

AVOCADO PROFESSIONAL CENTER



FOR LEASE

PROFESSIONAL MEDICAL OFFICE SUITE FOR LEASE!

292 AVOCADO AVENUE,
EL CAJON, CA 92020



810 Jamacha Rd. Suite 102
El Cajon, CA 92019

JEFF DAVIES
Managing Director
619.887.5270
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CA #01357770

BEN AMEEN
Broker
619.840.6692
bensdcommercial@gmail.com
CA #01999481





OFFERING SUMMARY

AVAILABLE SF: 2,488 SF

LEASE TERM: Negotiable

LEASE RATE: Negotiable

Property Overview:

- Welcome to Avocado Professional Center nestled within a well-groomed professional office center.
- 13 Offices.
- This modern facility offers spacious examination rooms, consultation areas, and administrative spaces.
- With its prime location and supportive community, it's the perfect environment for professionals to elevate their practice or professional service.
- Great Central Location
- Beautiful Landscaping
- Ample Parking
- Exterior Security System in Place

COLDWELL BANKER COMMERCIAL
810 Jamacha Rd. Suite 102
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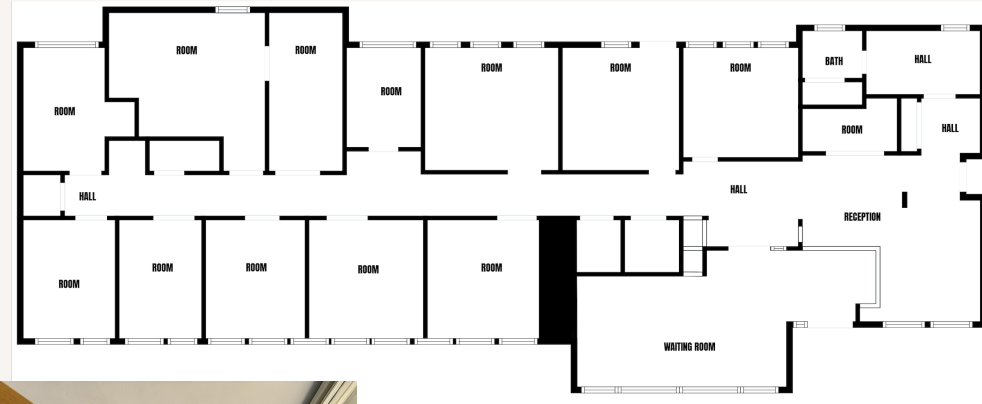
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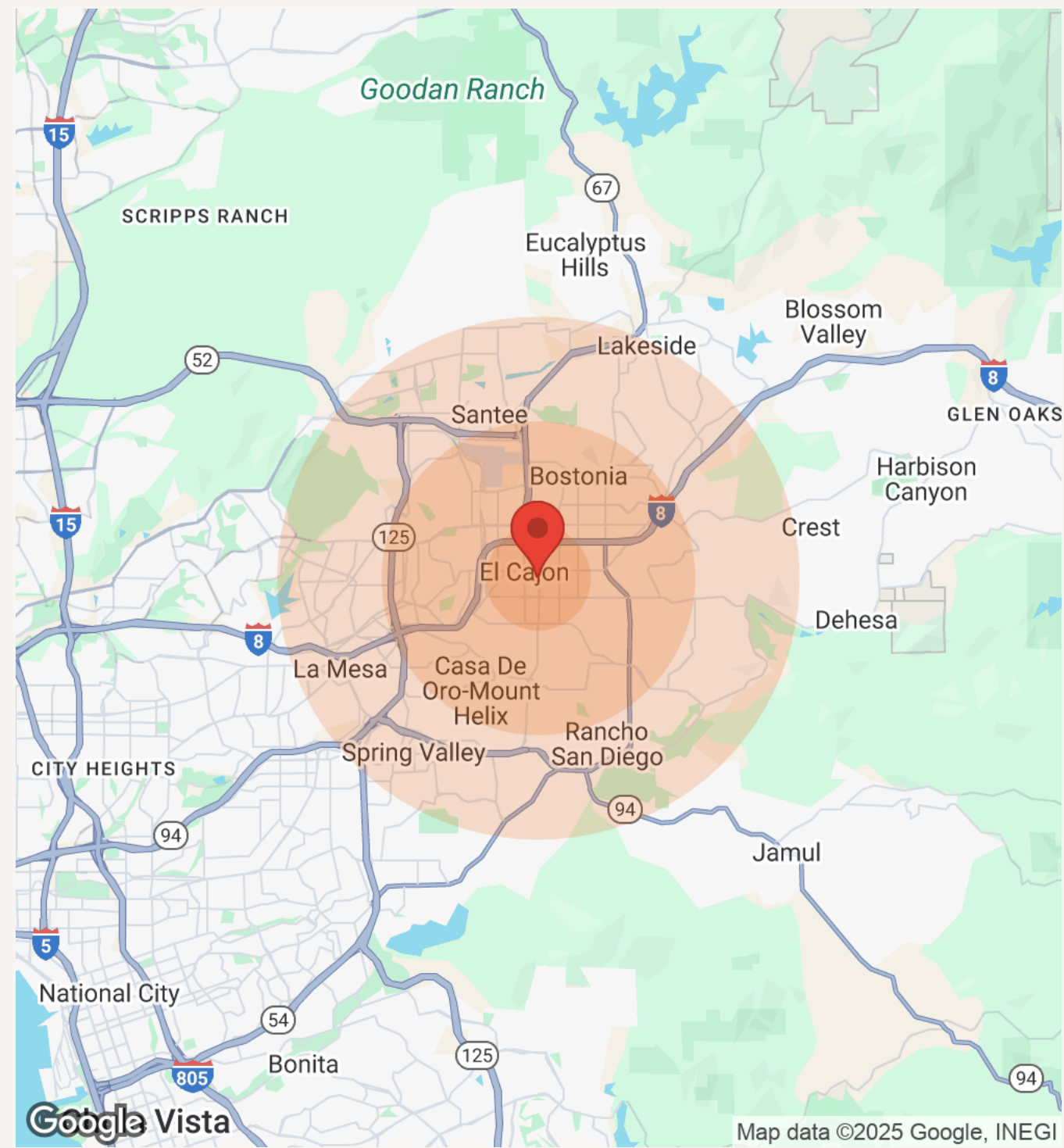
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2,488 SF

