11	2983A-D	AT&T Mobility	5,181
12	2883E	Ulta Beauty	12,000
13	2883F	Vivid Nails	1,100
	2883G	4G Wireless	1,793
	2883H	Crumbli Cookies	1,322
14	2891A-D	Hallmark Cards	3,141
	2891C	Kung Fu Tea	1,300
	2891D	Supercuts	1,200
	2891E-F	Navy Federal Credit Union	3,990
	2891G	AVAILABLE	1,105
15	2899	Albertsons	62,279
16	2907A	Eye Styles of Rancho San Diego	1,800
	2907B	RSD Dental Group and Orthodontics	3,238
17	2911	Target	112,250
18	2963A-C	The Broken Yolk Cafe	3,949
	2963D	Cold Stone Creamery	1,300
	2963E-F	Luna Grill	2,856
19	2951	Edward Theaters	69,000
20	2959A	Rubio's Baja Grill	2,038
	2959B	Hi Shinu	1,000
	2959C	Dickey's BBQ	2,044
21	2955	Hooley's Irish Pub	4,050
		PROPOSED PAD AVAILABLE WITH DRIVE THRU (DIVISIBLE)	8,000

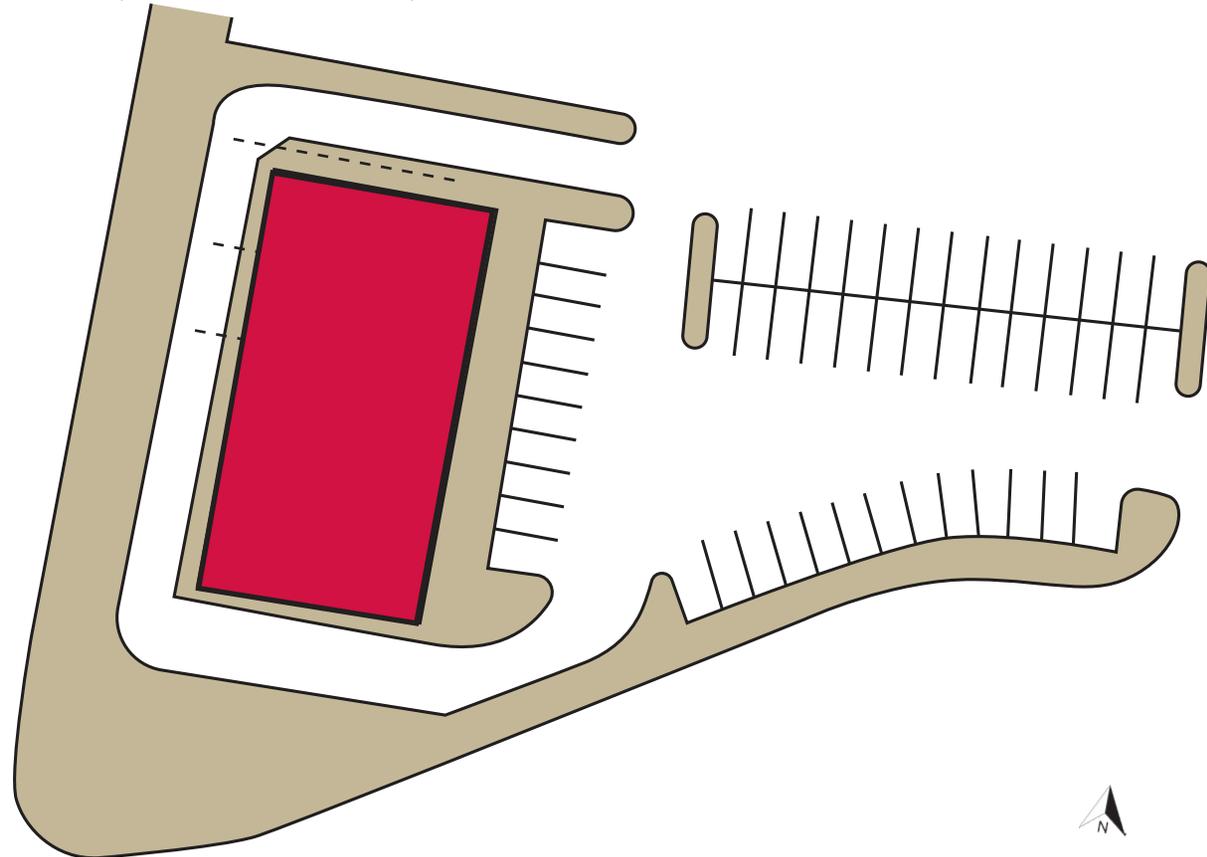


Proposed New Pad



±8,000 SF

WITH DRIVE THRU (Divisible)



