THE SHOPS AT

Parkway Plaza

111-181 FLETCHER PKWY • EL CAJON, CA 92020

Shop Spaces Available

The Opportunity

- **Available:** ±1,644 – ±15,843 SF
- Grocery-anchored center totaling approximately 122,484 SF
- Excellent national tenant roster including Best Buy, HomeGoods, Aldi, Texas Roadhouse, and Applebee's
- Adjacent to a prominent regional shopping destination, Parkway Plaza Mall, with 6.4 million annual visitors
- Located in a dense trade area with over 165,267 people within a 3-mile radius
- Outstanding visibility and access to Interstate 8 and the San Vicente Freeway with over 267,000 vehicles per day combined



THE SHOPS AT PARKWAY PLAZA



Site Plan

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EL CAJON, CA 92020

SUITE	TENANT	SF
FSU6	ALDI	23,693
C010	Best Buy	38,520
FSU8	HomeGoods	24,815
OUT1	Texas Roadhouse	8,531
OUT2	Applebee's	5,000
F001	**Avis & Budget - MTM**	**2,470**
F002	**AVAILABLE**	**2,287**
F005	**AVAILABLE**	**1,644**
FSU4	**Cabrera/Thompson & Associates (AVAILABLE 10/1/2027)**	**2,342**
FSU5	**Charter School of San Diego - MTM**	**3,741**
FSU11	**Off the Shelf Games (AVAILABLE 8/1/2027)**	**4,473**
FSU13	**Affordable Crowns and Dentures (Potentially Available)**	**4,969**



This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

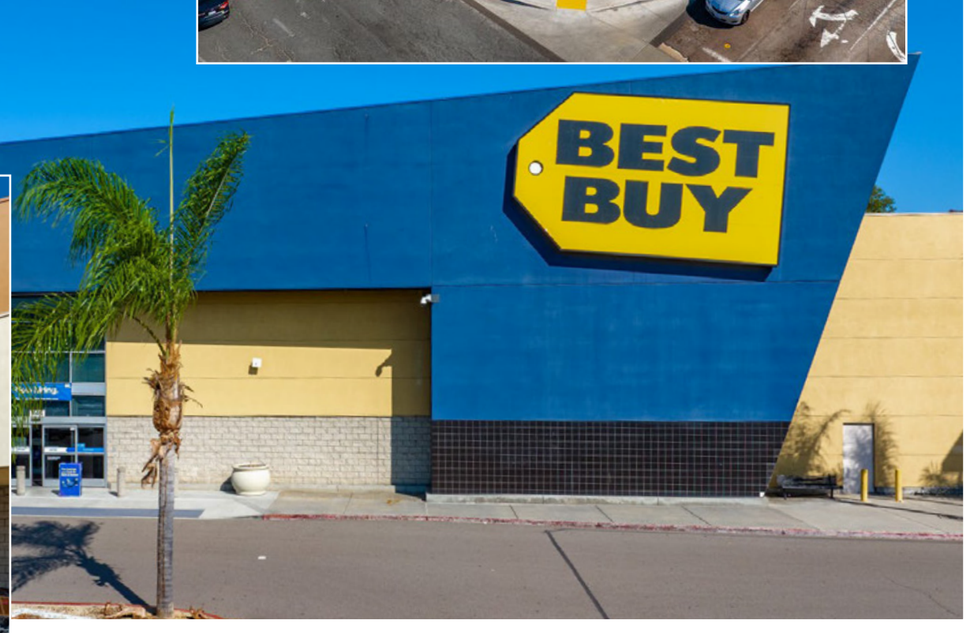
Site Photos


Applebee's
Welcome Back!

