

350 North 2nd Street



FORMER GROCERY OUTLET BUILDING FOR LEASE
SWC OF N 2ND STREET AND E MADISON AVENUE, EL CAJON, CA



Property Highlights

- Former Grocery Outlet building
- High Traffic within a dense East County trade area
- Ample onsite parking
- Highly visibility location with signalized access
- Convenient access to I-8
- Established neighborhood retail center



Site Plan



#	TENANT	SF	#	TENANT	SF	#	TENANT	SF
1285	El Canto Mexican Grill	2,062	350	AVAILABLE	15,018	382A	Pho Superbowl	1,500
328	Baskin Robbins	1,485	352	America's Best Contacts & Eyeglasses	5,081	388	Blarney Stone Pub	1,675
330	Country Wine & Spirits	1,572	354	T-Mobile	1,500	400	Dollar Tree	9,045
336-40	The Black Wolf Barber Shop	650	358	Available	750	2144	Goodwill San Diego	9,045
342	Fred Loya Insurance	1,200	364	Verizon	750	KIOSK	JP Morgan Chase Bank	400
			370	Pan Pan Wok	1,500			



Site Aerial



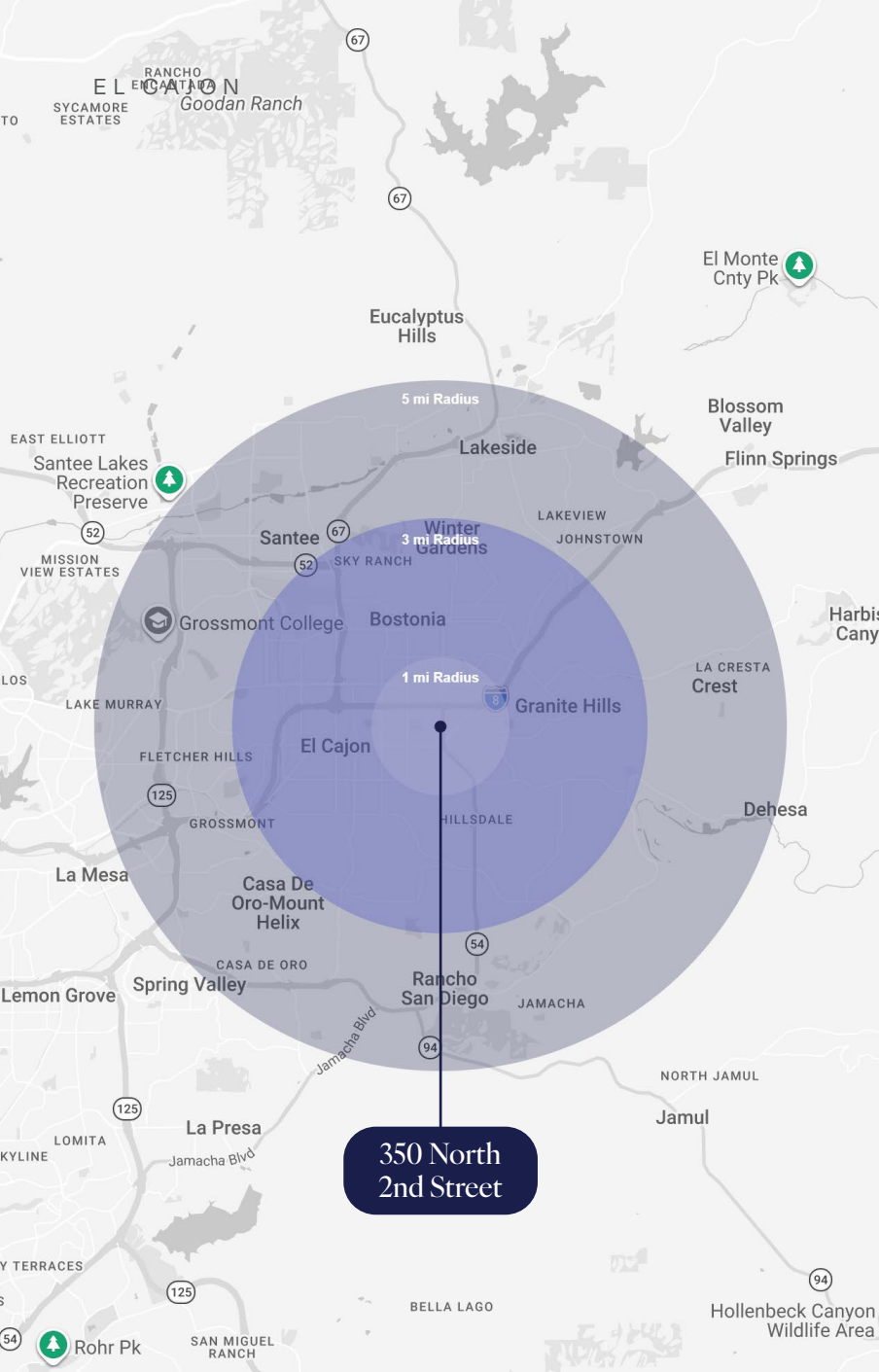
350 N
2nd St

Trade Aerial



Demographics

EL CAJON, CA



	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	37,984	143,513	289,276
EMPLOYEE POPULATION	7,343	41,673	92,207
AVG HOUSEHOLD INCOME	\$80,723	\$118,056	\$130,626
MED HOUSEHOLD INCOME	\$66,174	\$95,170	\$105,802
MEDIAN AGE	36.0	37.6	38.8



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