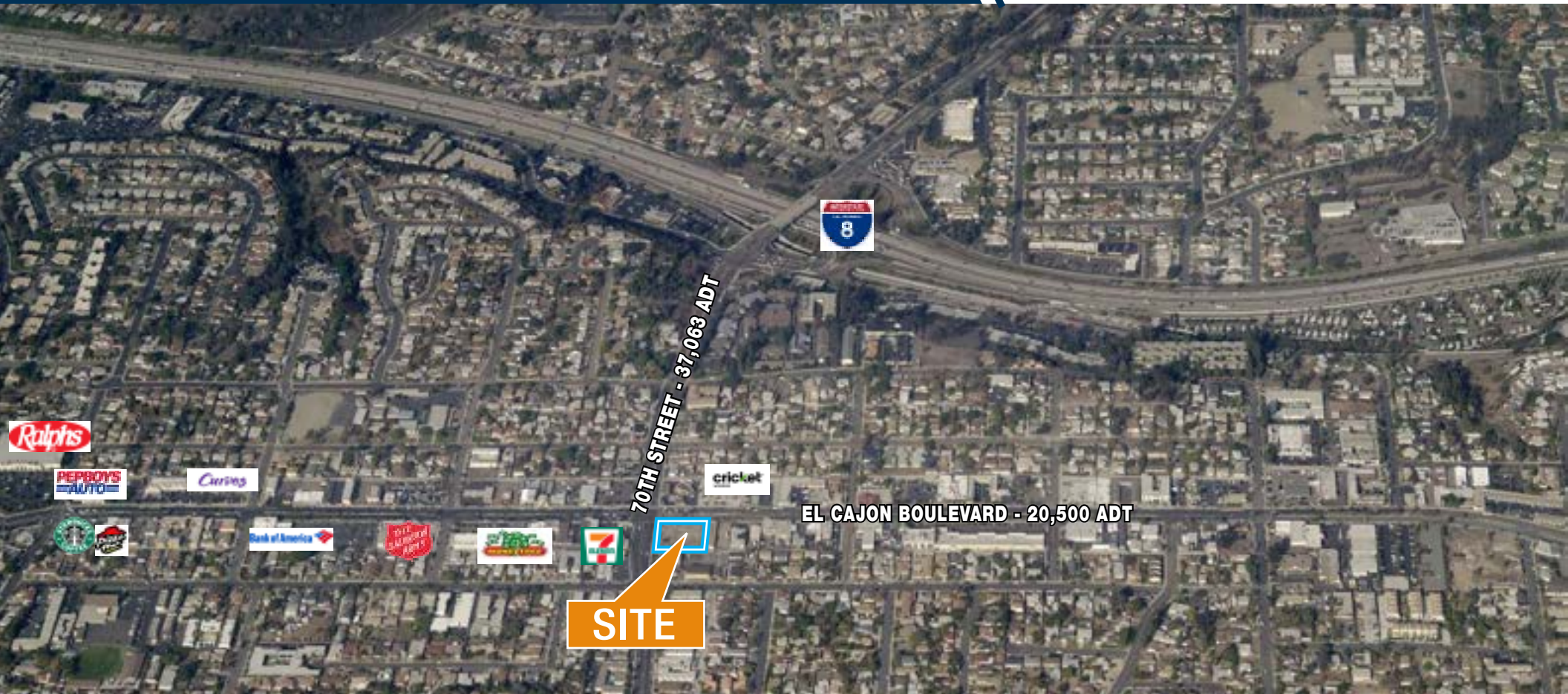


±22,261 SF LOT AVAILABLE

SEC OF 70TH ST & EL CAJON BLVD

SAN DIEGO, CA 92115

GROUND LEASE



EXCELLENT GROUND LEASE/DRIVE THRU OPPORTUNITY ON EL CAJON BLVD

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GROUND LEASE

PROPERTY HIGHLIGHTS

- Excellent Retail/Drive Thru Opportunity
- Ideal Location with Direct Access to I-8
- Located on an intersection with over 37,000 cars per day

PROPERTY INFORMATION

APN'S:	Parcel #1: 469-050-25 (±4,249 SF) Parcel #2 & #3: 469-050-03 & 24 (Total approximately ±18,012 SF)
Total Lot Size:	±22,261 SF
Zoning:	Commercial, San Diego

*Property has a no further action letter from the City of San Diego containing a clean bill of health.



