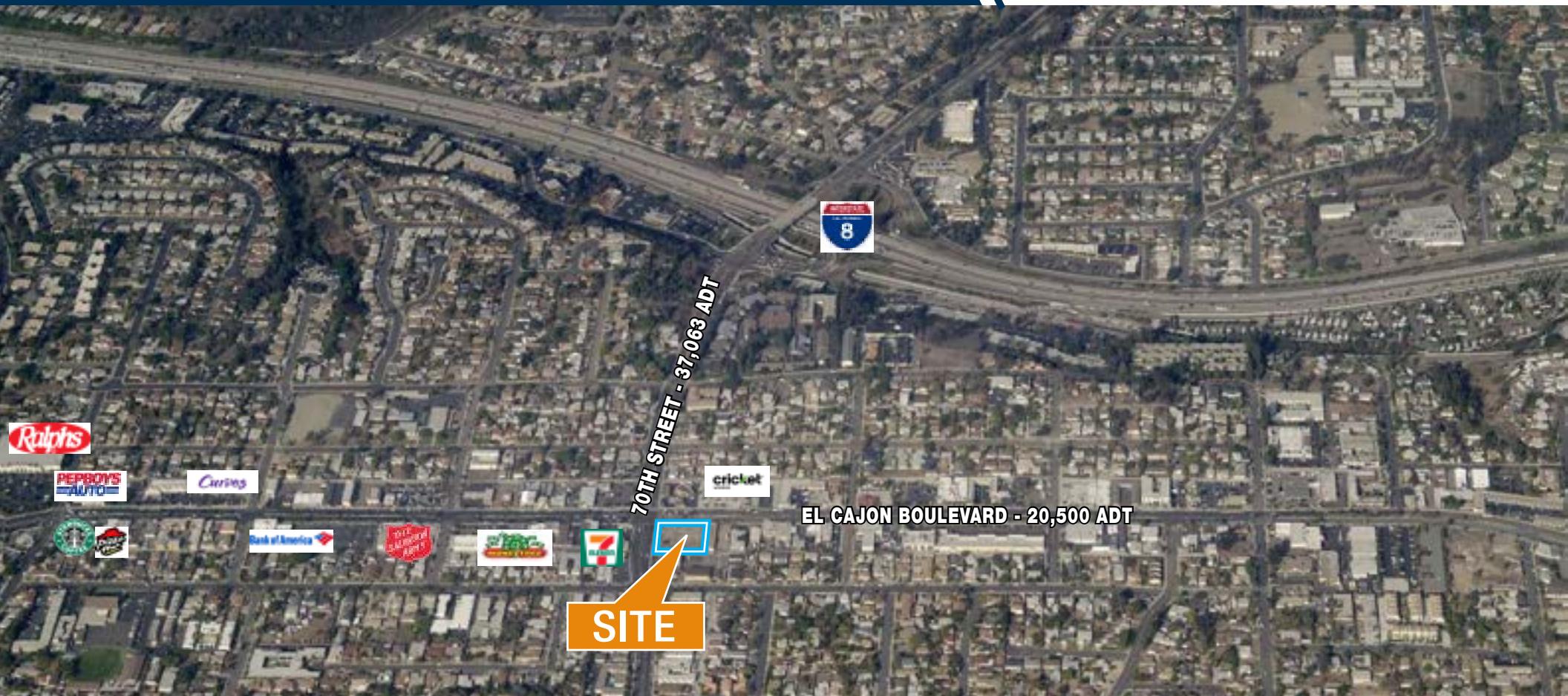


±22,261 SF LOT AVAILABLE

# 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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# SEC OF 70TH ST & EL CAJON BLVD

SAN DIEGO, CA 92115

## 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.



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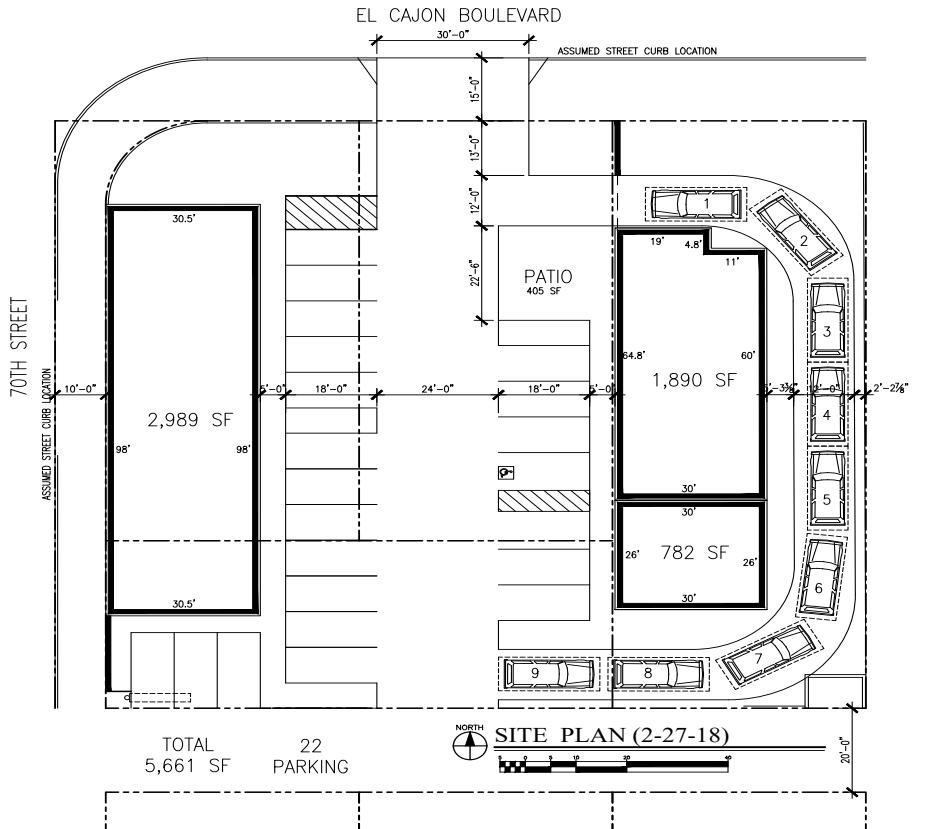
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## PRELIMINARY SITE PLANS



