

FOR LEASE

2029 EL CAJON BOULEVARD

SAN DIEGO, CA 92104



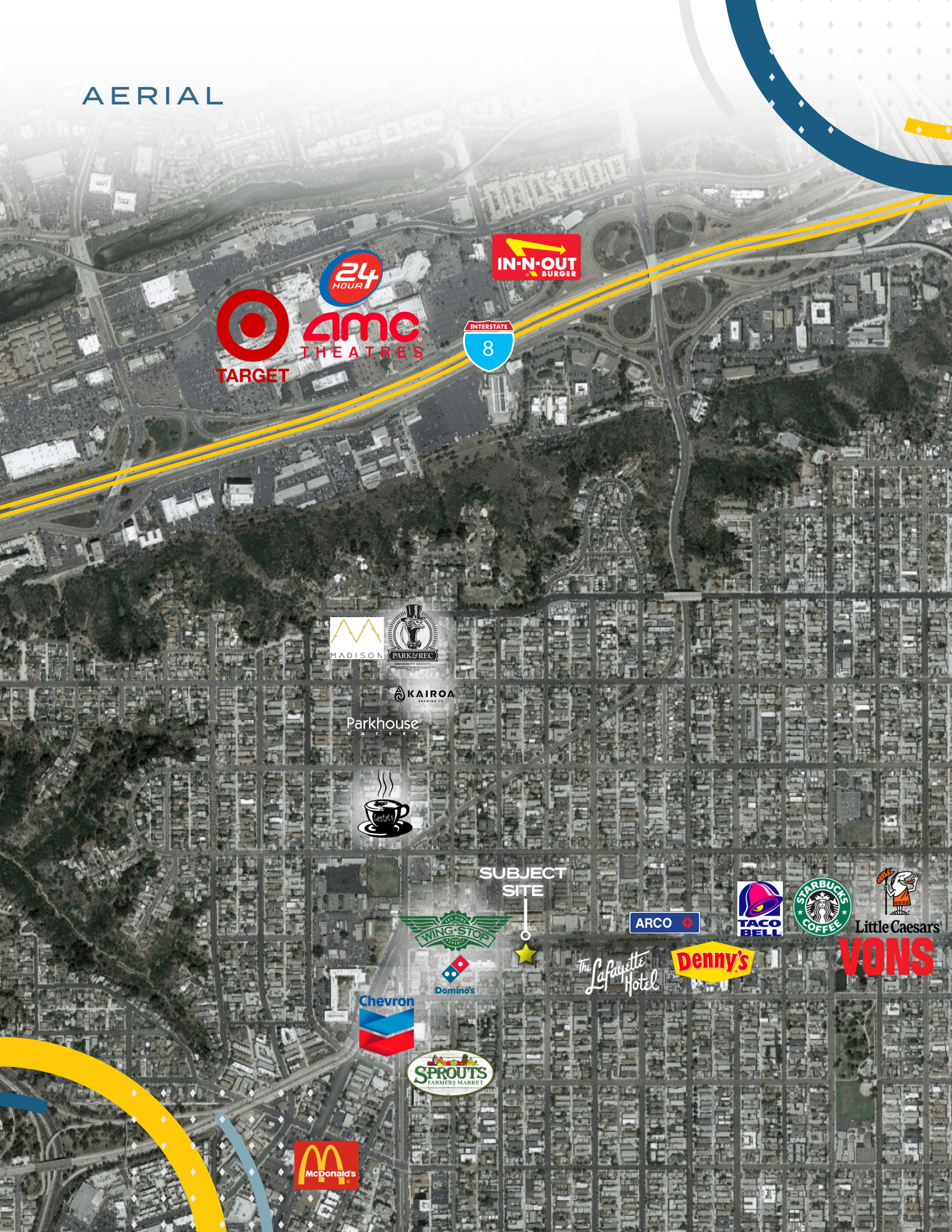
CBRE

PROPERTY HIGHLIGHTS

- 1,200 SF Retail/Office space available for lease
- One reserved parking space
- Located in the heart of The Boulevard District and directly across the street from a 100% pre-leased, 165 unit apartment complex
- Over 1,000 businesses on El Cajon Boulevard
- Three public transit lines throughout the district allowing for easy access from the surrounding communities
- Located on the Mid City Rapid Transit Line
- Traffic Counts: El Cajon Boulevard - 22,489 Cars Per Day (CoStar)



AERIAL



SUBJECT
SITE



Little Caesars

VONS

The Lafayette Hotel



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2019 POPULATION - CURRENT YEAR ESTIMATE	43,498	259,850	572,642
2024 POPULATION - FIVE YEAR PROJECTION	45,268	272,952	597,842
2010 POPULATION - CENSUS	41,294	239,311	534,523
2000 POPULATION - CENSUS	41,470	232,308	518,601
2010-2019 ANNUAL POPULATION GROWTH RATE	0.56%	0.89%	0.75%
2019-2024 ANNUAL POPULATION GROWTH RATE	0.80%	0.99%	0.87%
2019 HOUSEHOLDS - CURRENT YEAR ESTIMATE	24,298	119,855	223,695
2024 HOUSEHOLDS - FIVE YEAR PROJECTION	25,197	126,604	235,393
2010 HOUSEHOLDS - CENSUS	23,109	109,178	206,690
2000 HOUSEHOLDS - CENSUS	22,885	101,492	194,178
2010-2019 ANNUAL HOUSEHOLD GROWTH RATE	0.54%	1.01%	0.86%
2019-2024 ANNUAL HOUSEHOLD GROWTH RATE	0.73%	1.10%	1.02%
2019 AVERAGE HOUSEHOLD SIZE	1.78	2.11	2.41
2019 AVERAGE HOUSEHOLD INCOME	\$81,016	\$90,582	\$89,345
2024 AVERAGE HOUSEHOLD INCOME	\$97,043	\$107,782	\$105,839
2019 MEDIAN HOUSEHOLD INCOME	\$60,815	\$63,748	\$62,286
2024 MEDIAN HOUSEHOLD INCOME	\$73,699	\$77,699	\$75,677
2019 PER CAPITA INCOME	\$45,183	\$41,931	\$35,834
2024 PER CAPITA INCOME	\$53,929	\$50,141	\$42,577
2019 HOUSING UNITS	25,378	129,126	240,251
2019 VACANT HOUSING UNITS	1,080	9,271	16,556
2019 OCCUPIED HOUSING UNITS	24,298	119,855	223,695
2019 OWNER OCCUPIED HOUSING UNITS	5,690	36,280	76,958
2019 RENTER OCCUPIED HOUSING UNITS	18,608	83,575	146,737

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