

FOR LEASE

INLAND CENTER

1291-1299 E. MAIN ST. | EL CAJON CA 92019

JOIN JERSEY MIKES & POPEYES!



**COMMERCIAL
ASSET
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- Prime El Cajon Retail
- 867 - 5,246 SF Suites Available
- Busy Intersection at Jamacha Road and E Main Street
- High Demographics with Strong National Co-Tenants
- Surrounding Retail Corridor Includes Walmart, Sprouts, Grocery Outlet, Walgreens, and Many More
- Well Maintained Project with Ample Parking (Parking Ratio - 6/1,000 SF)
- Located within close proximity to the I-8 Freeway and Highway 67
- Traffic Counts: 30,000 Cars/Day Jamacha Rd.
23,000 Cars/Day E Main St.
- Lease Rate: Negotiable

867 - 5,246 SF AVAILABLE		
STE	SF	DESCRIPTION
101-A	867	- Open Floor Plan
200	1,326	- Partial 2nd Generation Restaurant (Call for Details) - Includes Hood, Grease Trap, and Plumbing - Monument Signage Available
201-202	2,770*	- Partial 2nd Generation Restaurant (Call for Details) - Includes Hood, Grease Trap, and Plumbing - Monument Signage Available - Suite 200-202 can be Combined to Occupy 4,096 SF
203	1,150	Open Floor Plan

*Suite 201 - 202 Potentially Divisible



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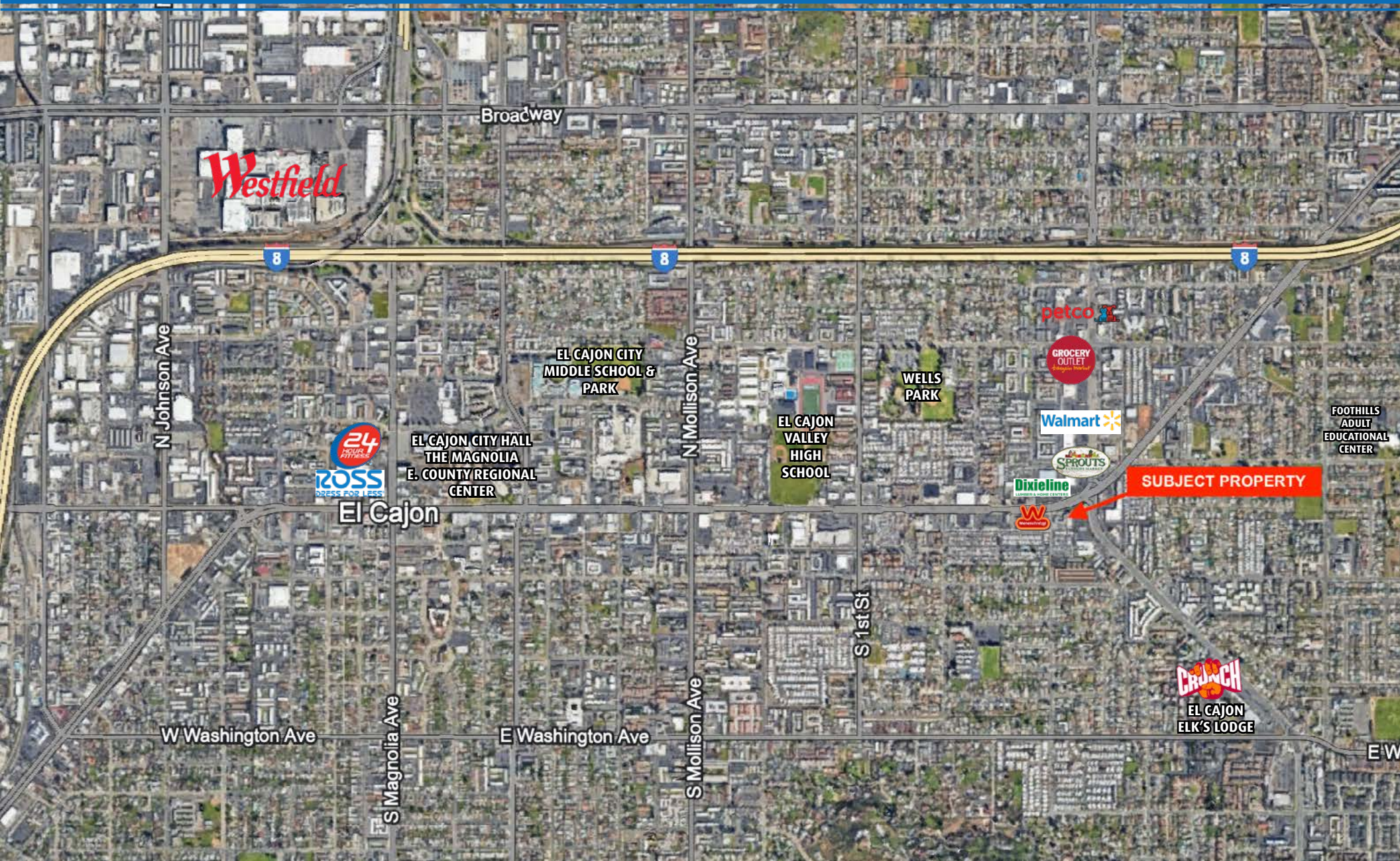
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DEMOGRAPHICS

