

Retail/Office Space For Lease



1269 Broadway
El Cajon, CA 92021

FOR LEASE



1269 Broadway El Cajon

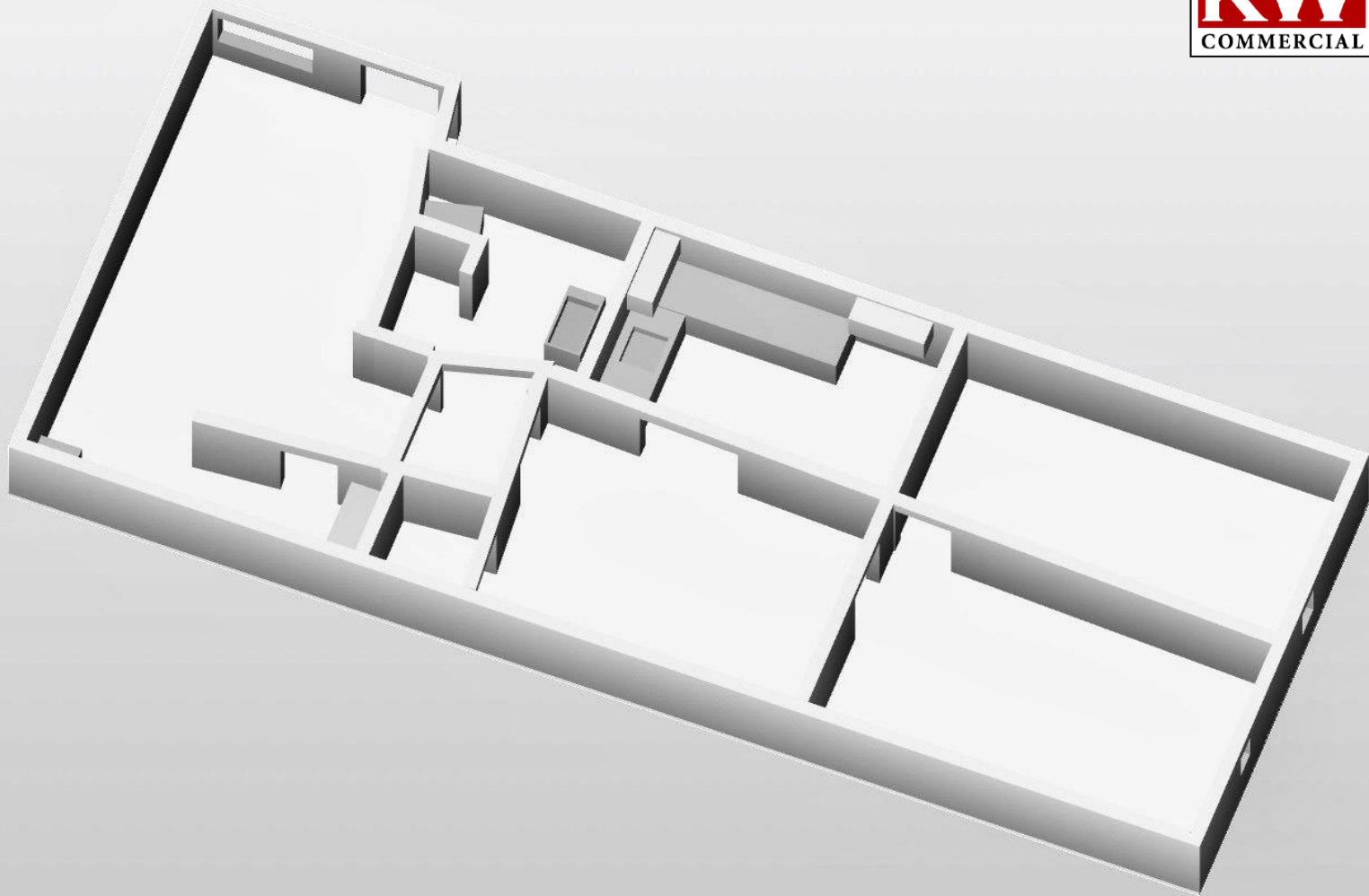


BEN AMEEN

Broker
(619) 840-6692
bensdcommercial@gmail.com
BRE# 01999481

KW COMMERCIAL

810 Jamacha Rd. Suite 102
El Cajon, CA 92019



SUMMARY

LEASE RATE: \$2.61/SF Gross

SUITE SF: 765 SF

LOT SIZE: 13,951 SF

PARKING: Shared

PROPERTY OVERVIEW

- Retail/Office space for lease in a well-established convenient location. Close to busiest section for retail and businesses on Broadway. Recently remodeled for quick move-in.
- Excellent Exposure to Broadway
- The space includes a kitchen and a shower
- Outdoor Retail Area
- Traffic Count: 22,526

