



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 . . . 31,071
3 Miles . . 124,631



Population*
1 Mile . . . 38,917
3 Miles . . 144,782



Traffic Count
Intersection . . 41,000
Highway 8 . . . 110,000
(Cars Daily)



Household Income*
1 Mile . . \$59,522
3 Miles . . \$82,111



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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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or **Jae Chung**
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Oceanside, CA 92057**

www.newmarkmerrill.com

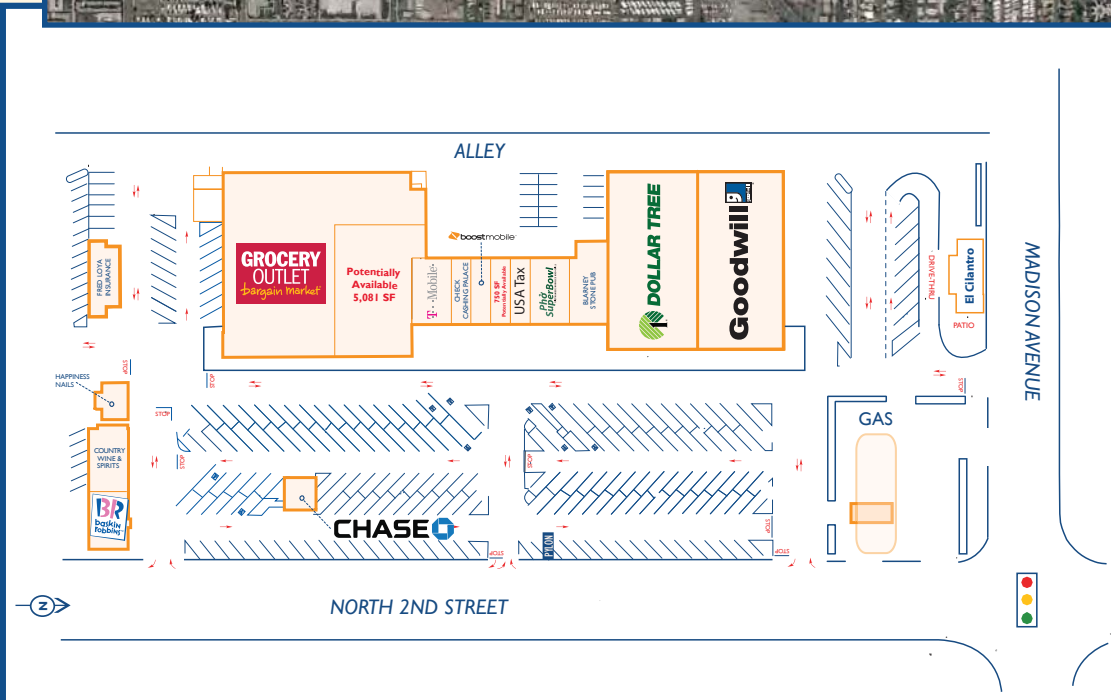
* Estimates are based on 2019 demographics for population and average income per household. Traffic count is based upon SANDAG 2010 counts. The information herein is not guaranteed and should be independently verified.