Radius	2 Mile	3 Mile	5 Mile
Population			
2029 Projection	98,760	142,041	281,254
2024 Estimate	99,952	143,783	284,786
2020 Census	103,235	148,640	294,823
Growth 2024 - 2029	-1.19%	-1.21%	-1.24%
Growth 2020 - 2024	-3.18%	-3.27%	-3.40%
2024 Population by Hispanic Origin	32,013	43,219	79,399
2024 Population	99,952	143,783	284,786
White	55,336 55.36%	83,463 58.05%	172,121 60.44%
Black	6,628 6.63%	8,315 5.78%	14,492 5.09%
Am. Indian & Alaskan	919 0.92%	1,330 0.93%	2,438 0.86%
Asian	4,510 4.51%	6,390 4.44%	13,142 4.61%
Hawaiian & Pacific Island	499 0.50%	686 0.48%	1,461 0.51%
Other	32,060 32.08%	43,598 30.32%	81,132 28.49%
U.S. Armed Forces	499	757	2,304
Households			
2029 Projection	32,357	46,939	96,835
2024 Estimate	32,818	47,614	98,254
2020 Census	34,181	49,622	102,579
Growth 2024 - 2029	-1.40%	-1.42%	-1.44%
Growth 2020 - 2024	-3.99%	-4.05%	-4.22%
Owner Occupied	11,932 36.36%	22,249 46.73%	53,806 54.76%
Renter Occupied	20,886 63.64%	25,365 53.27%	44,448 45.24%
2024 Households by HH Income	32,819	47,613	98,255
Income: <\$25,000	7,533 22.95%	9,032 18.97%	15,239 15.51%
Income: \$25,000 - \$50,000	6,370 19.41%	8,172 17.16%	14,488 14.75%
Income: \$50,000 - \$75,000	6,094 18.57%	8,003 16.81%	16,351 16.64%
Income: \$75,000 - \$100,000	4,111 12.53%	5,873 12.33%	12,052 12.27%
Income: \$100,000 - \$125,000	2,492 7.59%	4,411 9.26%	10,863 11.06%
Income: \$125,000 - \$150,000	1,915 5.84%	3,270 6.87%	7,367 7.50%
Income: \$150,000 - \$200,000	1,986 6.05%	3,793 7.97%	10,488 10.67%
Income: \$200,000+	2,318 7.06%	5,059 10.63%	11,407 11.61%
2024 Avg Household Income	\$82,046	\$97,128	\$106,295
2024 Med Household Income	\$59,387	\$70,425	\$81,325

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