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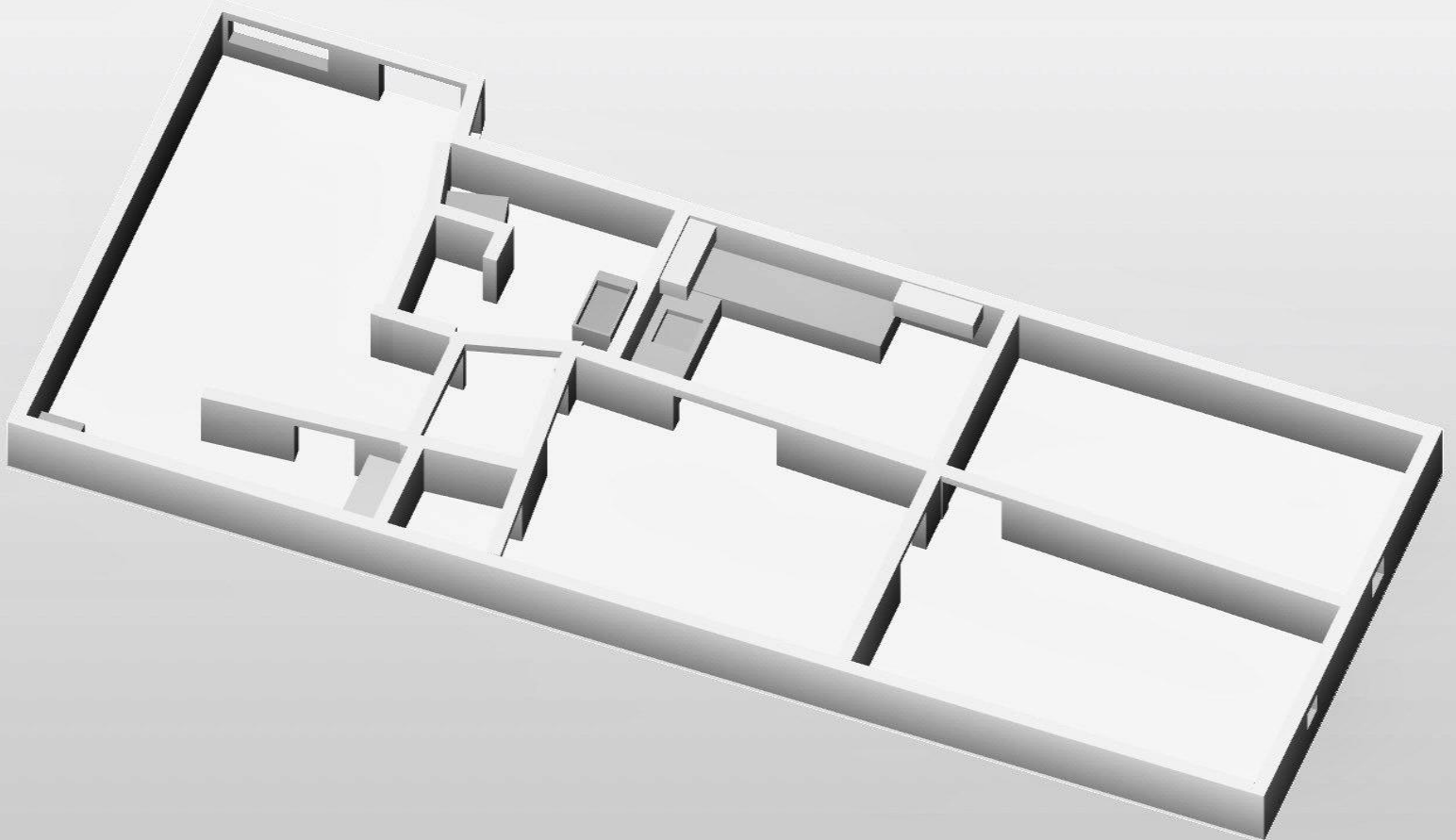
