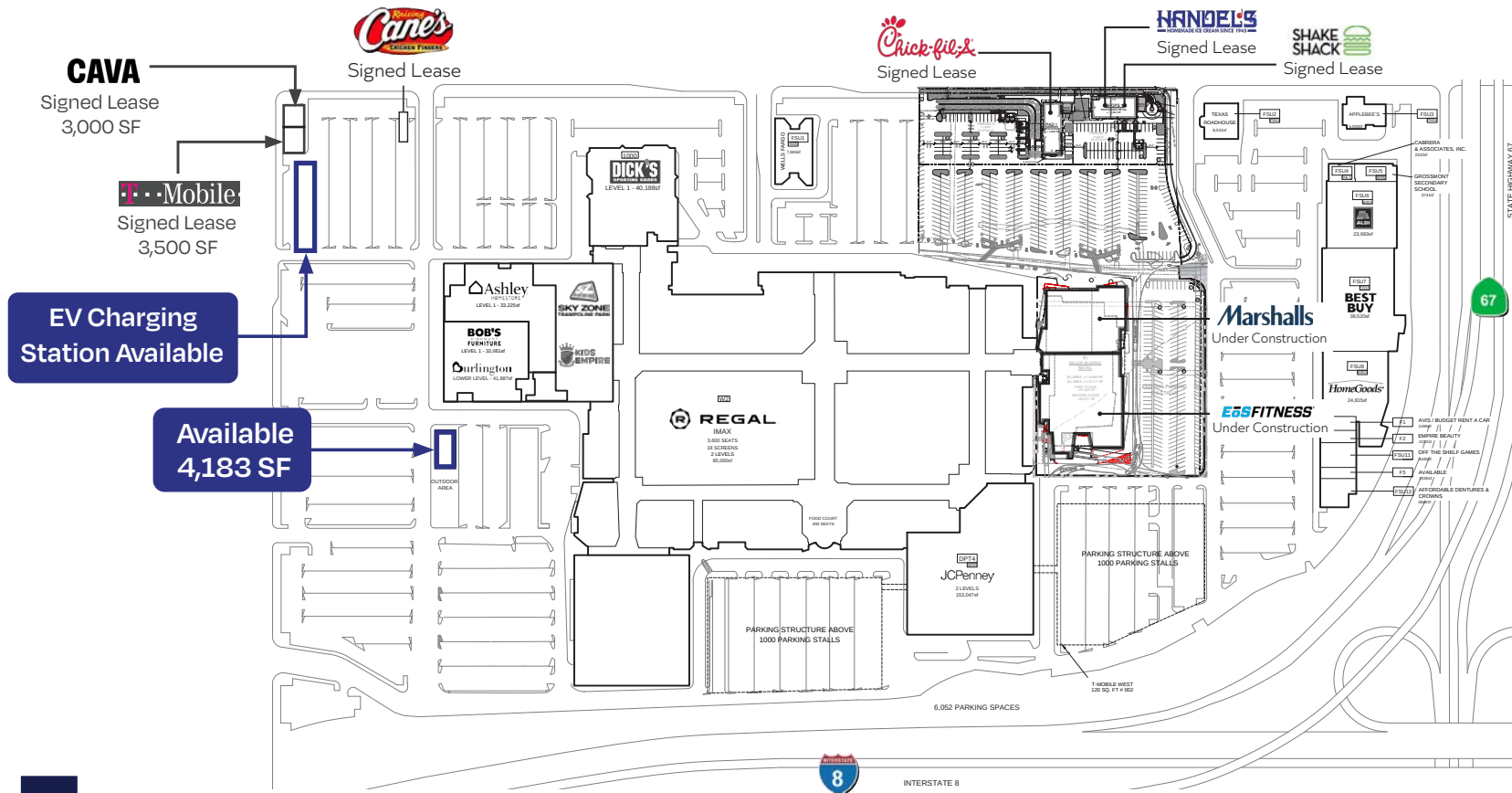


Parkway Plaza WEST



The Opportunity

- **4,183 SF former garden center available**
- **EV charging station space available on Johnson Ave**
- Strong Regional Trade Area; site located in Parkway Plaza West at the main intersection
- New tenants: Kids Empire (open) and Skyzone (signed lease)
- Strong co-tenants: Dick's Sporting Goods, JCPenney, Burlington, Ashley Furniture, Best Buy, HomeGoods
- Strong traffic counts on Fletcher Pkwy (34,300 ADT) and Johnson Ave (22,200 ADT)