EL CAJON TOWN & COUNTRY

FOR LEASE

Prime Retail Space Available

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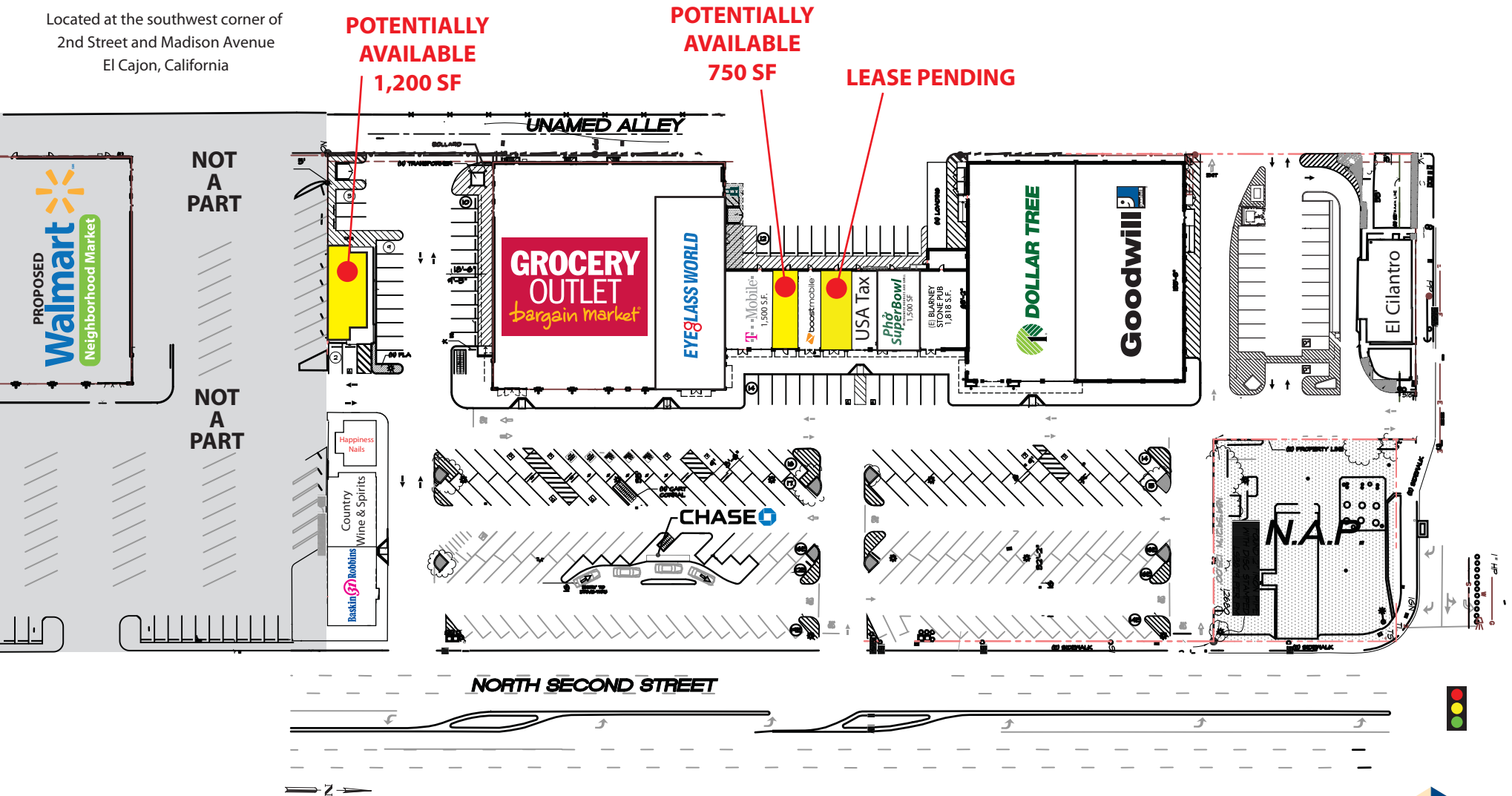
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Located at the southwest corner of
2nd Street and Madison Avenue
El Cajon, California



For additional information, please contact:

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(DRE #00950529) (DRE #01504403)

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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



Executive Summary

776 El Cajon Town & Country 2
320 N 2nd St, El Cajon, California, 92021
Rings: 1, 2, 3 mile radii

Prepared by Esri
Latitude: 32.79879
Longitude: -116.93581

	1 mile	2 miles	3 miles
Population			
2000 Population	33,943	92,432	130,604
2010 Population	36,659	97,778	137,808
2019 Population	38,917	102,675	144,782
2024 Population	39,985	105,269	148,617
2000-2010 Annual Rate	0.77%	0.56%	0.54%
2010-2019 Annual Rate	0.65%	0.53%	0.54%
2019-2024 Annual Rate	0.54%	0.50%	0.52%
2019 Male Population	48.7%	48.9%	49.1%
2019 Female Population	51.3%	51.1%	50.9%
2019 Median Age	33.5	34.1	35.9

In the identified area, the current year population is 144,782. In 2010, the Census count in the area was 137,808. The rate of change since 2010 was 0.54% annually. The five-year projection for the population in the area is 148,617 representing a change of 0.52% annually from 2019 to 2024. Currently, the population is 49.1% male and 50.9% female.