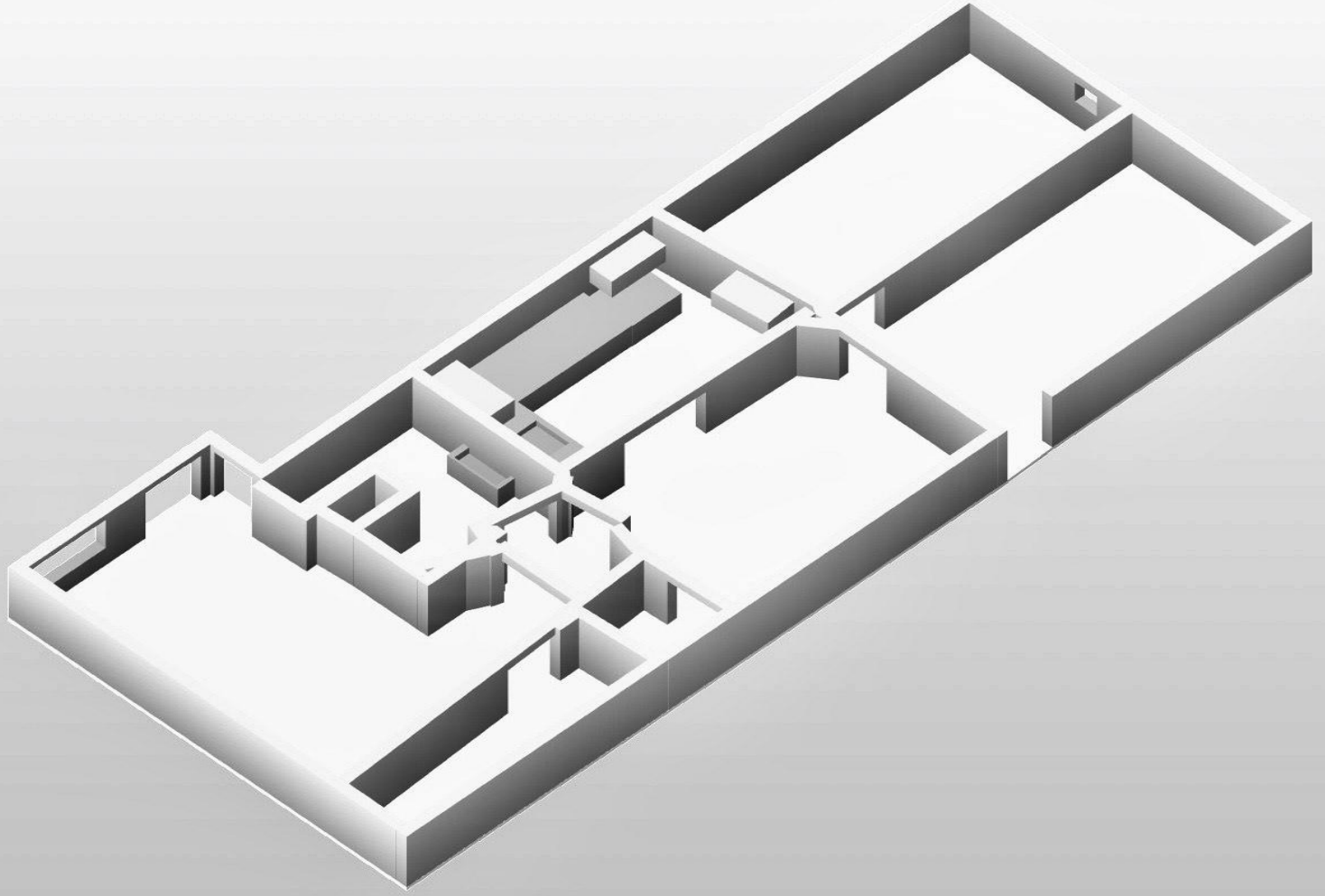
SUITE PHOTOS

