



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 . . . 31,963
3 Miles . . 127,655



Population*
1 Mile . . . 39,178
3 Miles . . 145,808



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



Household Income*
1 Mile . . \$57,630
3 Miles . . \$76,920



**NewMark Merrill
COMPANIES**

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:

John Hickman
jhickman@newmarkmerrill.com
(Lic #00950529)

or **Jae Chung**
jchung@newmarkmerrill.com
(Lic #01504403)

Tel: (760) 630-8247

Fax: (760) 630-4693

**427 College Blvd
Suite K
Oceanside, CA 92057**

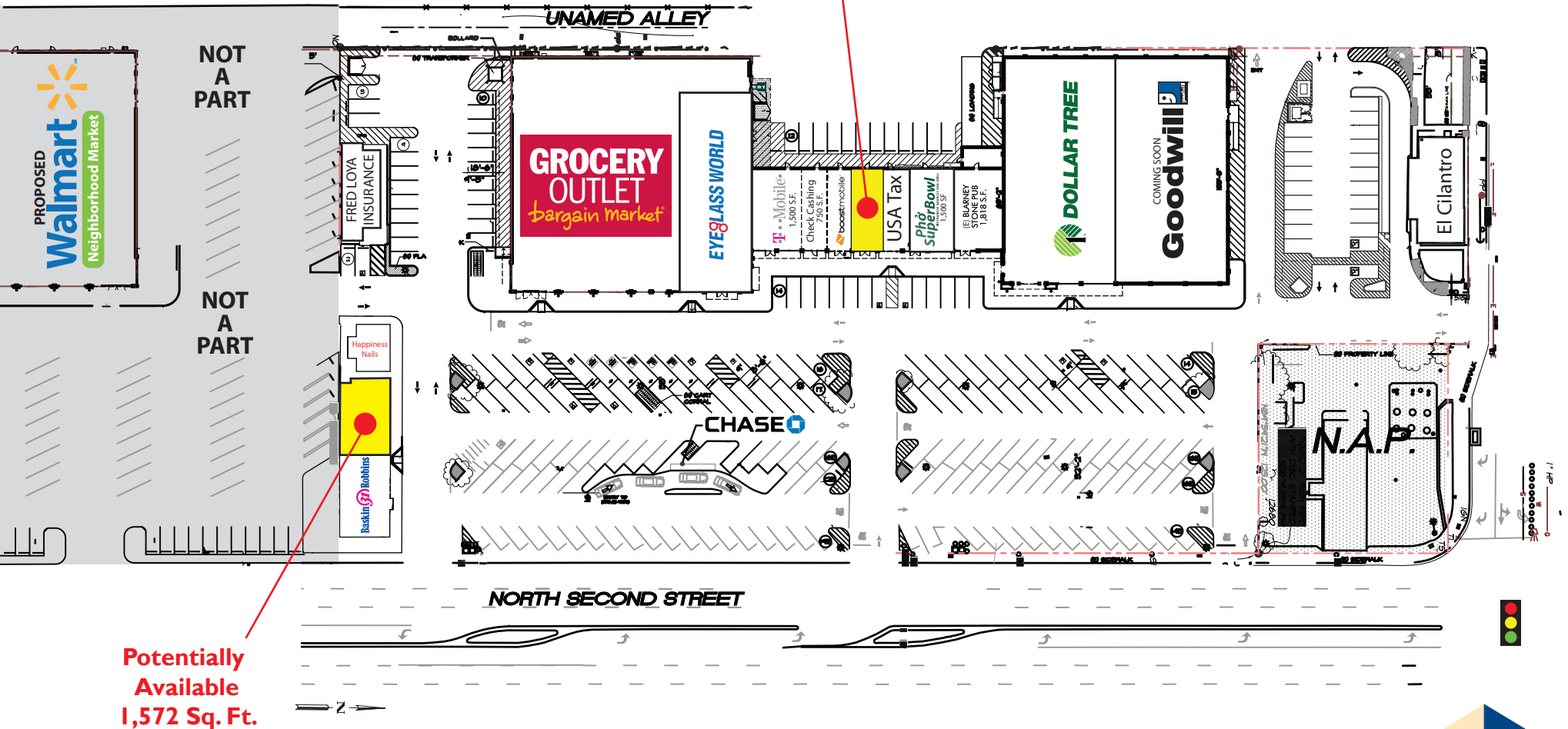
www.newmarkmerrill.com

* 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.



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

POTENTIALLY
AVAILABLE
750 SF



Potentially
Available
1,572 Sq. Ft.