GROUND LEASE RATE: \$200,000/YEAR



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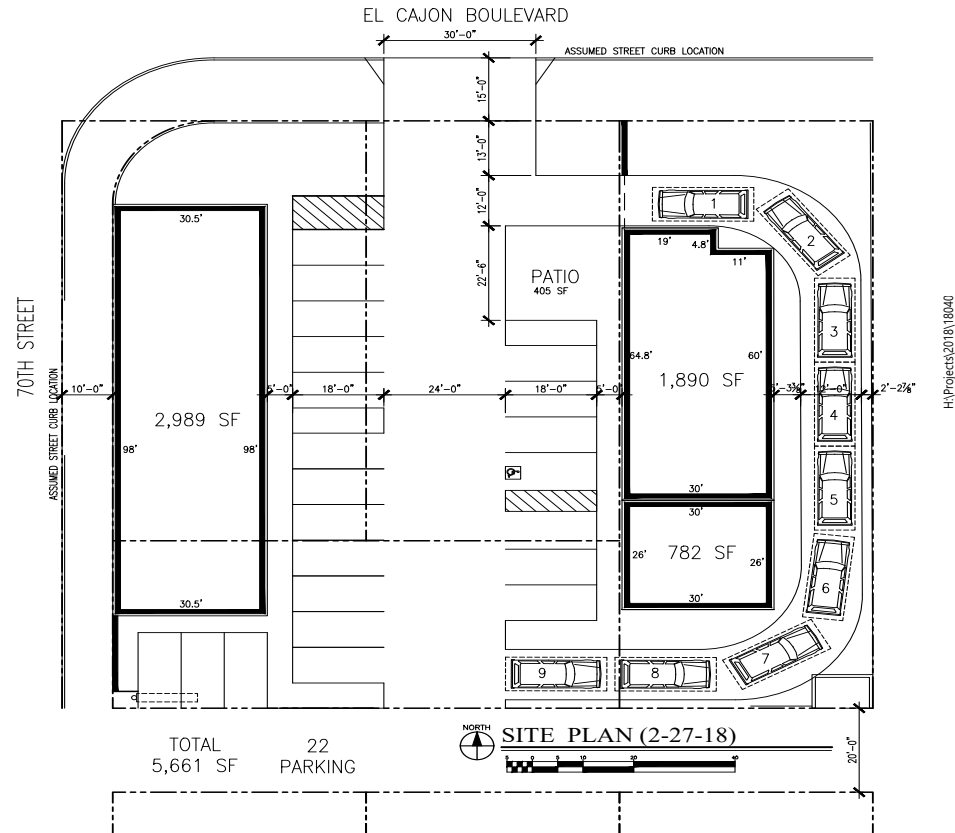
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PRELIMINARY SITE PLANS



