

AVOCADO PROFESSIONAL CENTER



FOR LEASE

PROFESSIONAL MEDICAL OFFICE SUITE FOR LEASE!

230-292 AVOCADO AVENUE,
EL CAJON, CA 92020

KW COMMERCIAL
810 Jamacha Rd. Suite 102
El Cajon, CA 92019

JEFF DAVIES
Managing Director
619.887.5270
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CA #01357770

BEN AMEEN
Broker
619.840.6692
bensdcommercial@gmail.com
CA #01999481





OFFERING SUMMARY

AVAILABLE SF: 700-2,488 SF

LEASE TERM: Negotiable

LEASE RAT: \$2.20 NNN

Property Overview:

- Welcome to Avocado Professional Center nestled within a well-groomed professional office center.
- This modern facility offers spacious examination rooms, consultation areas, and administrative spaces.
- With its prime location and supportive community, it's the perfect environment for professionals to elevate their practice or professional service.
- Great Central Location
- Beautiful Landscaping
- Ample Parking
- Exterior Security System in Place

Medical of professional office



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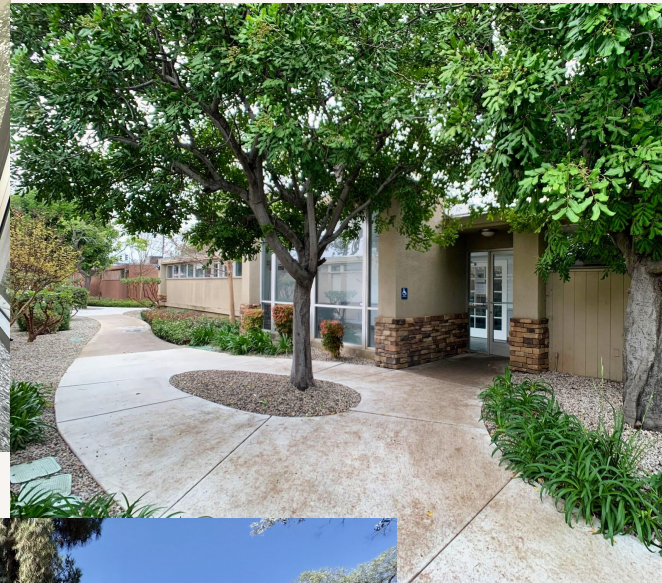
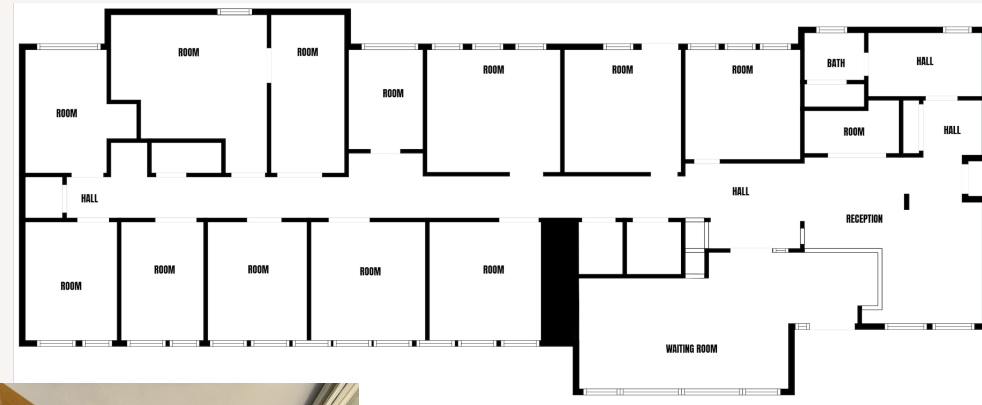
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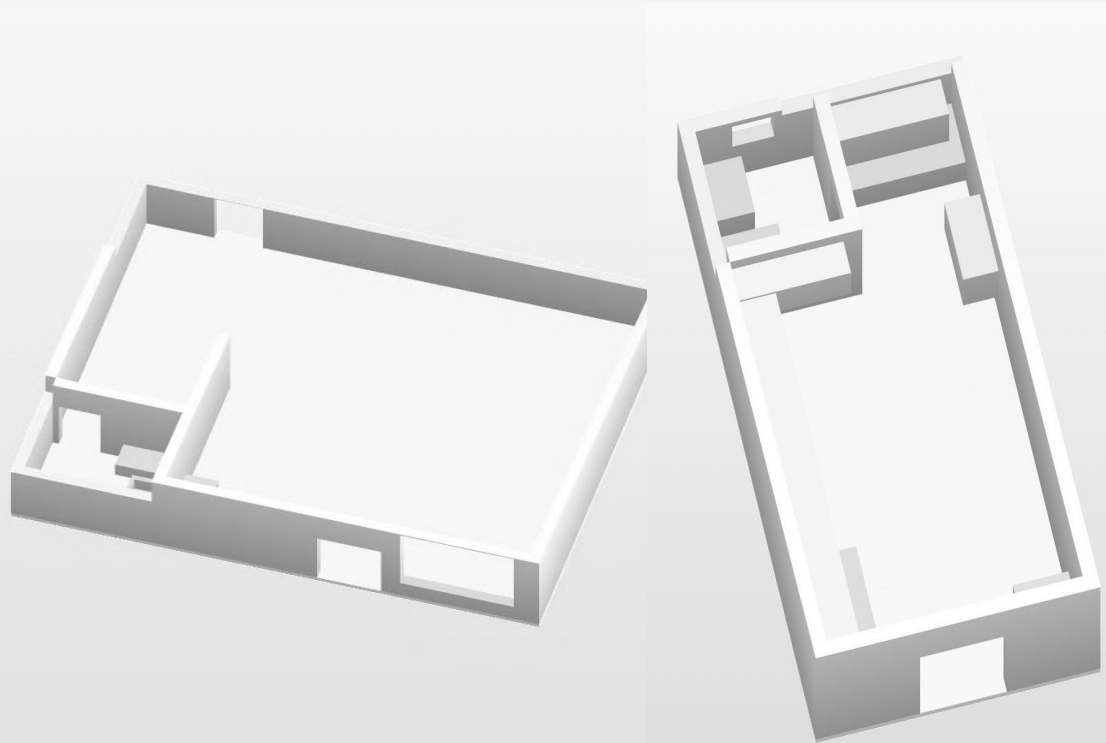
2,488 SF

