



NewMark Merrill

COMPANIES

When you love shopping centers it shows.



North 2nd Street & Madison Avenue

LOCATED ON THE SOUTHWEST CORNER OF N. 2ND STREET & MADISON AVENUE, IN EL CAJON, CALIFORNIA

**GROCERY
OUTLET**
bargain market

**FRED LOYA
INSURANCE**



CHASE

Goodwill

T-Mobile

boostmobile

DOLLAR TREE



Project Size 53,233 Sq. Ft. of Retail Space

Demographics



**Daytime
Population***
1 Mile . . . 7,967
3 Miles . . . 17,043



Population*
1 Mile . . . 39,360
3 Miles . . . 42,183



Traffic Count
Intersection . . 39,000
Highway 8 . . . 116,000
(Cars Daily)



Household Income*
1 Mile . . \$55,325
3 Miles . . \$99,727



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For Lease • Prime Retail Space Available

- Ideally situated on the main retail corridor in El Cajon on the southwest corner of 2nd St & Madison Ave. with convenient access to Interstate 8.
- Only inline small tenant shop space available between Grocery Outlet, Walmart Neighborhood Market and Sprouts shopping centers.
- The Center is adjacent to Wal-Mart Neighborhood Market and anchored by Grocery Outlet, Dollar Tree, and Goodwill as well as other regionally recognized tenants.
- Excellent visibility and convenient ingress and egress.

For additional information, please contact:

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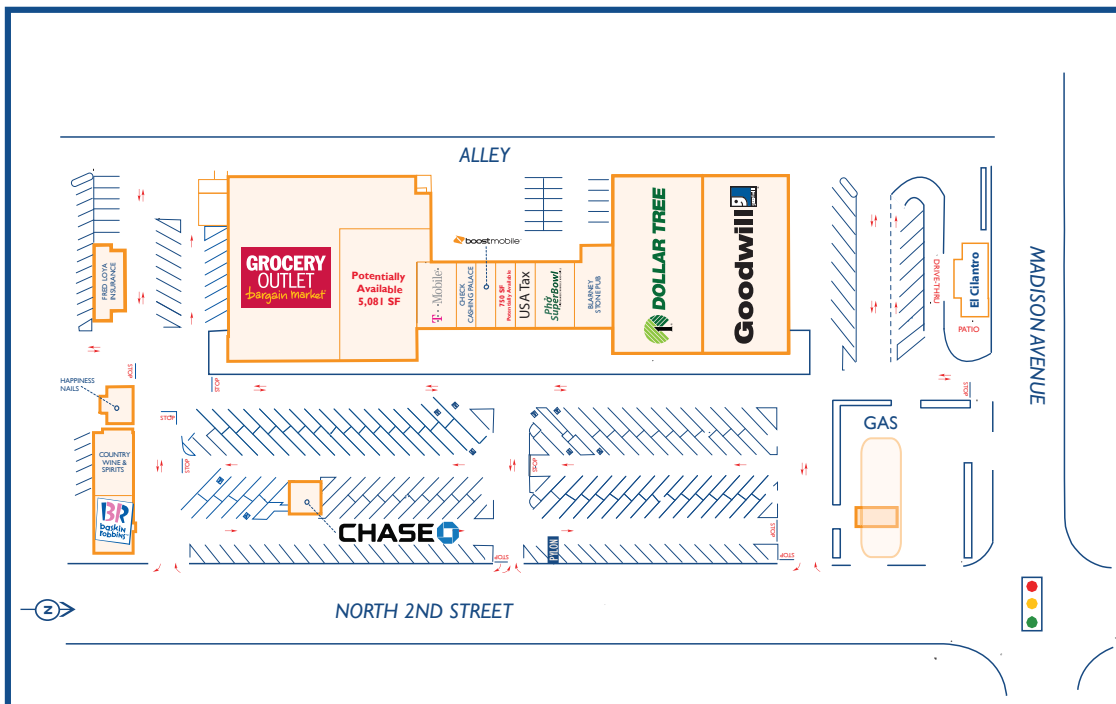
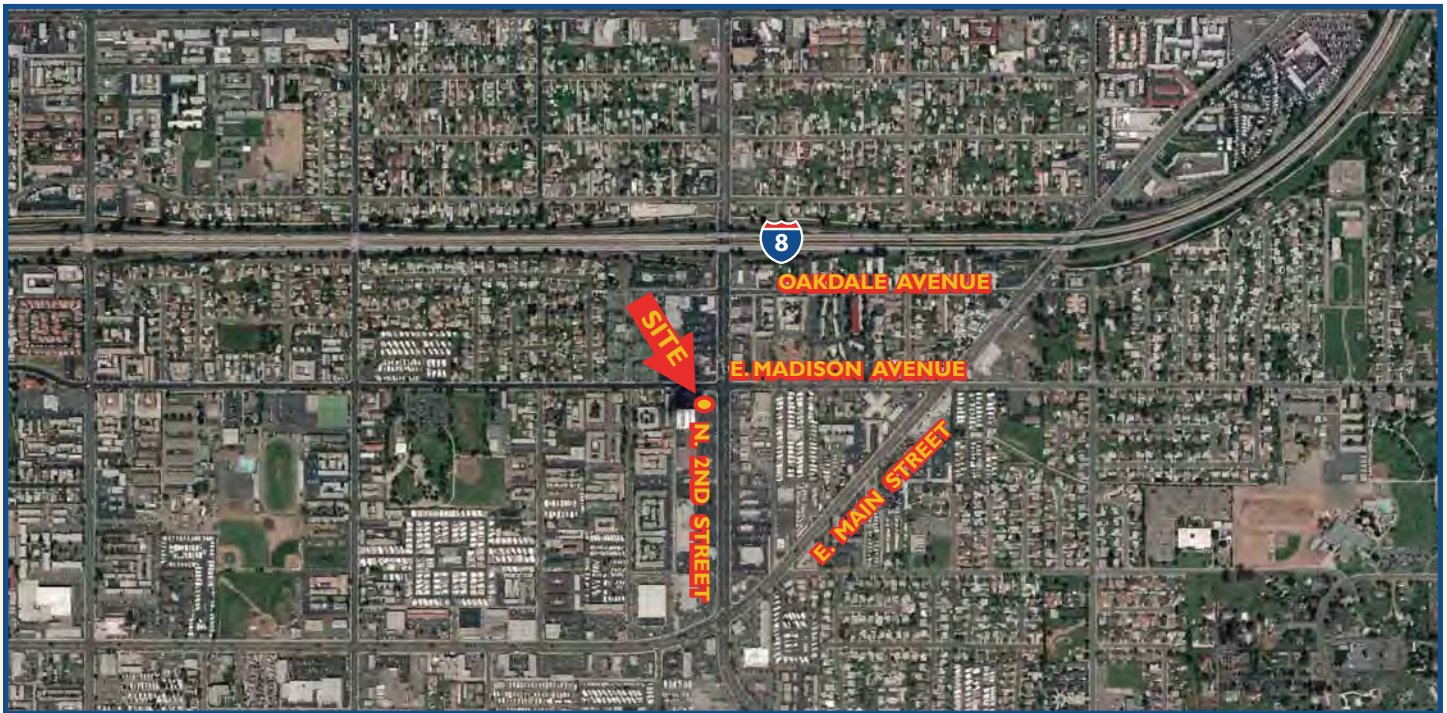
* Estimates are based on 2017 demographics for population and average income per household. Traffic count is based upon SANDAG 2010 counts. The information herein is not guaranteed and should be independently verified.