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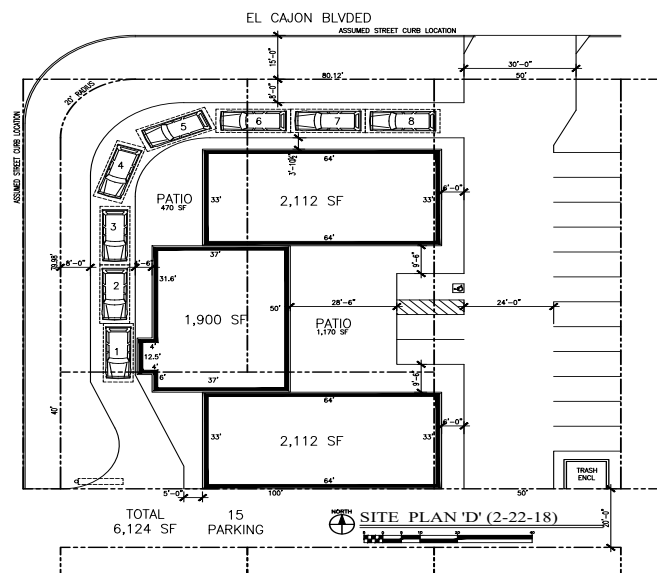
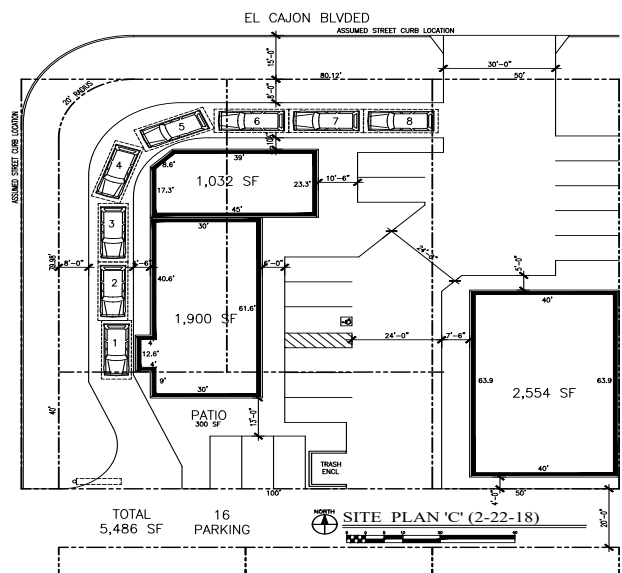
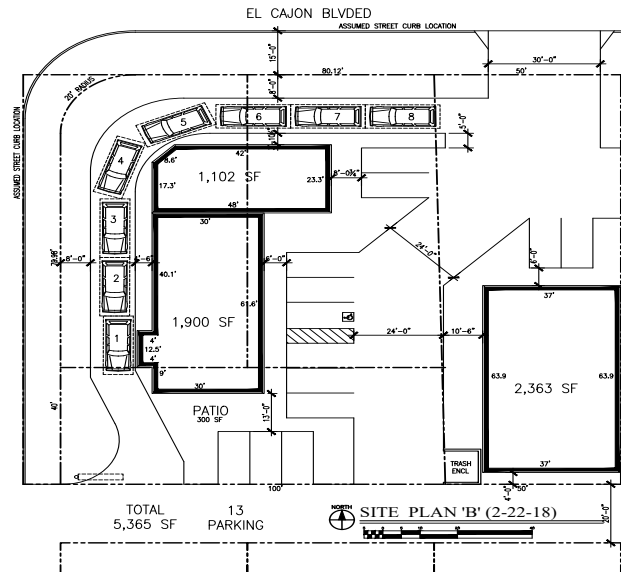
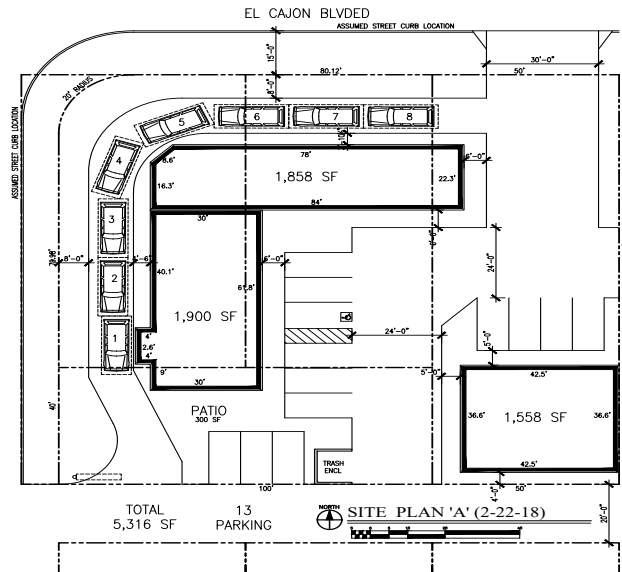
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SEC OF 70TH ST & EL CAJON BLVD

SAN DIEGO, CA 92115

GROUND LEASE

PRELIMINARY SITE PLANS (CONTINUED)



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SEC OF 70TH ST & EL CAJON BLVD