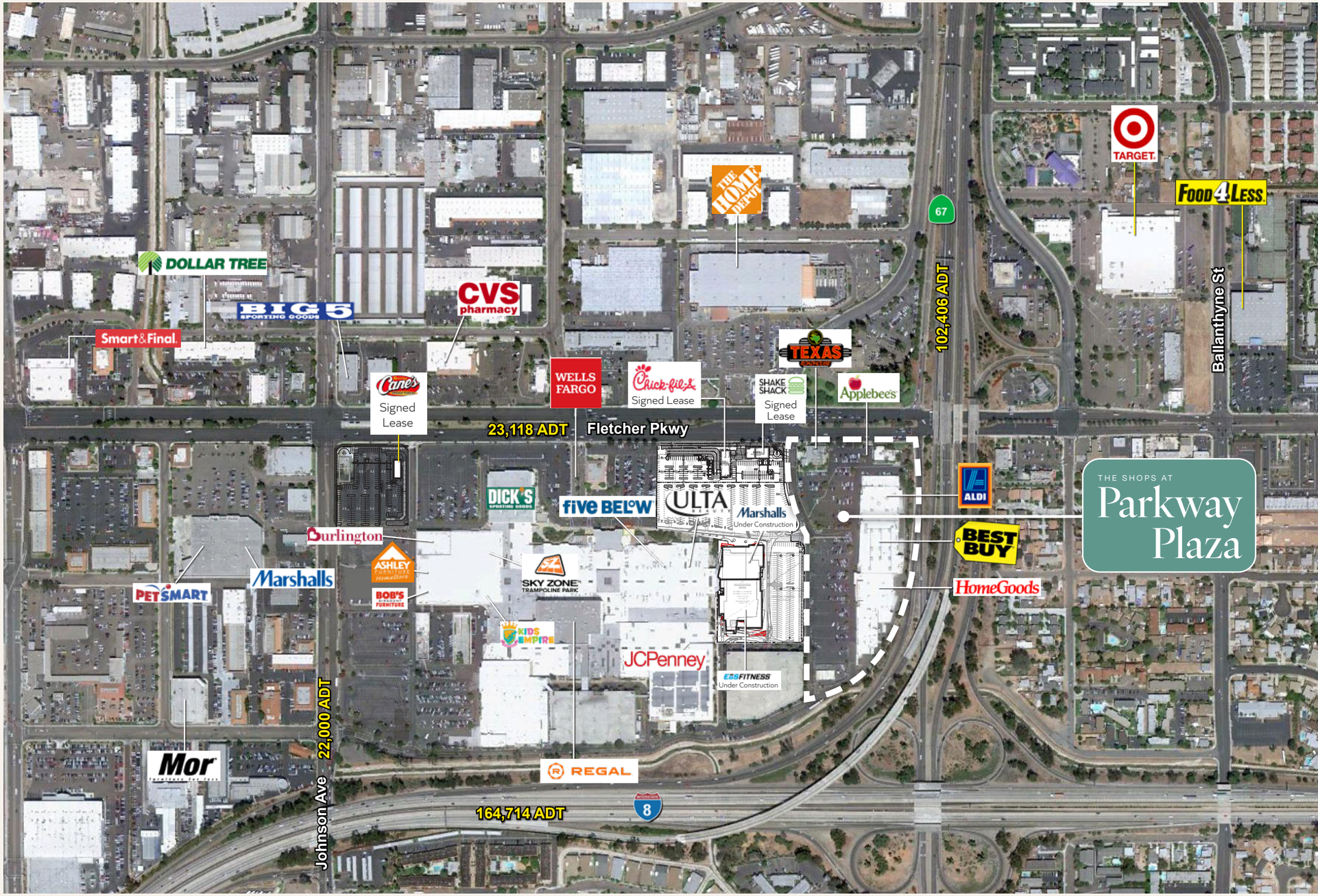

TEXAS real estate
TEXAS real estate


ALDI
FRESH


HomeGoods

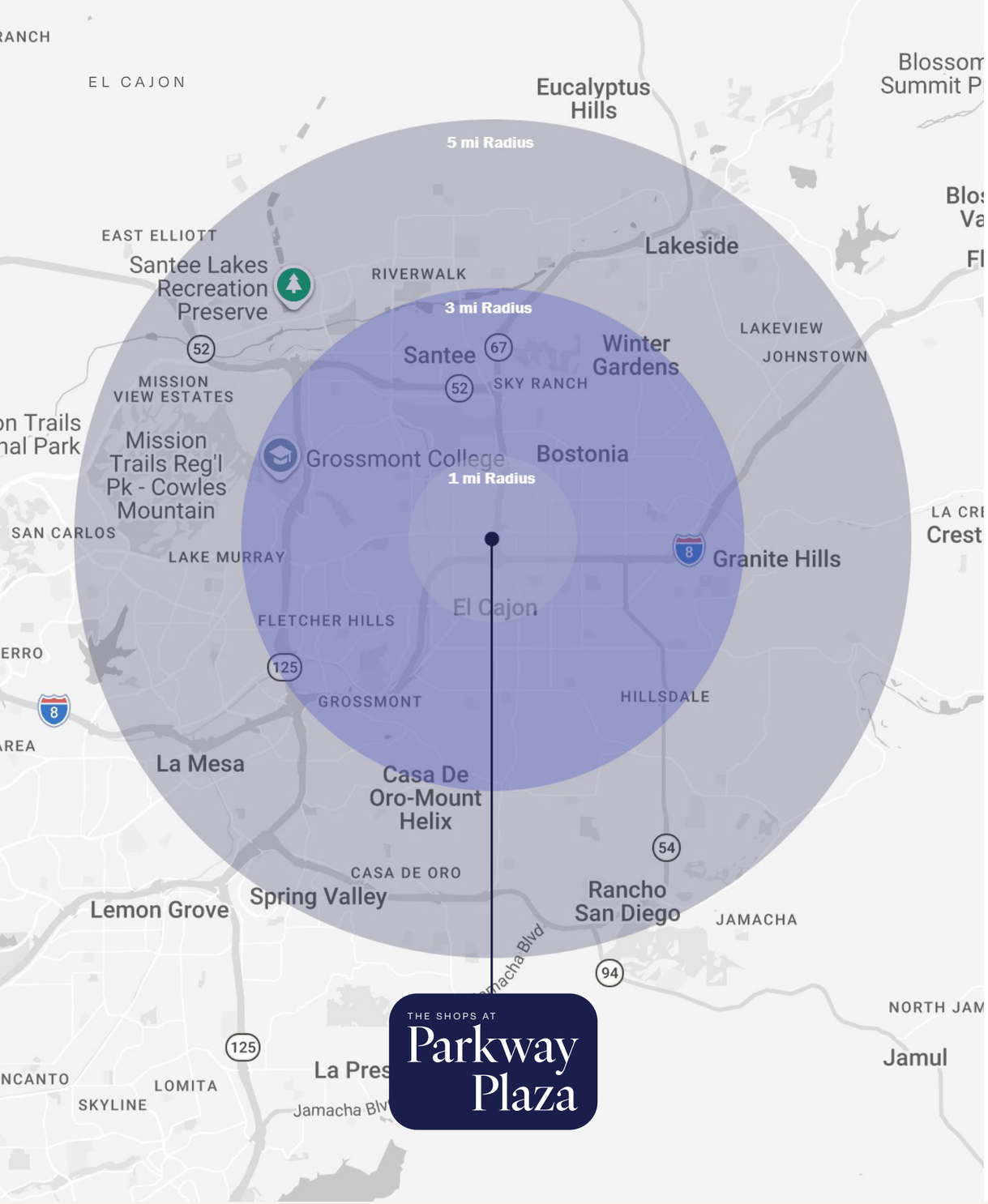

BEST BUY

Site Aerial


DOLLAR TREE
BIG 5 SPORTING GOODS
Smart&Final
CVS pharmacy
Cane's
Signed Lease
WELLS FARGO
23,118 ADT
Fletcher Pkwy
THE HOME DEPOT
Chick-fil-A
Signed Lease
SHAKE SHACK
Signed Lease
TEXAS ROADHOUSE
Applebee's
67
102,406 ADT
TARGET.
FOOD 4 LESS
Ballanthyne St
THE SHOPS AT
Parkway Plaza
ALDI
BEST BUY
HomeGoods
DICK'S SPORTING GOODS
five BELOW
ULTA BEAUTY
Marshalls
Under Construction
Burlington
ASHLEY HomeStore
BOB'S DISCOUNT FURNITURE
PETSMART
Marshalls
SKY ZONE TRAMPOLINE PARK
KIDS EMPIRE
JCPenney
EOS FITNESS
Under Construction
Mor
REGAL
Johnson Ave
22,000 ADT
164,714 ADT
8

Trade Aerial





Area Demographics

	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	26,994	165,267	339,771
EMPLOYEE POPULATION	18,410	60,405	106,484
AVG HOUSEHOLD INCOME	$84,391	$118,238	$134,870
MED HOUSEHOLD INCOME	$73,582	$95,322	$109,181
MEDIAN AGE	33.2	37.6	39.0

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

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