For additional information, please contact:

John Hickman or Jae Chung
(DRE #00950529) (DRE #01504403)

NewMark Merrill Companies

Tel: 760.630.8247 Fax: 760.630.4693



NewMark Merrill
COMPANIES

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

El Cajon Town & Country
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	92,303	130,604
2010 Population	36,659	97,641	137,808
2018 Population	39,178	103,233	145,808
2023 Population	40,634	106,788	151,060
2000-2010 Annual Rate	0.77%	0.56%	0.54%
2010-2018 Annual Rate	0.81%	0.68%	0.69%
2018-2023 Annual Rate	0.73%	0.68%	0.71%
2018 Male Population	48.8%	48.9%	49.1%
2018 Female Population	51.2%	51.1%	50.9%
2018 Median Age	33.4	34.0	35.7

In the identified area, the current year population is 145,808. In 2010, the Census count in the area was 137,808. The rate of change since 2010 was 0.69% annually. The five-year projection for the population in the area is 151,060 representing a change of 0.71% annually from 2018 to 2023. Currently, the population is 49.1% male and 50.9% female.

Median Age

The median age in this area is 33.4, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	62.2%	65.5%	69.1%
2018 Black Alone	7.1%	6.8%	5.8%
2018 American Indian/Alaska Native Alone	0.9%	0.8%	0.8%
2018 Asian Alone	3.8%	3.6%	3.6%
2018 Pacific Islander Alone	0.4%	0.5%	0.5%
2018 Other Race	17.4%	14.8%	12.9%
2018 Two or More Races	8.3%	8.0%	7.3%
2018 Hispanic Origin (Any Race)	35.2%	32.1%	29.3%

Persons of Hispanic origin represent 29.3% of the population in the identified area compared to 18.3% 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 71.8 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	12,233	33,141	46,663
2010 Households	12,248	33,379	47,397
2018 Total Households	12,849	34,932	49,719
2023 Total Households	13,259	36,001	51,330
2000-2010 Annual Rate	0.01%	0.07%	0.16%
2010-2018 Annual Rate	0.58%	0.55%	0.58%
2018-2023 Annual Rate	0.63%	0.60%	0.64%
2018 Average Household Size	2.95	2.89	2.88

The household count in this area has changed from 47,397 in 2010 to 49,719 in the current year, a change of 0.58% annually. The five-year projection of households is 51,330, a change of 0.64% 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 35,012 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 2018 and 2023. Esri converted Census 2000 data into 2010 geography.



Executive Summary

El Cajon Town & Country
 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
Median Household Income			
2018 Median Household Income	\$42,556	\$48,259	\$54,757
2023 Median Household Income	\$50,051	\$54,705	\$62,353
2018-2023 Annual Rate	3.30%	2.54%	2.63%
Average Household Income			
2018 Average Household Income	\$57,630	\$65,619	\$76,920
2023 Average Household Income	\$67,573	\$76,834	\$90,360
2018-2023 Annual Rate	3.23%	3.21%	3.27%
Per Capita Income			
2018 Per Capita Income	\$20,145	\$23,029	\$27,136
2023 Per Capita Income	\$23,247	\$26,675	\$31,602
2018-2023 Annual Rate	2.91%	2.98%	3.09%

Current median household income is \$54,757 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$62,353 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$76,920 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$90,360 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$27,136 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$31,602 in five years, compared to \$36,530 for all U.S. households

Housing			
2000 Total Housing Units	12,585	34,134	48,024
2000 Owner Occupied Housing Units	3,960	12,428	21,874
2000 Renter Occupied Housing Units	8,273	20,713	24,788
2000 Vacant Housing Units	352	993	1,362
2010 Total Housing Units	12,949	35,194	49,802
2010 Owner Occupied Housing Units	4,111	12,803	22,311
2010 Renter Occupied Housing Units	8,137	20,576	25,086
2010 Vacant Housing Units	701	1,815	2,405
2018 Total Housing Units	13,471	36,389	51,663
2018 Owner Occupied Housing Units	4,169	13,023	22,923
2018 Renter Occupied Housing Units	8,680	21,908	26,796
2018 Vacant Housing Units	622	1,457	1,944
2023 Total Housing Units	13,899	37,483	53,302
2023 Owner Occupied Housing Units	4,734	14,536	25,240
2023 Renter Occupied Housing Units	8,524	21,465	26,090
2023 Vacant Housing Units	640	1,482	1,972

Currently, 44.4% of the 51,663 housing units in the area are owner occupied; 51.9%, renter occupied; and 3.8% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% 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 1.64%. Median home value in the area is \$463,730, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 2.34% annually to \$520,637.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.