EL CAJON TOWN & COUNTRY

FOR LEASE

Prime Retail Space Available

LOCATED ON THE SOUTHWEST CORNER OF 2ND STREET & MADISON AVENUE, EL CAJON, CALIFORNIA



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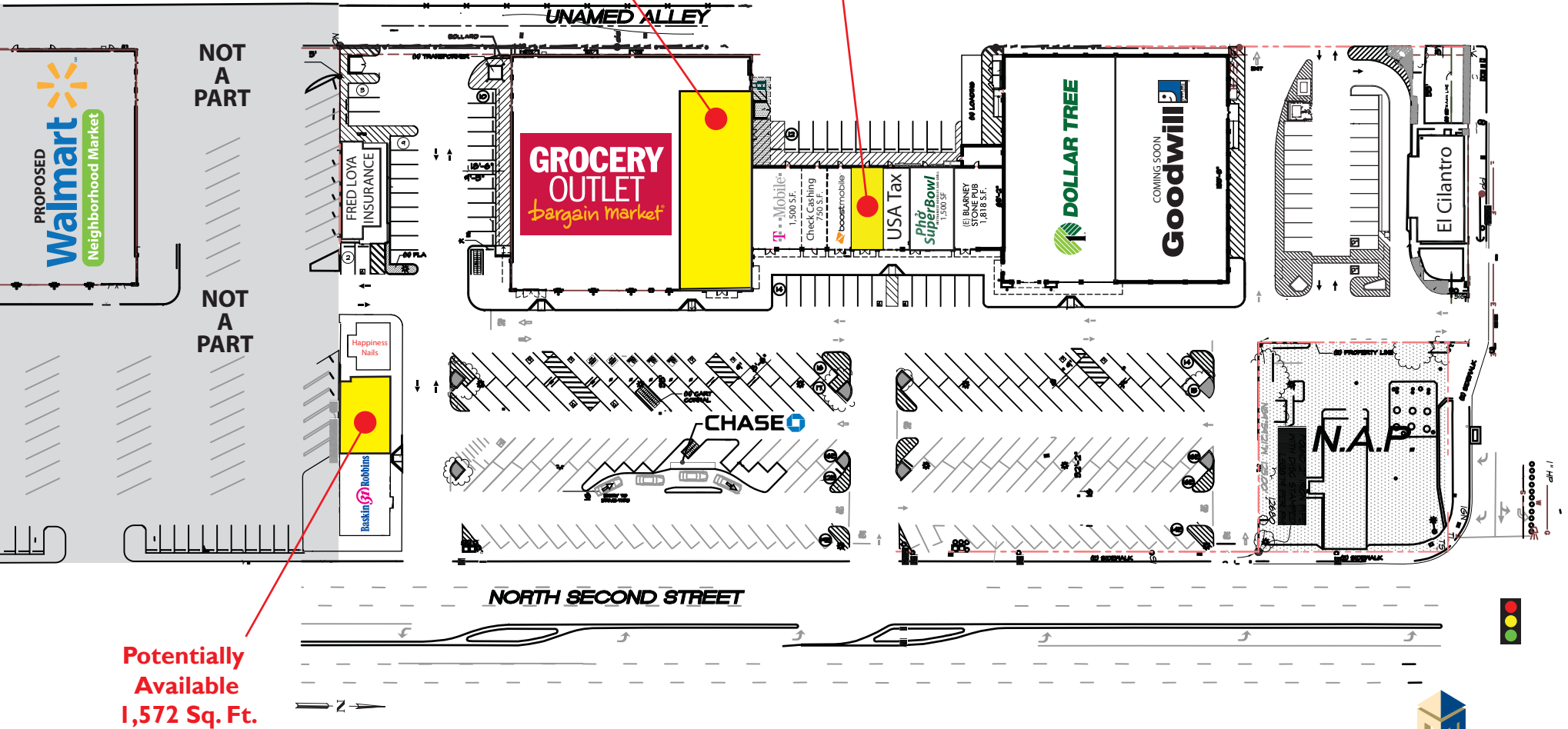
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Located at the southwest corner of
2nd Street and Madison Avenue
El Cajon, California



**Potentially Available
1,572 Sq. Ft.**

**Potentially Available
5,081 Sq. Ft.**

**Potentially Available
750 Sq. Ft.**

Landlord makes no representation that any of the above tenants or building configurations will exist now or in the future. Tenants depicted may be proposed and may not actually occupy the proposed buildings. The dimensions and square footages shown are estimates only and not guaranteed



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Executive Summary

El Cajon Town & Country
 330 N 2nd St, El Cajon, California, 92021
 Ring Bands: 0-1, 1-2, 2-3 mile radii

Prepared by Esri
 Latitude: 32.79929
 Longitude: -116.93632

	0 - 1 mile	1 - 2 mile	2 - 3 mile
Population			
2000 Population	34,070	58,787	37,924
2010 Population	36,794	61,510	39,643
2017 Population	39,360	64,885	42,183
2022 Population	41,070	67,514	44,072
2000-2010 Annual Rate	0.77%	0.45%	0.44%
2010-2017 Annual Rate	0.93%	0.74%	0.86%
2017-2022 Annual Rate	0.85%	0.80%	0.88%
2017 Male Population	48.8%	49.0%	49.5%
2017 Female Population	51.2%	51.0%	50.5%
2017 Median Age	33.2	34.2	40.5

In the identified area, the current year population is 42,183. In 2010, the Census count in the area was 39,643. The rate of change since 2010 was 0.86% annually. The five-year projection for the population in the area is 44,072 representing a change of 0.88% annually from 2017 to 2022. Currently, the population is 49.5% male and 50.5% female.