Median Age

The median age in this area is 33.5, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	61.8%	65.2%	68.8%
2019 Black Alone	7.1%	6.8%	5.9%
2019 American Indian/Alaska Native Alone	0.9%	0.8%	0.8%
2019 Asian Alone	3.9%	3.7%	3.7%
2019 Pacific Islander Alone	0.4%	0.5%	0.5%
2019 Other Race	17.6%	14.9%	13.0%
2019 Two or More Races	8.4%	8.1%	7.4%
2019 Hispanic Origin (Any Race)	35.5%	32.5%	29.7%

Persons of Hispanic origin represent 29.7% of the population in the identified area compared to 18.6% 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 72.2 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	47	65	92
2000 Households	12,233	33,181	46,663
2010 Households	12,248	33,419	47,397
2019 Total Households	12,745	34,724	49,361
2024 Total Households	13,029	35,477	50,507
2000-2010 Annual Rate	0.01%	0.07%	0.16%
2010-2019 Annual Rate	0.43%	0.41%	0.44%
2019-2024 Annual Rate	0.44%	0.43%	0.46%
2019 Average Household Size	2.96	2.89	2.88

The household count in this area has changed from 47,397 in 2010 to 49,361 in the current year, a change of 0.44% annually. The five-year projection of households is 50,507, a change of 0.46% annually from the current year total. Average household size is currently 2.88, compared to 2.85 in the year 2010. The number of families in the current year is 34,721 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.



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	1 mile	2 miles	3 miles
Mortgage Income			
2019 Percent of Income for Mortgage	49.2%	46.2%	43.6%
Median Household Income			
2019 Median Household Income	\$40,963	\$48,700	\$57,549
2024 Median Household Income	\$49,766	\$57,176	\$68,546
2019-2024 Annual Rate	3.97%	3.26%	3.56%
Average Household Income			
2019 Average Household Income	\$59,522	\$68,602	\$82,111
2024 Average Household Income	\$71,161	\$81,353	\$96,432
2019-2024 Annual Rate	3.64%	3.47%	3.27%
Per Capita Income			
2019 Per Capita Income	\$19,535	\$23,122	\$28,147
2024 Per Capita Income	\$23,233	\$27,313	\$32,943
2019-2024 Annual Rate	3.53%	3.39%	3.20%

Households by Income

Current median household income is \$57,549 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$68,546 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$82,111 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$96,432 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$28,147 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$32,943 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	51	54	57
2000 Total Housing Units	12,585	34,174	48,024
2000 Owner Occupied Housing Units	3,960	12,455	21,874
2000 Renter Occupied Housing Units	8,273	20,727	24,788
2000 Vacant Housing Units	352	992	1,362
2010 Total Housing Units	12,949	35,236	49,802
2010 Owner Occupied Housing Units	4,111	12,826	22,311
2010 Renter Occupied Housing Units	8,137	20,593	25,086
2010 Vacant Housing Units	701	1,817	2,405
2019 Total Housing Units	13,309	36,241	51,280
2019 Owner Occupied Housing Units	4,241	13,229	23,117
2019 Renter Occupied Housing Units	8,504	21,495	26,244
2019 Vacant Housing Units	564	1,517	1,919
2024 Total Housing Units	13,590	37,020	52,448
2024 Owner Occupied Housing Units	4,420	13,764	24,021
2024 Renter Occupied Housing Units	8,609	21,714	26,486
2024 Vacant Housing Units	561	1,543	1,941

Currently, 45.1% of the 51,280 housing units in the area are owner occupied; 51.2%, renter occupied; and 3.7% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 49,802 housing units in the area - 44.8% owner occupied, 50.4% renter occupied, and 4.8% vacant. The annual rate of change in housing units since 2010 is 1.31%. Median home value in the area is \$513,080, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 2.31% annually to \$575,163.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.