*Disclaimer on Page. 9



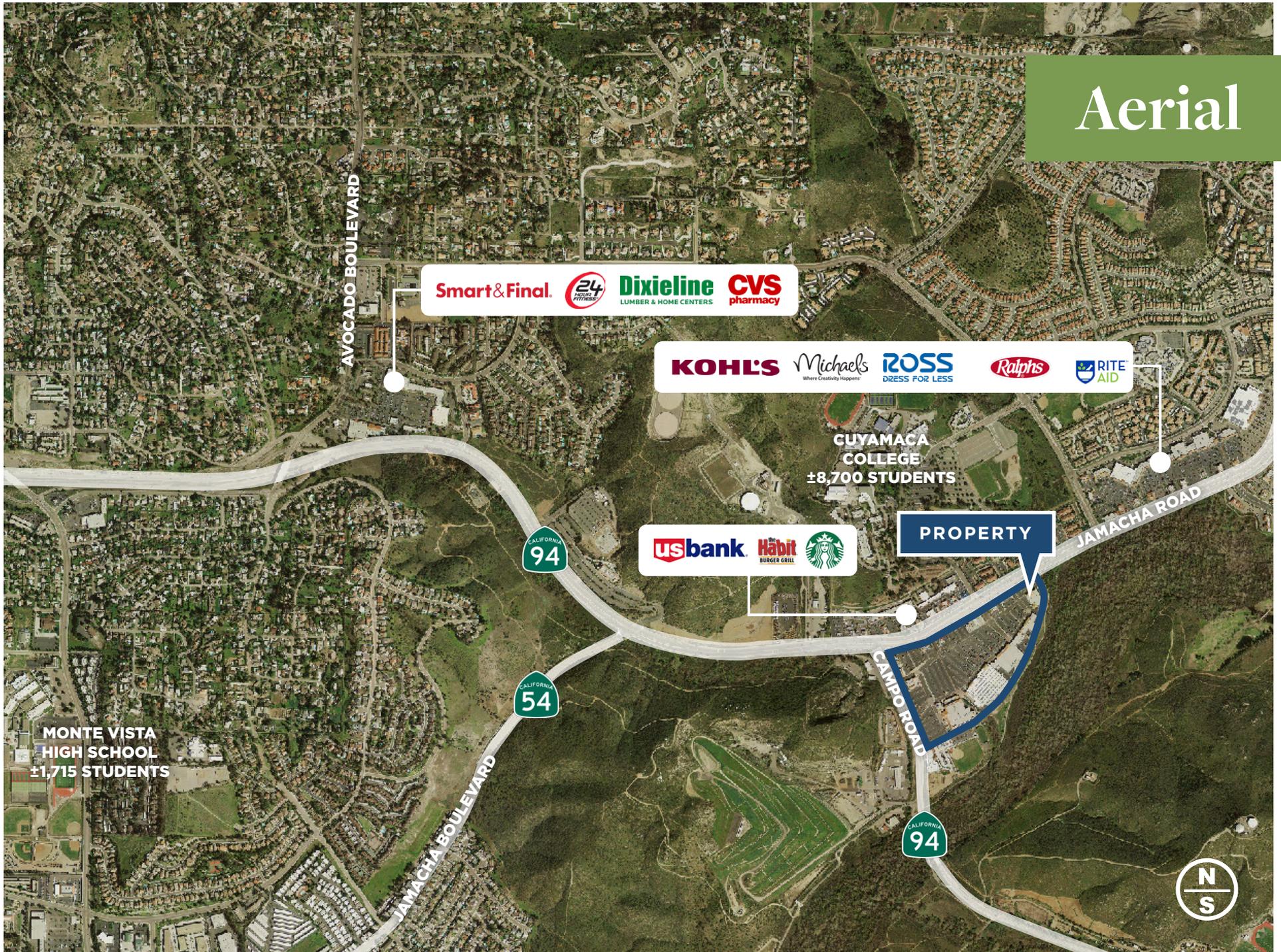
2911



UNAUTHORIZED VEHICLES PARKED
IN DESIGNATED ACCESSIBLE
SPACES NOT DISPLAYING
DISTINGUISHING PLACARDS OR
SPECIAL LICENSE PLATES ISSUED
FOR PERSONS WITH DISABILITIES
WILL BE TOWED AWAY
AT THE OWNER'S EXPENSE
TOWED VEHICLES
MAY BE RECLAIMED AT
OR BY TELEPHONING

STOP

Aerial



AVOCADO BOULEVARD

Smart & Final. 24 HOURS FITNESS. Dixieline LUMBER & HOME CENTERS. CVS pharmacy

KOHL'S. Michaels Where Creativity Happens. ROSS DRESS FOR LESS. Ralphs. RITE AID

CUYAMACA COLLEGE ±8,700 STUDENTS

PROPERTY