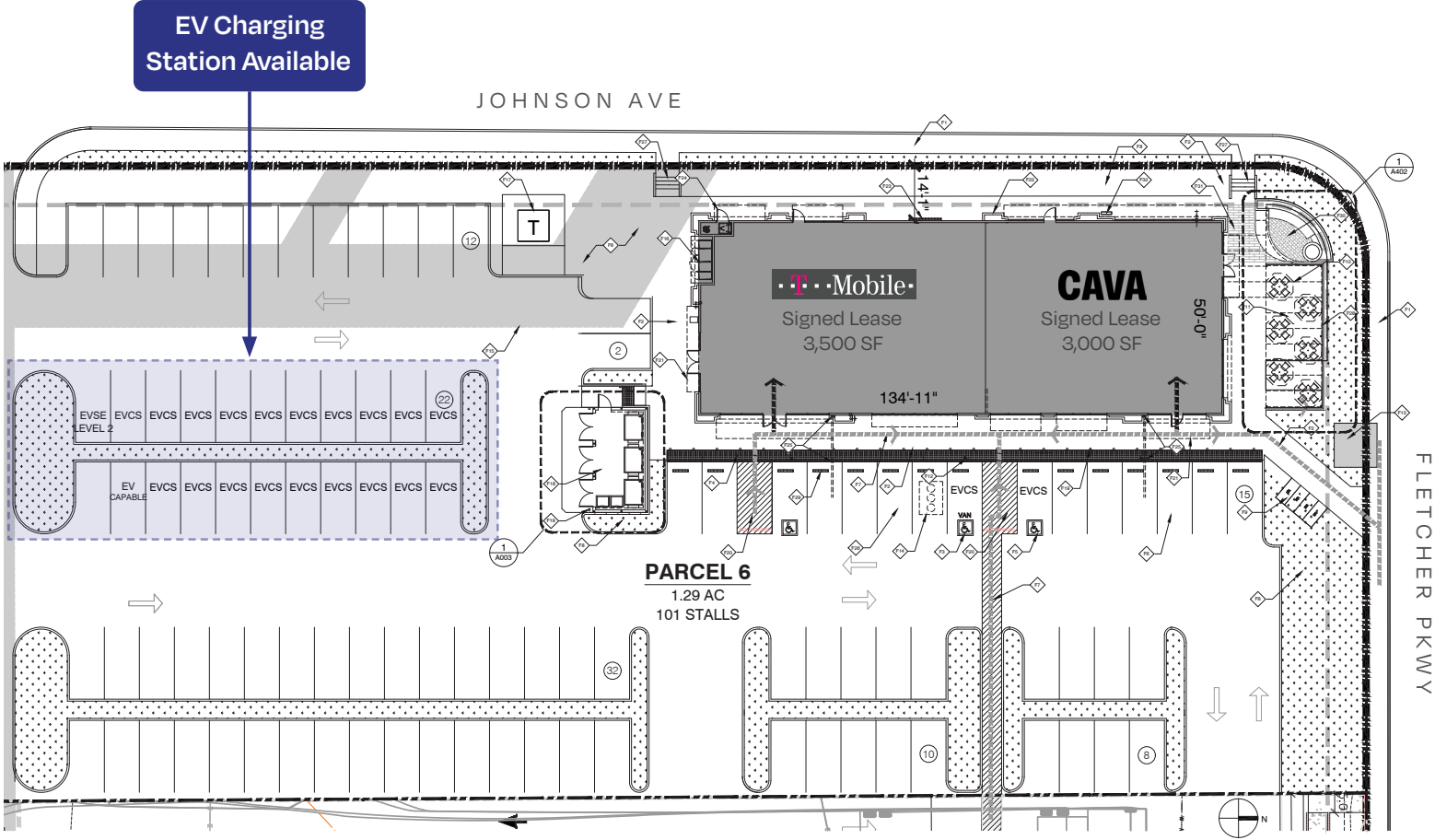


Former Sears Garden Center



Floor Plan

Johnson Ave Charging Station

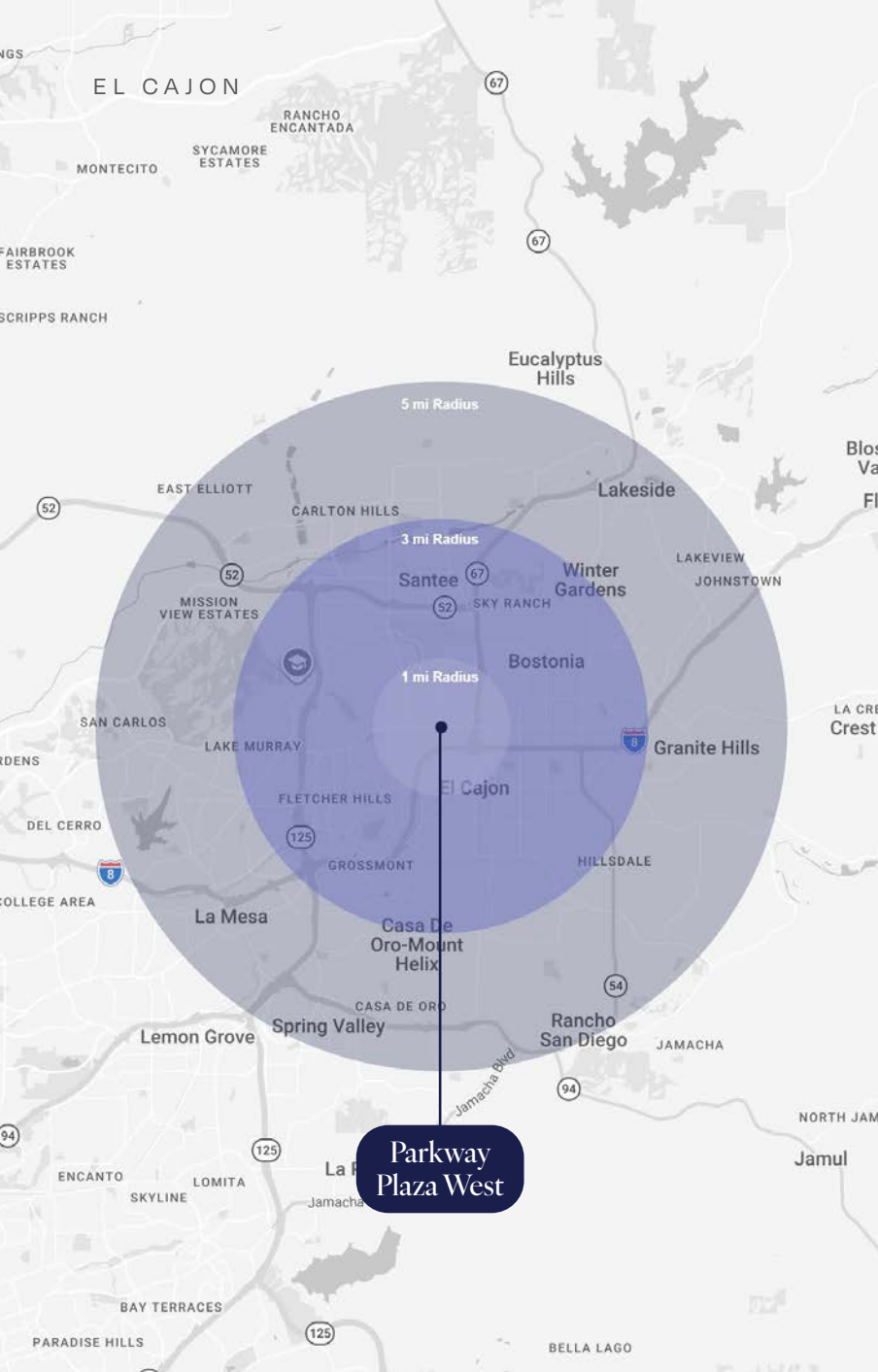


Site Aerial



Wide Aerial





Demographics

EL CAJON, CA

	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	17,843	165,843	345,547
EMPLOYEE POPULATION	15,441	61,945	105,534
AVG HOUSEHOLD INCOME	\$107,428	\$114,363	\$132,073
MED HOUSEHOLD INCOME	\$85,672	\$92,703	\$106,572
MEDIAN AGE	34.5	37.6	38.9

Parkway Plaza WEST

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