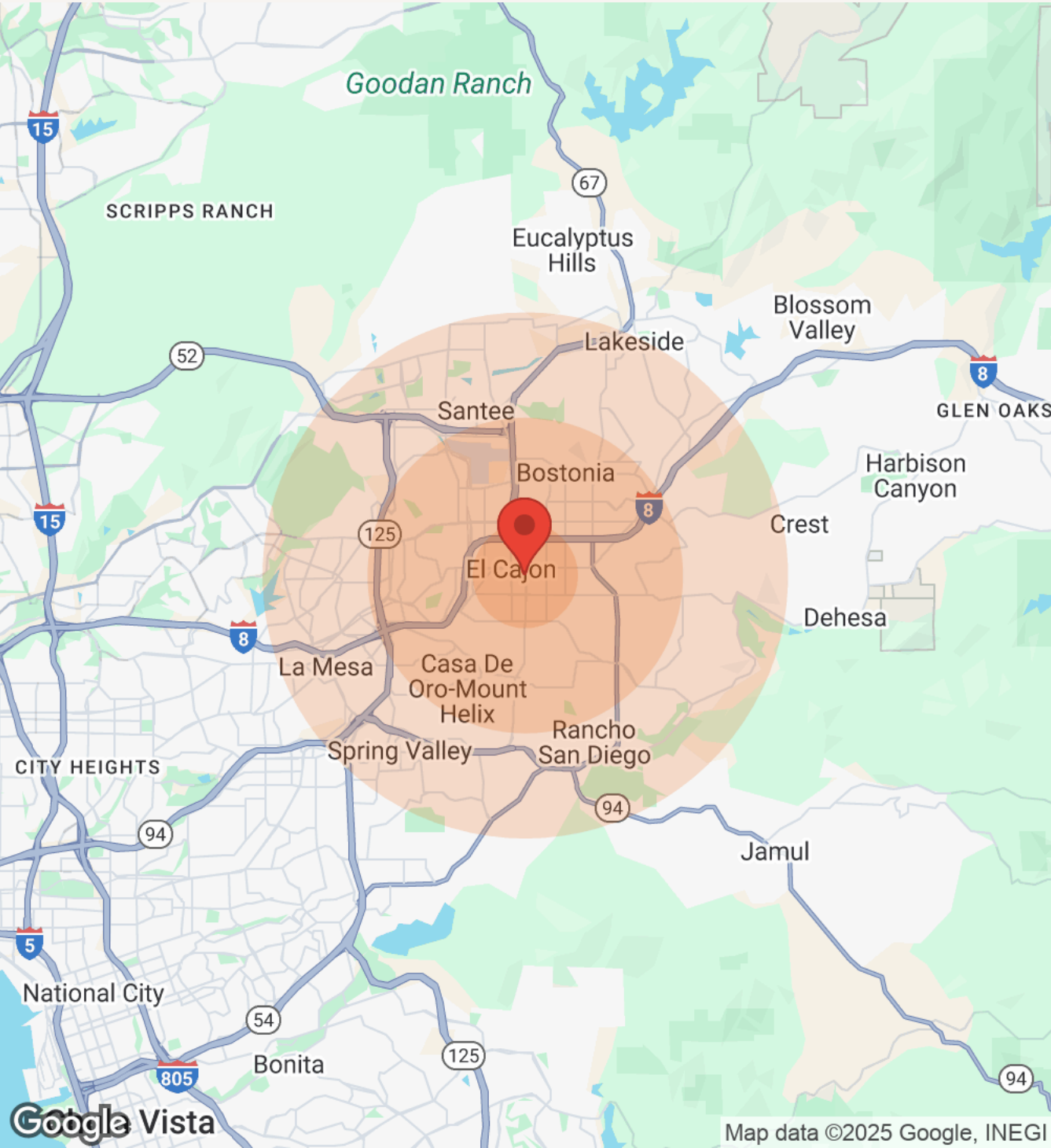
- Available Now. Formerly a dermatologist office, prior to that, a dentist.
- The plumbing required for a dentist can be reimplemented.
- Space has an abundant of examination rooms, a large receptionist desk and lobby.



