

FOR LEASE

M-54 ZONED FLEX BUILDING  
OFFICE / SHOWROOM

1456 N MAGNOLIA AVE, EL CAJON, CA 92020



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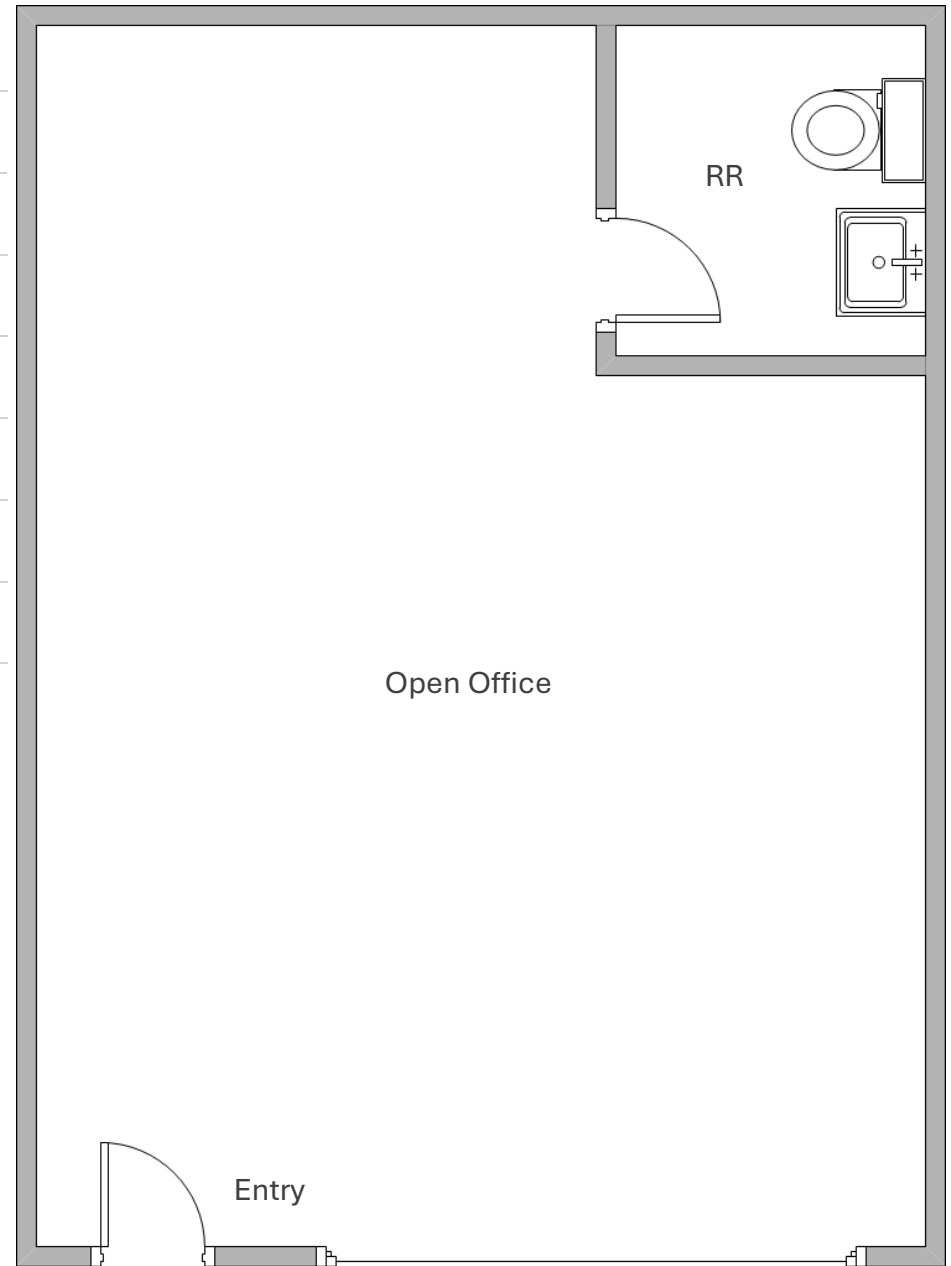
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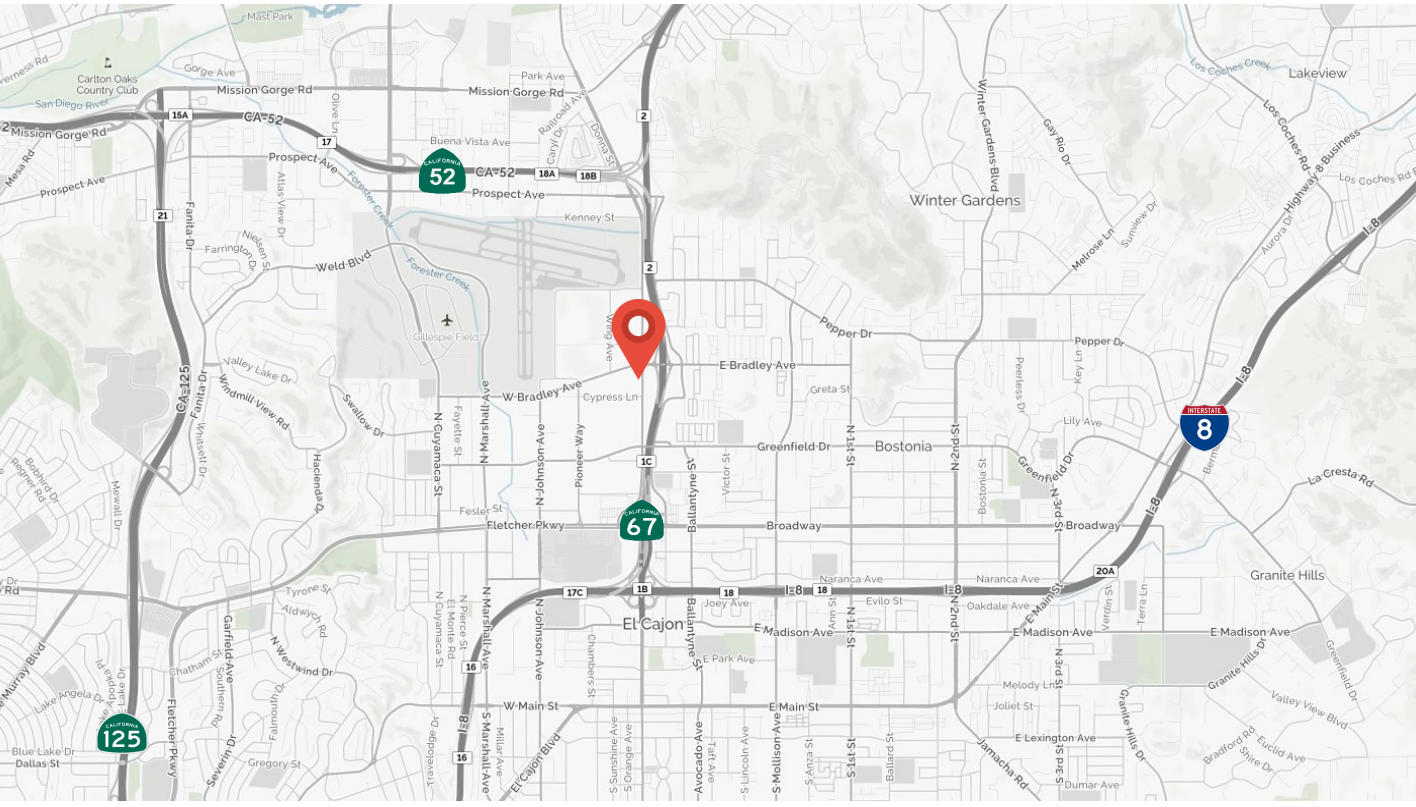
The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information, including zoning and use, should be verified prior to transaction.

<b>AVAILABILITY</b>	Suite E Approx. 520 Square Feet
<b>SUITE FEATURES</b>	Open Office with Private Restroom
<b>LOCATION</b>	Excellent Freeway Access
<b>ZONING</b>	Zoned: M-54
<b>PARKING</b>	On-Site Parking Available
<b>EXTERIOR</b>	Improvements Recently Completed
<b>LEASE RATE</b>	\$1,300/Month - Gross
	*Please Do Not Disturb Occupant



\* Floor plan is not to scale; for reference purposes only.





DEMOGRAPHICS			
	1 Mile	3 Mile	5 Mile
Population (2023)	14,868	173,496	318,079
Population (2028)	14,702	171,707	314,296
Average Age	35.3	37.1	38.6
Total Households	5,488	61,148	116,093
Avg. Household Income	\$78,064	\$91,299	\$102,434
Owner Occupied	2,082	28,933	64,493
Renter Occupied	3,348	31,571	50,157

## QUICK STATS (5 Mile Radius)



**109,454**  
Daytime Employees



**\$613,432**  
Median Home Value



**\$4.2 B+**  
Consumer Spending



**13,806**  
Total Businesses