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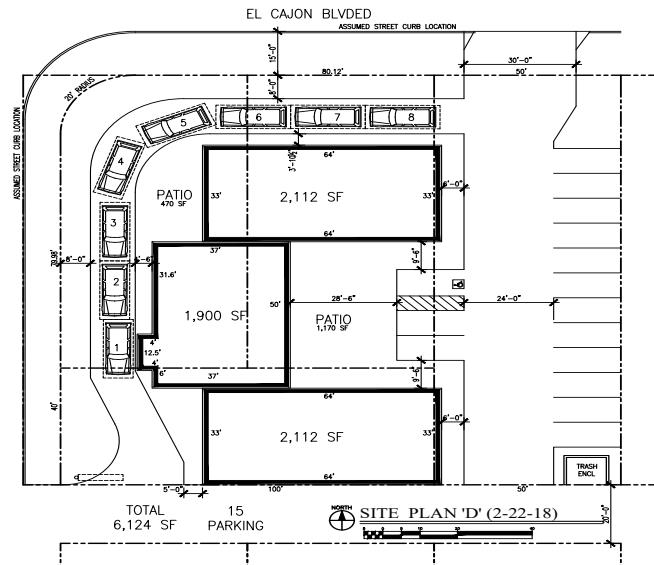
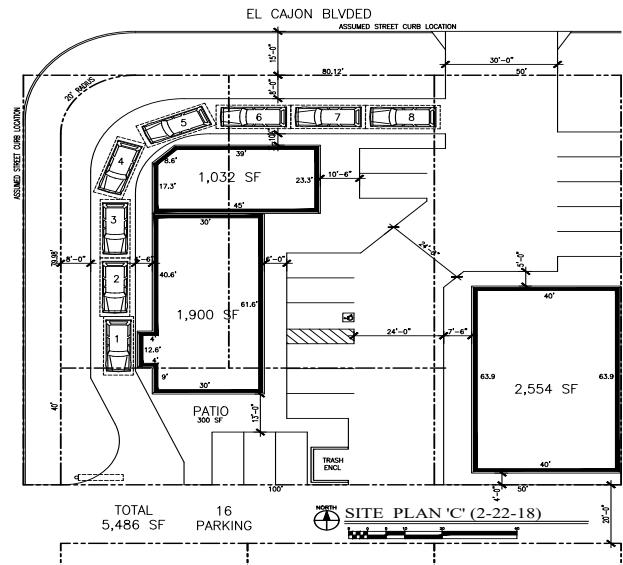
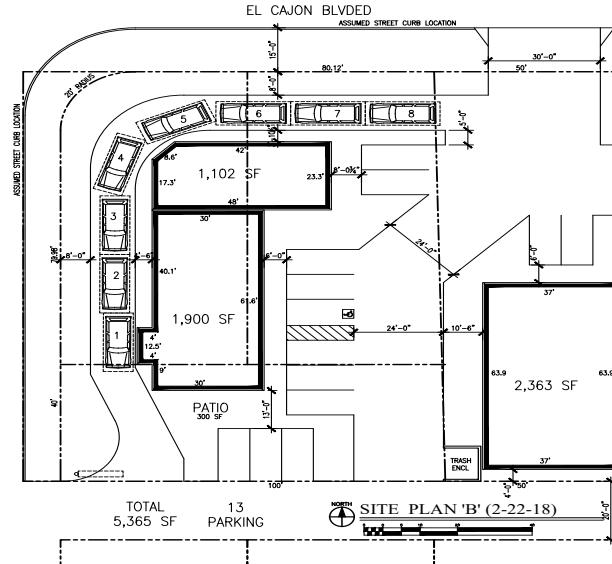
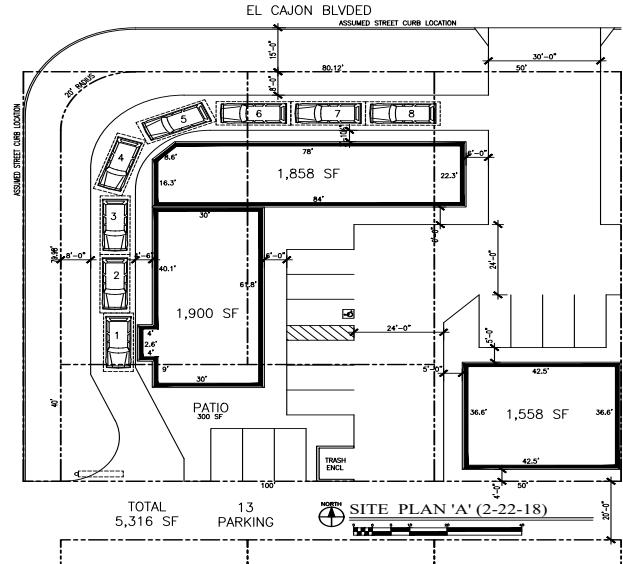
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# SEC OF 70TH ST & EL CAJON BLVD