248 AVOCADO AVENUE, #A & #B EL CAJON, CA 92020

700 SF





Age	1 Mile	3 Miles	5 Miles
Ages 0-14	10,588	31,963	64,322
Ages 15-24	6,569	20,494	41,461
Ages 25-54	19,763	62,187	129,545
Ages 55-64	4,018	17,075	38,708
Ages 65+	4,186	22,389	50,639

Race	1 Mile	3 Miles	5 Miles
White	28,136	112,789	247,228
Black	3,446	7,350	14,676
Am In/AK Nat	156	386	706
Hawaiian	111	266	488
Hispanic	17,451	43,339	79,810
Multi-Racial	24,020	58,596	104,332

Income	1 Mile	3 Miles	5 Miles
Median	\$35,464	\$52,697	\$62,744
< \$15,000	2,937	6,630	11,550
\$15,000-\$24,999	2,425	5,824	11,002
\$25,000-\$34,999	2,001	5,388	11,643
\$35,000-\$49,999	2,693	8,027	16,227
\$50,000-\$74,999	2,739	10,782	23,464
\$75,000-\$99,999	1,228	6,941	17,505
\$100,000-\$149,999	858	6,495	17,709
\$150,000-\$199,999	176	2,133	5,900
> \$200,000	132	2,207	4,174

Housing	1 Mile	3 Miles	5 Miles
Total Units	16,200	58,383	128,990
Occupied	15,234	55,372	122,703
Owner Occupied	3,691	26,564	67,495
Renter Occupied	11,543	28,808	55,208
Vacant	966	3,011	6,287