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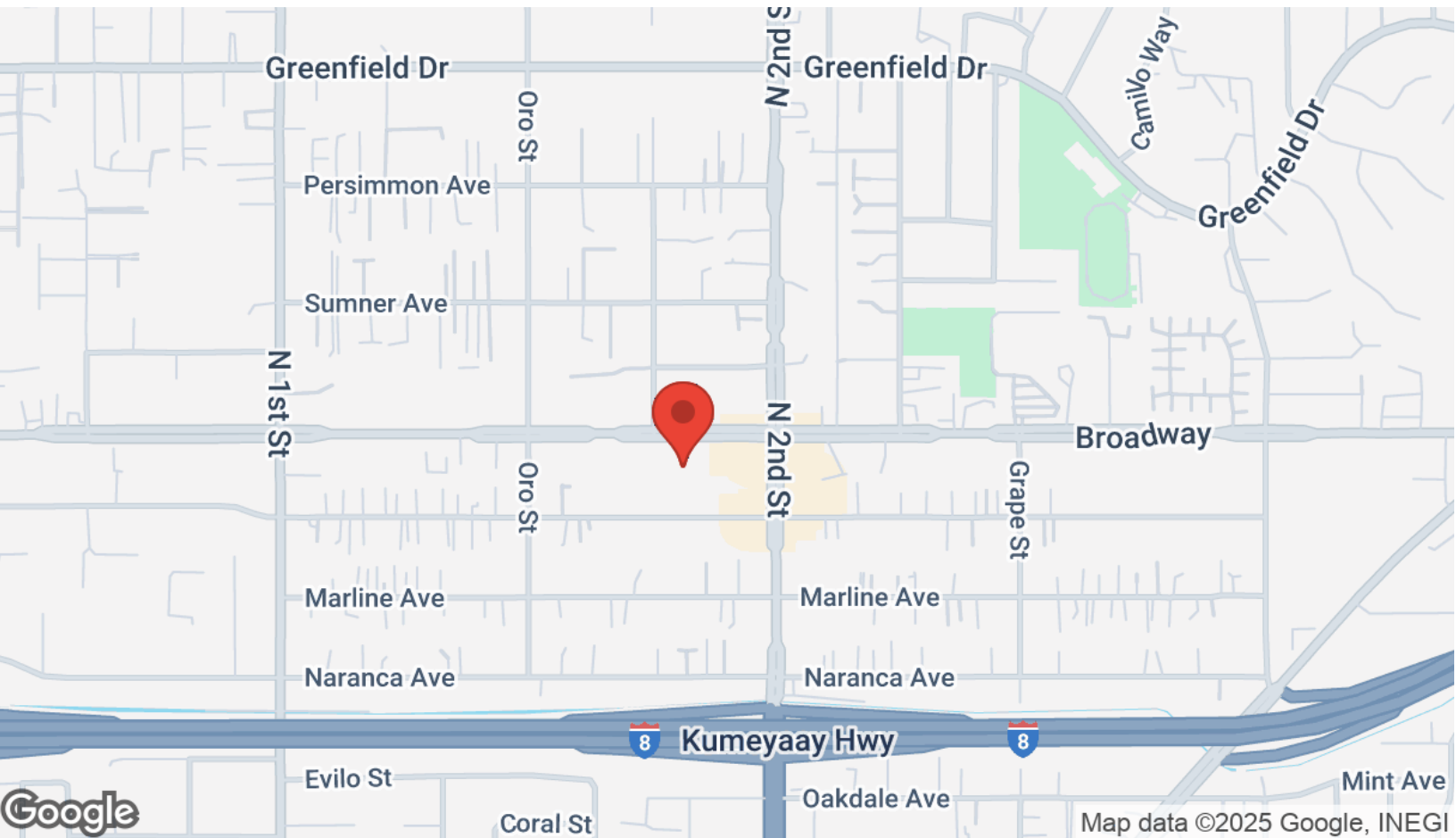