usbank. The Habit BURGER GRILL. Starbucks

MONTE VISTA HIGH SCHOOL ±1,715 STUDENTS

JAMACHA BOULEVARD

JAMACHA ROAD

CAMPO ROAD



***DISCLAIMER**

*All information regarding this property is deemed to be reliable, however, no representation, guarantee or warranty is made to the accuracy thereof and is submitted subject to errors, omissions, change of price or withdrawal without notice.

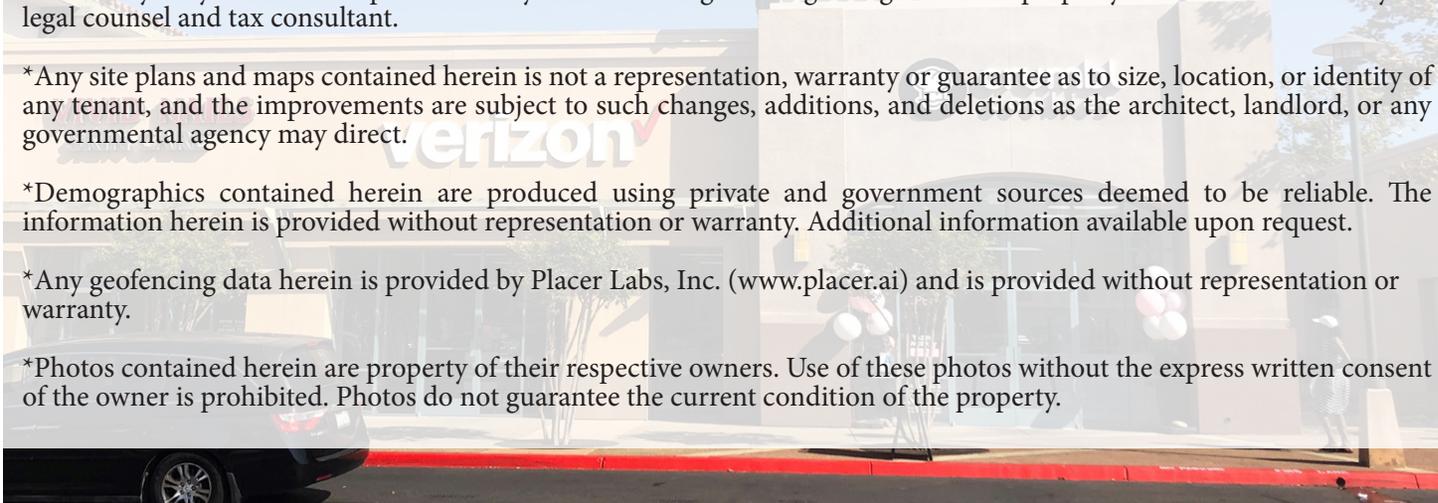
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Rancho San Diego Towne Center



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