SAN DIEGO, CA 92115

GROUND LEASE

Demographics

	2 Miles	5 Miles	10 Miles
Population (2020)	84,500	482,986	1,316,795
Projected Population (2025)	92,836	525,169	1,446,718
Households	35,794	184,578	506,395
Average Household Size	2.40	2.70	2.70
Median Age	34.60	35.10	35.70
Median Household Income	\$65,857	\$66,499	\$69,944
Median Home Value	\$601,053	\$532,584	\$565,465

Traffic Counts

Traffic Volume

El Cajon Blvd	21,805
70th St	20,900

84,500 RESIDENTS



Average age of 34.60



35,794
Households



\$65,857
Medi. Household Income



\$601,053
Median Home Value



56.2%
College Educated



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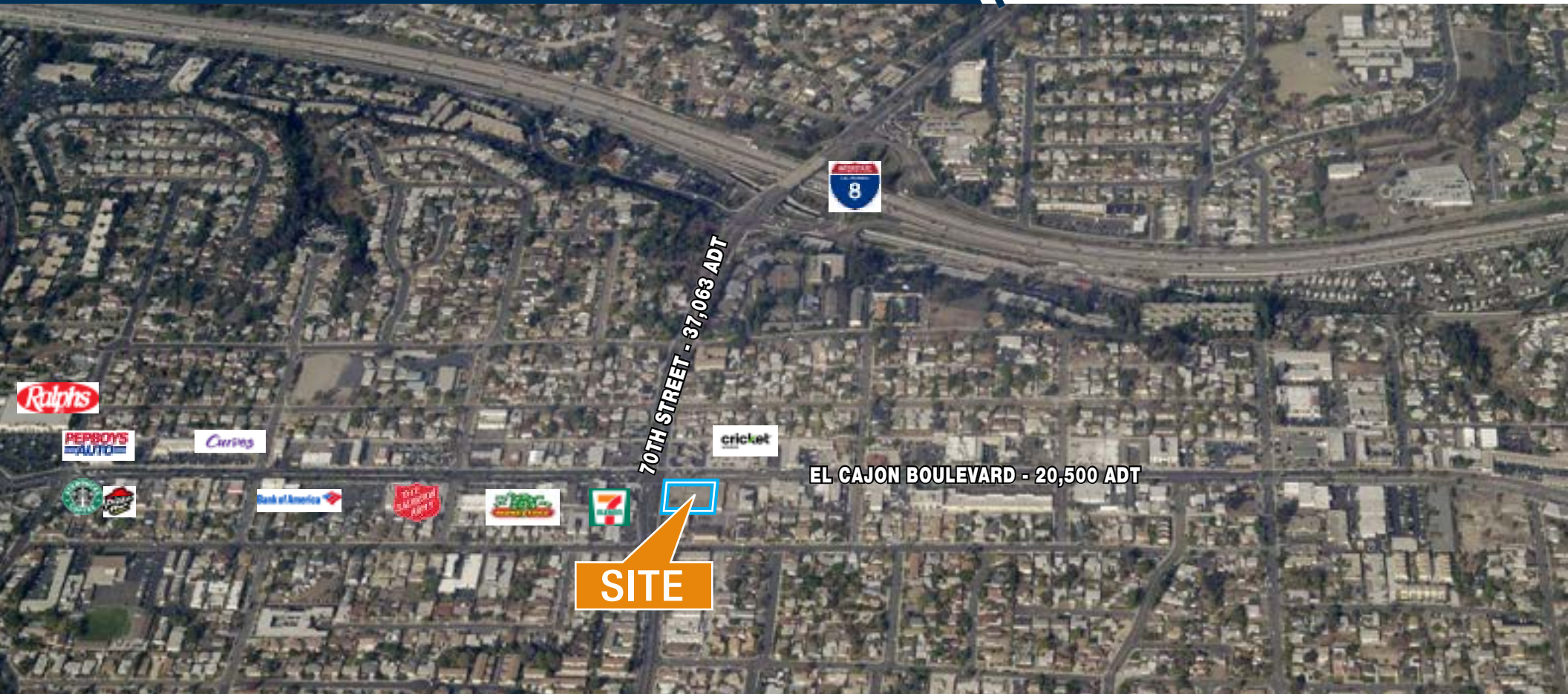
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