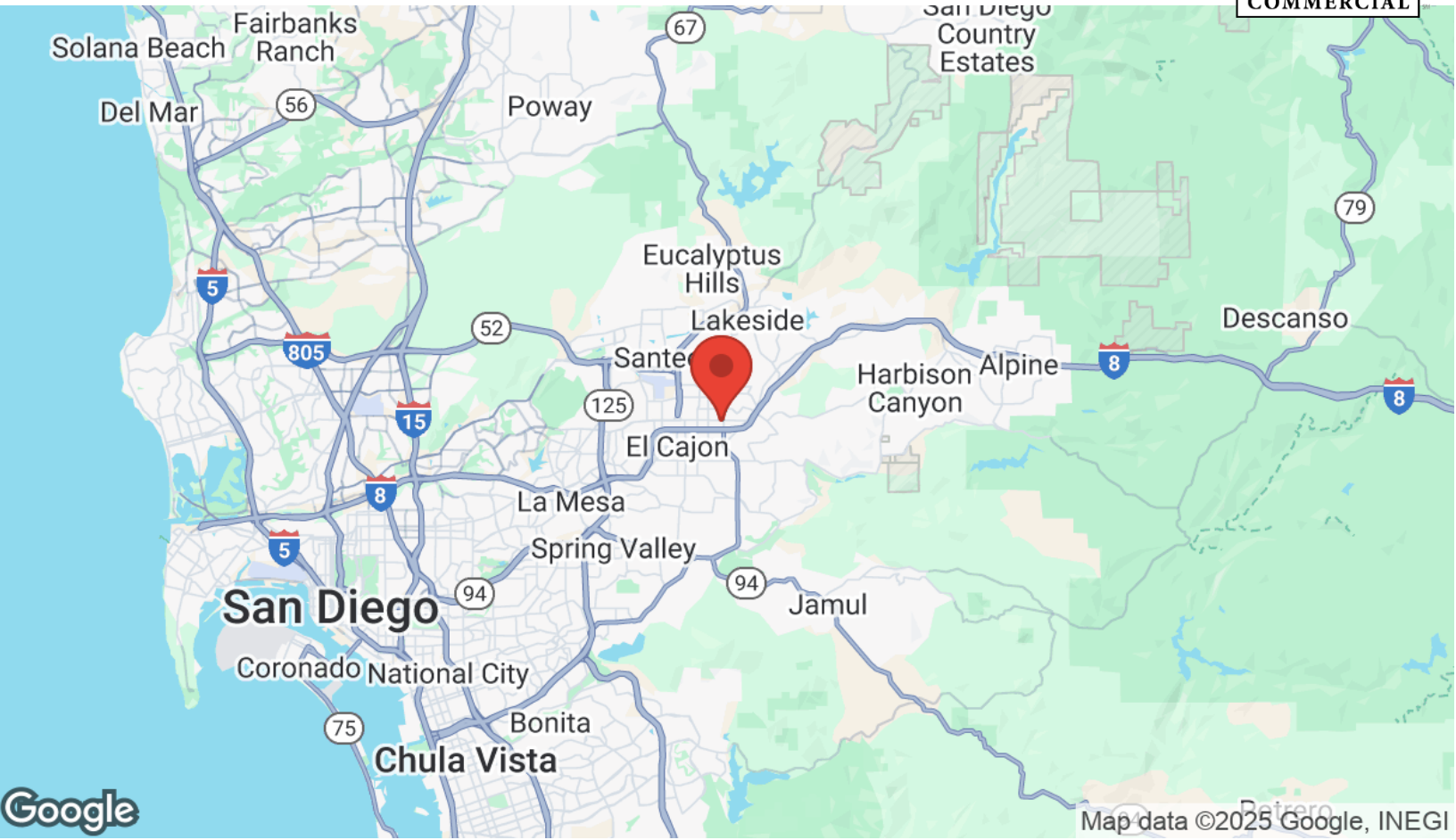
SUITE FLOORPLAN