- Available Now.
- Formerly a dermatologist office, prior to that, a dentist.
- The plumbing required for a dentist can be reimplemented. Space has an abundant of examination rooms, a large receptionist desk and lobby.





Age	1 Mile	3 Miles	5 Miles
Ages 0-14	10,588	31,963	64,322
Ages 15-24	6,569	20,494	41,461
Ages 25-54	19,763	62,187	129,545
Ages 55-64	4,018	17,075	38,708
Ages 65+	4,186	22,389	50,639

Race	1 Mile	3 Miles	5 Miles
White	28,136	112,789	247,228
Black	3,446	7,350	14,676
Am In/AK Nat	156	386	706
Hawaiian	111	266	488
Hispanic	17,451	43,339	79,810
Multi-Racial	24,020	58,596	104,332

Income	1 Mile	3 Miles	5 Miles
Median	\$35,464	\$52,697	\$62,744
< \$15,000	2,937	6,630	11,550
\$15,000-\$24,999	2,425	5,824	11,002
\$25,000-\$34,999	2,001	5,388	11,643
\$35,000-\$49,999	2,693	8,027	16,227
\$50,000-\$74,999	2,739	10,782	23,464
\$75,000-\$99,999	1,228	6,941	17,505
\$100,000-\$149,999	858	6,495	17,709
\$150,000-\$199,999	176	2,133	5,900
> \$200,000	132	2,207	4,174

Housing	1 Mile	3 Miles	5 Miles
Total Units	16,200	58,383	128,990
Occupied	15,234	55,372	122,703
Owner Occupied	3,691	26,564	67,495
Renter Occupied	11,543	28,808	55,208
Vacant	966	3,011	6,287



