



REAL ESTATE



Retail Space for Lease

1524 GRAVES AVENUE, EL CAJON, CA 92021

AVAILABLE

Suite C: ±950 SF
Rent: \$1.75 PSF/Mo., NNN

PROPERTY HIGHLIGHTS

- Strip center located at the corner of Graves Avenue and E. Bradley Avenue at the on-ramp to the 67 Freeway
- Across from 7-11 and gas station
- On-site parking at no charge

Prospective tenants are hereby advised that all uses are subject to City approval

NEIGHBORING TENANTS



JAIMIE MARCHAND
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DRE #01904001

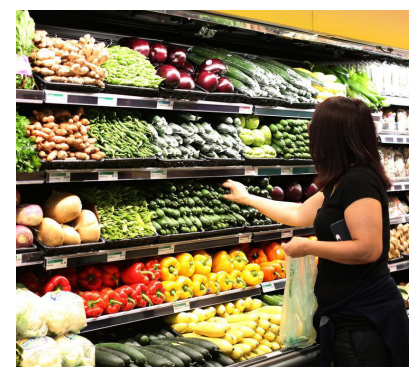
DONNA CLARK
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DRE #01134266

For more information: (833) 262-3190

KWPREALESTATE.COM

DEMOGRAPHICS

	0.5 Mile	1 Mile	2 Miles
POPULATION			
2024 Estimated Population	6,254	17,963	78,130
2029 Projected Population	6,009	17,451	75,612
2020 Census Population	6,157	18,281	80,175
2010 Census Population	5,590	16,093	73,198
Projected Annual Growth 2024 to 2029	-0.8%	-0.6%	-0.6%
Historical Annual Growth 2010 to 2024	0.8%	0.8%	0.5%
2024 Median Age	34.5	34.9	36.3
HOUSEHOLDS			
2024 Estimated Households	2,196	6,260	27,387
2029 Projected Households	2,109	6,082	26,476
2020 Census Households	2,190	6,281	27,660
2010 Census Households	2,117	5,900	26,202
Projected Annual Growth 2024 to 2029	-0.8%	-0.6%	-0.7%
Historical Annual Growth 2010 to 2024	0.3%	0.4%	0.3%
RACE & ETHNICITY			
2024 Estimated White	48.7%	53.3%	55.6%
2024 Estimated Black or African American	9.2%	8.5%	7.6%
2024 Estimated Asian or Pacific Islander	6.8%	7.2%	7.7%
2024 Estimated American Indian or Native Alaskan	1.2%	1.1%	1.0%
2024 Estimated Other Races	34.1%	29.8%	28.1%
2024 Estimated Hispanic	38.6%	33.7%	31.6%
INCOME			
2024 Estimated Average Household Income	\$92,725	\$105,279	\$105,351
2024 Estimated Median Household Income	\$78,818	\$88,086	\$85,733
2024 Estimated Per Capita Income	\$32,648	\$36,851	\$37,093
EDUCATION			
2024 Estimated High School Graduate	29.1%	28.6%	28.0%
2024 Estimated Some College	27.0%	24.0%	24.4%
2024 Estimated Associates Degree Only	8.1%	8.4%	8.6%
2024 Estimated Bachelors Degree Only	16.1%	20.9%	18.1%
2024 Estimated Graduate Degree	3.7%	6.0%	7.6%
BUSINESS			
2024 Estimated Total Businesses	223	1,079	4,335
2024 Estimated Total Employees	2,108	10,880	39,861
2024 Estimated Employee Population per Business	9.5	10.1	9.2
2024 Estimated Residential Population per Business	28.1	16.6	18.0



LOCATION