1269 Broadway El Cajon, CA 92021



LOCATION MAPS

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AERIAL MAP

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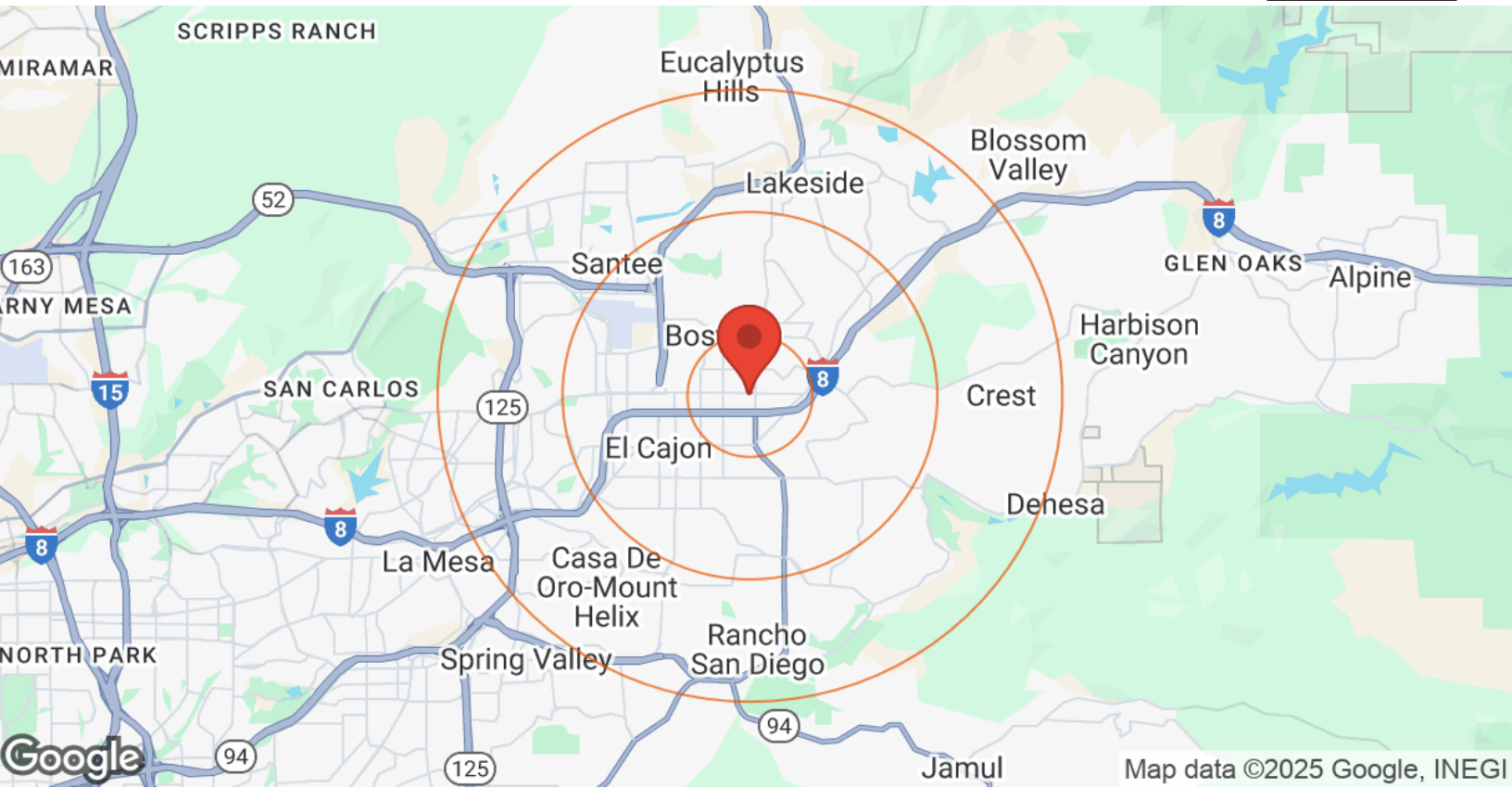


Google

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DEMOGRAPHICS

1269 Broadway El Cajon, CA 92021



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	16,650	74,723	143,654
	Female	16,303	74,751	144,787
	Total Population	32,953	149,473	288,441
Age	Ages 0-14	6,663	29,145	53,764
	Ages 15-24	4,079	17,315	32,019
	Ages 25-54	13,461	59,850	114,689
	Ages 55-64	3,959	18,207	36,057
	Ages 65+	4,789	24,956	51,913
Race	White	15,445	76,844	157,229
	Black	2,514	9,492	15,807
	Am In/AK Nat	86	404	779
	Hawaiian	92	433	865
	Hispanic	11,013	45,679	80,850
	Asian	2,458	10,388	20,306
	Multi-Racial	1,298	5,800	11,682
	Other	46	433	952
Income	Median	\$67,819	\$85,976	\$99,520
	< \$15,000	1,102	3,809	6,070
	\$15,000-\$24,999	986	3,174	5,258
	\$25,000-\$34,999	581	2,742	4,821
	\$35,000-\$49,999	1,484	5,298	8,711
	\$50,000-\$74,999	1,784	7,540	13,813
	\$75,000-\$99,999	1,505	6,598	12,567
	\$100,000-\$149,999	1,349	8,390	18,554
	\$150,000-\$199,999	922	5,781	13,696
> \$200,000	1,237	7,589	18,509	
Housing	Total Units	11,638	54,246	108,684
	Occupied	10,951	50,920	101,999
	Owner Occupied	3,766	23,521	56,899
	Renter Occupied	7,185	27,399	45,100
	Vacant	687	3,325	6,686