



# Retail that resonates



Located at the Southwest corner of North 2<sup>nd</sup> St. & Madison Ave. • El Cajon, CA  
[www.newmarkmerrill.com](http://www.newmarkmerrill.com)



NewMark Merrill  
COMPANIES

# Prime Retail Space Available

at the SW corner of N. 2nd St. & Madison Ave.

Ideally situated on El Cajon's main retail corridor, El Cajon Town Center has convenient access to Interstate 8. The center is adjacent to Walmart Neighborhood Market and anchored by Grocery Outlet, Dollar Tree and Goodwill with excellent visibility & convenient ingress and egress.

 **143,601**  
POPULATION  
IN 3-MILE RADIUS\*

 **\$84,483**  
MEDIAN HH INCOME  
IN 5-MILE RADIUS\*

 **155,000**  
TRAFFIC COUNT\*

 **636,600**  
ANNUAL VISITS

 **53,233**  
SF OF RETAIL SPACE

\*Estimates are based on 2021 demographics for population and average income per household. The information contained herein is not guaranteed and should be independently verified.



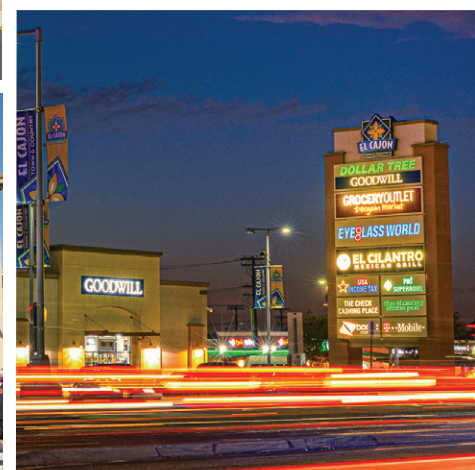
**GROCERY  
OUTLET**  
*bargain market™*

 **DOLLAR TREE**

**BR**  
baskin  
robbins®

 goodwill®

**EYEGLOSS WORLD®**



**Walmart**  
Neighborhood Market

NOT A PART



**BR**  
baskin  
robbins



N. 2nd St.

#	TENANT	SF	#	TENANT	SF	#	TENANT	SF
1285	El Cilantro	2,062	350	Grocery Outlet	15,018	382A	Pho Superbowl	1,500
328	Baskin Robbins	1,485	352	Eyeglass World	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	Happiness Nails	650	358	Check Cashing Place	750	2144	Goodwill San Diego	9,045
342	Fred Loya Insurance	1,410	364	Boost Mobile	750	KIOSK	JP Morgan Chase Bank	400
			370	Pan Pan Wok	1,500			



**MAJOR  
EMPLOYERS  
IN THE  
MARKET:**

Cuyamaca College • Grossmont College • Cajon Valley Union School District  
Taylor Guitars • Sycuan Casino Resort • El Cajon Ford • Weldmac Manufacturing Co.  
Advance Electronic Solutions-2 AES-2 • Windowmaster Prod • Kennon Shea & Associates



**NewMark Merrill**  
COMPANIES

**When you love shopping centers, it shows.**

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NOTE: This information is conceptual in nature and is subject to adjustments pending verification and Client, Tenant, and Government Agency approvals.  
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