

4288 El Cajon Blvd.

4288 El Cajon Blvd.
San Diego, CA 92105
www.cbre.com/sandiego

Features

PROPERTY HIGHLIGHTS

- + Land parcel for Lease: 4,692 SF
- + Parcel number – 471-061-29
- + Zoning: [CUPD-CU-2-4](#)
- + Commercial zone of the Central Urbanized Planned District
- + Signalized Intersection

TRAFFIC COUNTS

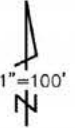
- + 43rd Street: 7,414 AWDT
- + El Cajon Blvd: 27,840 AWDT
- + Fairmont Ave: 7,441 AWDT



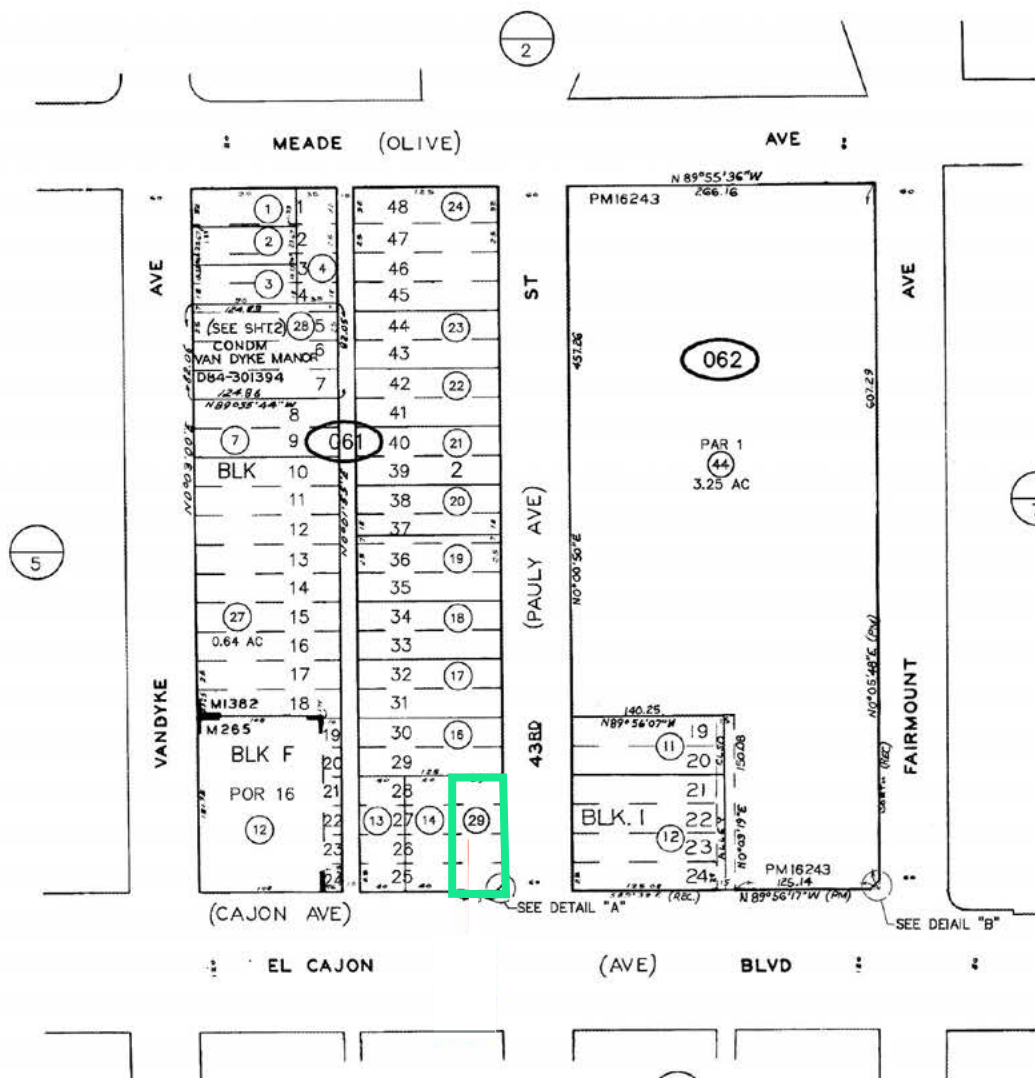
Parcel Map

08

471-06
SHT 1 OF 2



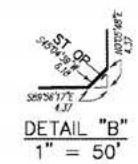
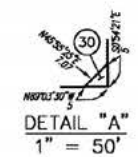
471-061-062