Median Age

The median age in this area is 33.2, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	62.2%	67.9%	77.9%
2017 Black Alone	7.2%	6.6%	3.5%
2017 American Indian/Alaska Native Alone	0.9%	0.8%	0.8%
2017 Asian Alone	3.8%	3.4%	3.7%
2017 Pacific Islander Alone	0.4%	0.6%	0.3%
2017 Other Race	17.3%	13.0%	8.2%
2017 Two or More Races	8.2%	7.7%	5.6%
2017 Hispanic Origin (Any Race)	35.1%	30.1%	22.4%

Persons of Hispanic origin represent 22.4% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 60.2 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	12,261	21,135	13,321
2010 Households	12,283	21,370	13,774
2017 Total Households	12,910	22,403	14,570
2022 Total Households	13,408	23,252	15,183
2000-2010 Annual Rate	0.02%	0.11%	0.33%
2010-2017 Annual Rate	0.69%	0.65%	0.78%
2017-2022 Annual Rate	0.76%	0.75%	0.83%
2017 Average Household Size	2.95	2.85	2.86

The household count in this area has changed from 13,774 in 2010 to 14,570 in the current year, a change of 0.78% annually. The five-year projection of households is 15,183, a change of 0.83% annually from the current year total. Average household size is currently 2.86, compared to 2.84 in the year 2010. The number of families in the current year is 10,655 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.



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Median Household Income			
2017 Median Household Income	\$39,985	\$49,249	\$73,504
2022 Median Household Income	\$41,371	\$51,575	\$80,527
2017-2022 Annual Rate	0.68%	0.93%	1.84%
Average Household Income			
2017 Average Household Income	\$55,325	\$66,737	\$99,727
2022 Average Household Income	\$61,848	\$74,260	\$111,302
2017-2022 Annual Rate	2.25%	2.16%	2.22%
Per Capita Income			
2017 Per Capita Income	\$19,376	\$23,529	\$35,786
2022 Per Capita Income	\$21,363	\$26,011	\$39,752
2017-2022 Annual Rate	1.97%	2.03%	2.12%

Current median household income is \$73,504 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$80,527 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$99,727 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$111,302 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$35,786 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$39,752 in five years, compared to \$34,828 for all U.S. households

Housing			
2000 Total Housing Units	12,620	21,767	13,692
2000 Owner Occupied Housing Units	3,906	8,633	9,348
2000 Renter Occupied Housing Units	8,355	12,502	3,973
2000 Vacant Housing Units	359	632	371
2010 Total Housing Units	12,990	22,484	14,363
2010 Owner Occupied Housing Units	4,067	8,868	9,375
2010 Renter Occupied Housing Units	8,216	12,502	4,399
2010 Vacant Housing Units	707	1,114	589
2017 Total Housing Units	13,547	23,445	15,070
2017 Owner Occupied Housing Units	4,067	8,985	9,687
2017 Renter Occupied Housing Units	8,844	13,418	4,883
2017 Vacant Housing Units	637	1,042	500
2022 Total Housing Units	14,115	24,430	15,750
2022 Owner Occupied Housing Units	4,165	9,276	10,062
2022 Renter Occupied Housing Units	9,242	13,976	5,122
2022 Vacant Housing Units	707	1,178	567

Currently, 64.3% of the 15,070 housing units in the area are owner occupied; 32.4%, renter occupied; and 3.3% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 14,363 housing units in the area - 65.3% owner occupied, 30.6% renter occupied, and 4.1% vacant. The annual rate of change in housing units since 2010 is 2.16%. Median home value in the area is \$493,147, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 4.04% annually to \$601,013.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.