SAN DIEGO, CA 92115

GROUND LEASE

## PRELIMINARY SITE PLANS (CONTINUED)



# 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 |

84,500 RESIDENTS



Average age of 34.60

35,794 Households

\$601,053 Median Home Value

\$65,857 Medi. Household Income

56.2% College Educated

## Traffic Counts

## Traffic Volume

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



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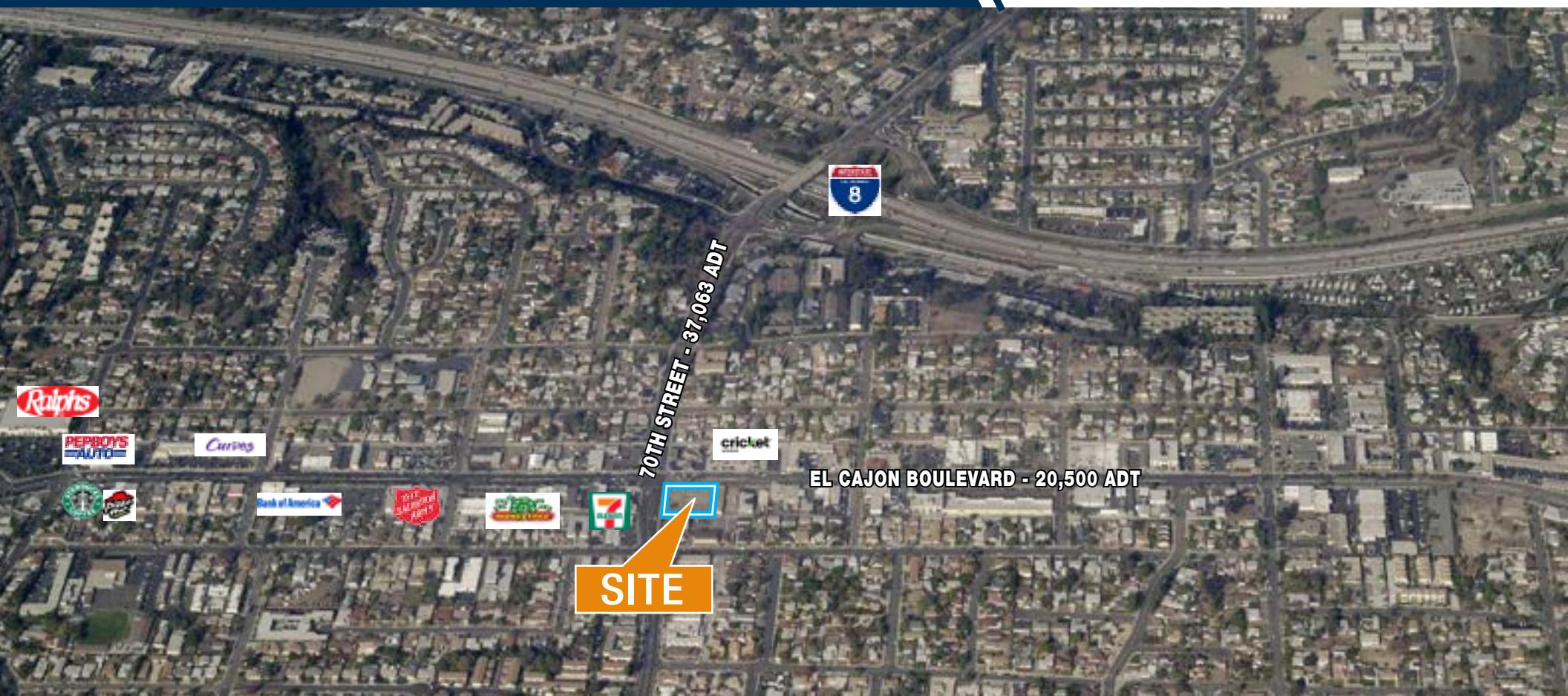
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