09/10/2014 DJJ

CHANGES

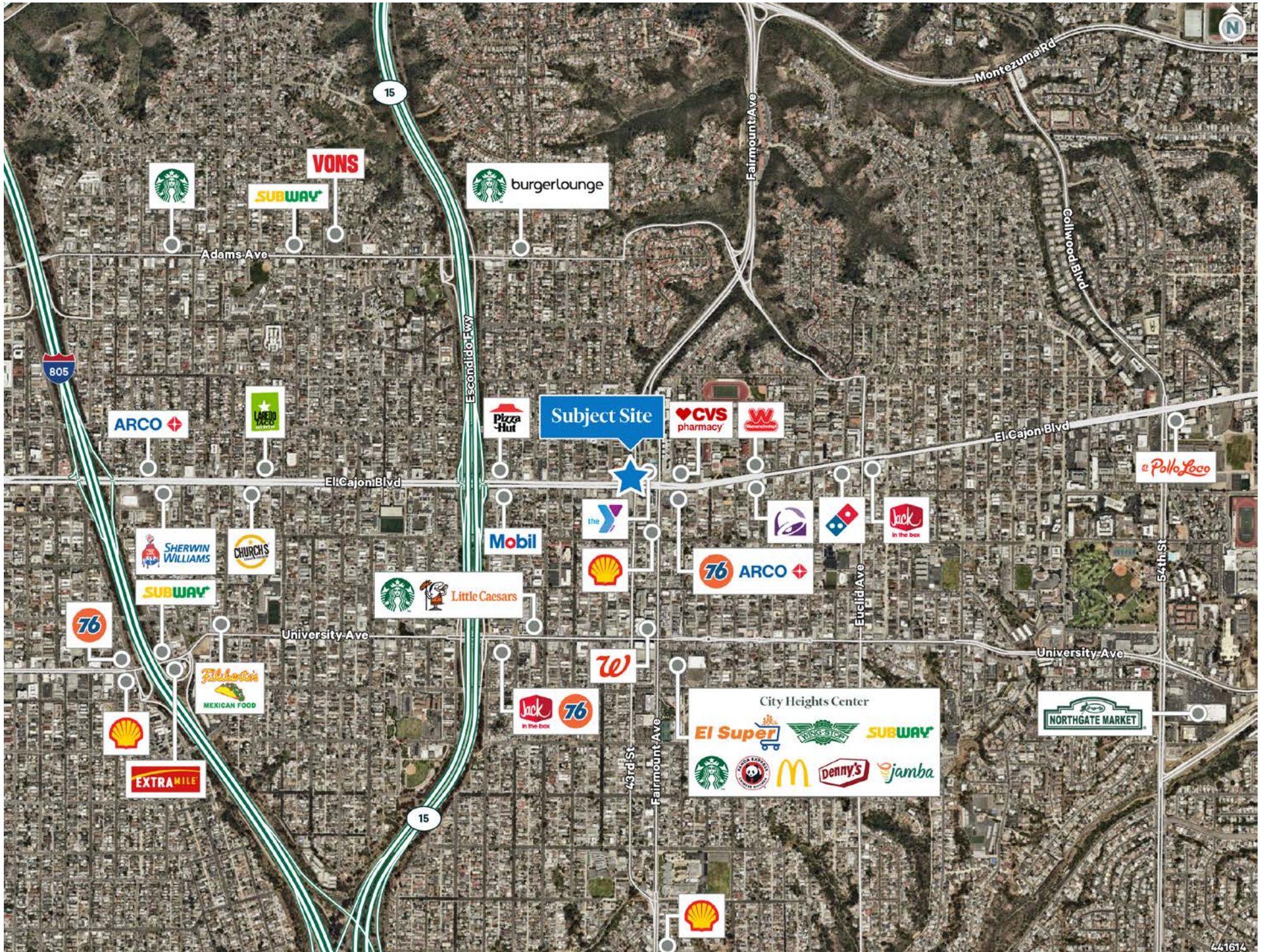
BLK	OLD	NEW	YR	CUT
061	8-9	26	02	1926
062	30-40	41	02	2479
061	2526	27	81	1976
061	556	28	86	513
062	27-29	42-43	90	1511
062	42-43	ALLEY	91	2570
062	42-43	44	91	1813
061	15	29830	14	1575
062	44	SANB & ST GP	15	4640



THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

MAP 1382 - WILSHIRE PLACE
MAP 265 - TERALTA
ROS 9598

8 1/2" x 10 1/2" - 14
SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 471 PAGE 06 SHT 1 OF 2



Subject Site

City Heights Center
El Super
SUBWAY
Starbucks
McDonald's
Denny's
jamba

NORTHGATE MARKET

Demographics

Population

	1 Mile	3 Miles	5 Miles
2025 Population - Current Year Estimate	53,232	256,149	637,163
2030 Population - Five Year Projection	52,525	256,047	645,809
2020 Population - Census	54,987	260,203	636,555
2010 Population - Census	58,170	253,975	603,716
2020-2025 Annual Population Growth Rate	-0.62%	-0.30%	0.02%
2025-2030 Annual Population Growth Rate	-0.27%	-0.01%	0.27%

Households

	1 Mile	3 Miles	5 Miles
2025 Households - Current Year Estimate	20,497	106,472	259,172
2030 Households - Five Year Projection	20,586	108,014	268,687
2020 Households - Census	20,452	105,188	250,446
2010 Households - Census	19,770	101,221	231,716

Source: Esri

Average Income

	1 Mile	3 Miles	5 Miles
2025 Average Household Income	\$97,009	\$114,057	\$118,576
2030 Average Household Income	\$107,492	\$124,810	\$130,194

Median Income

	1 Mile	3 Miles	5 Miles
2025 Median Household Income	\$70,295	\$86,639	\$90,030
2030 Median Household Income	\$79,030	\$95,763	\$100,699

Housing Units

	1 Mile	3 Miles	5 Miles
2025 Housing Units	21,468	113,006	279,275
2025 Vacant Housing Units	971	6,534	20,103
2025 Occupied Housing Units	20,497	106,472	259,172
2025 Owner Occupied Housing Units	4,668	34,135	92,267
2025 Renter Occupied Housing Units	15,829	72,337	166,905

Contact Us

Joe Yetter

First Vice President
+1 858 546 4626
joe.yetter@cbre.com
Lic. 00947371

CBRE

4301 La Jolla Village Drive
Suite 3000
San Diego, CA 92122
www.cbre.com/sandiego

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.