

DEVELOPMENT SITE IN SAN DIEGO

4904 El Cajon Blvd, San Diego, CA 92115



* 2022 CoStar Traffic Count

THE OFFERING

Enduring Real Estate is excited to present 4904 El Cajon Blvd, a prime vacant lot located in the bustling neighborhood of Talmadge in San Diego. This flat, buildable parcel rests on a generous 14,385 square-foot lot. Well positioned on El Cajon Blvd with +/- 25,000 ADT. We have preliminary plans drawn for 17 residential units with 4,000 SF of street front retail on the bottom floor.

The surrounding area is a dynamic blend of cultural diversity, thriving businesses, and residential charm. Known for its rich history and strong sense of community, Talmadge offers an eclectic mix of cuisines, unique boutiques, and local events that draw visitors from across San Diego. The property's strategic location places it within minutes of major freeways, including I-8 and I-15, and offers easy access to public transportation.

With a Walk Score of 90, the area is highly walkable, and residents or visitors will enjoy convenient proximity to parks, schools, and urban amenities. Whether you're envisioning a modern retail hub, a trendy mixed-use complex, or a residential community that takes advantage of San Diego's desirable climate and lifestyle.



Sale Price: \$2,300,000

TERMS

PRICE: \$2,300,000

LOT SIZE: 14,385 SF

PRICE PER FOOT: \$160/SF of Land

ZONING: CCPD-CU-2-3
[Zoning Link](#)

COMPLETE COMMUNITIES: Tier 3 (6.5 FAR)

PRELIMINARY PLANS: [Plans Link](#)



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MARKET RETAIL AERIAL



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POPULATION	1 Miles	3 Miles	5 Miles
2024 Estimated Population	45,839	249,204	622,600
2029 Projected Population	45,713	250,672	630,463
2020 Census Population	47,872	251,096	619,740
2010 Census Population	47,644	242,105	589,740
Projected Annual Growth 2024 to 2029	-	0.1%	0.3%
Historical Annual Growth 2010 to 2024	-0.3%	0.2%	0.4%
2024 Median Age	33.7	34.1	35.3
HOUSEHOLDS			
2024 Estimated Households	17,035	98,317	247,070
2029 Projected Households	16,964	99,056	251,960
2020 Census Households	16,461	95,410	235,377
2010 Census Households	16,308	92,275	221,831
Projected Annual Growth 2024 to 2029	-	0.2%	0.4%
Historical Annual Growth 2010 to 2024	0.3%	0.5%	0.8%
RACE AND ETHNICITY			
2024 Estimated White	30.3%	43.1%	44.2%
2024 Estimated Black or African American	14.2%	11.4%	10.4%
2024 Estimated Asian & Pacific Islander	18.9%	13.7%	12.8%
2024 Estimated American Indian & Native Alaskan	1.1%	1.1%	1.1%
2024 Estimated Other Races	35.5%	30.6%	31.5%
2024 Estimated Hispanic	40.7%	35.3%	36.9%

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DEMOGRAPHICS

INCOME	1 Miles	3 Miles	5 Miles
2024 Estimated Average Household Income	\$95,811	\$111,223	\$117,377
2024 Estimated Median Household Income	\$76,211	\$89,948	\$91,995
2024 Estimated Per Capita Income	\$35,748	\$44,188	\$46,859
EDUCATION (AGE 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	13.3%	7.5%	6.8%
2024 Estimated Some High School (Grade Level 9 to 11)	11.5%	5.8%	5.4%
2024 Estimated High School Graduate	20.1%	17.4%	18.3%
2024 Estimated Some College	18.2%	20.5%	21.4%
2024 Estimated Associates Degree Only	7.2%	8.3%	8.2%
2024 Estimated Bachelors Degree Only	18.7%	25.7%	25.0%
2024 Estimated Graduate Degree	11.1%	14.8%	15.0%
BUSINESS			
2024 Estimated Total Businesses	1,056	9,160	25,816
2024 Estimated Total Employees	6,556	67,857	217,879
2024 Estimated Employee Population per Business	6.2	7.4	8.4
2024 Estimated Residential Population per Business	43.4	27.2	24.1

Source: Sites, USA, 2010 - 2020 Census, 2024 Estimates & 2029 Projections Calculated using Proportional Block Groups