

OFFICE AVAILABLE FOR LEASE

343 EAST LEXINGTON AVENUE, EL CAJON, CA 92020



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REAL ESTATE SERVICES

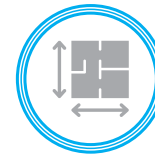


PROPERTY HIGHLIGHTS

- » ±900 SF available for lease
- » Abundant Parking
- » Street Visibility
- » Walk Score: 90
- » Lease Rate: \$2,500/Mo



5,340 SF
BUILDING SIZE



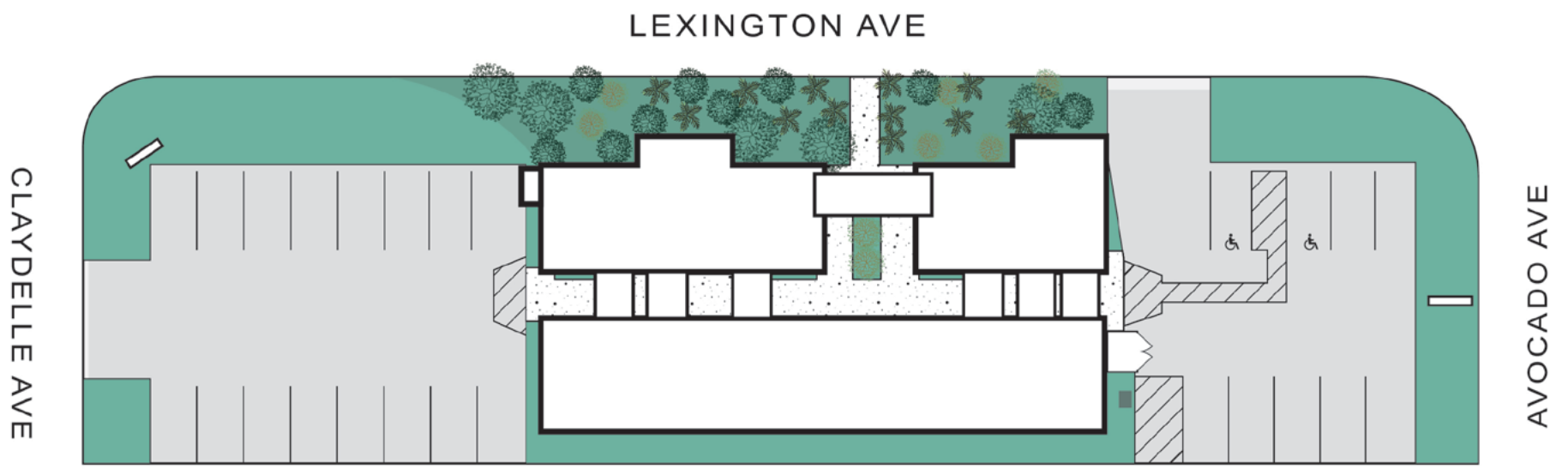
0.54 AC
LOT SIZE



6.14/1,000
PARKING RATIO



OP, EL CAJON
ZONING





AVOCADO AVENUE

LEXINGTON AVENUE



TRAFFIC COUNTS

8,147 CPD

East Lexington Avenue +
Avocado Avenue

14,950 CPD

Avocado Avenue +
East Camden Avenue

15,534 CPD

Avocado Avenue +
Alley

15,094 CPD

East Main Street +
West Hall Drive

10,998 CPD

South Magnolia Avenue +
West Lexington Avenue

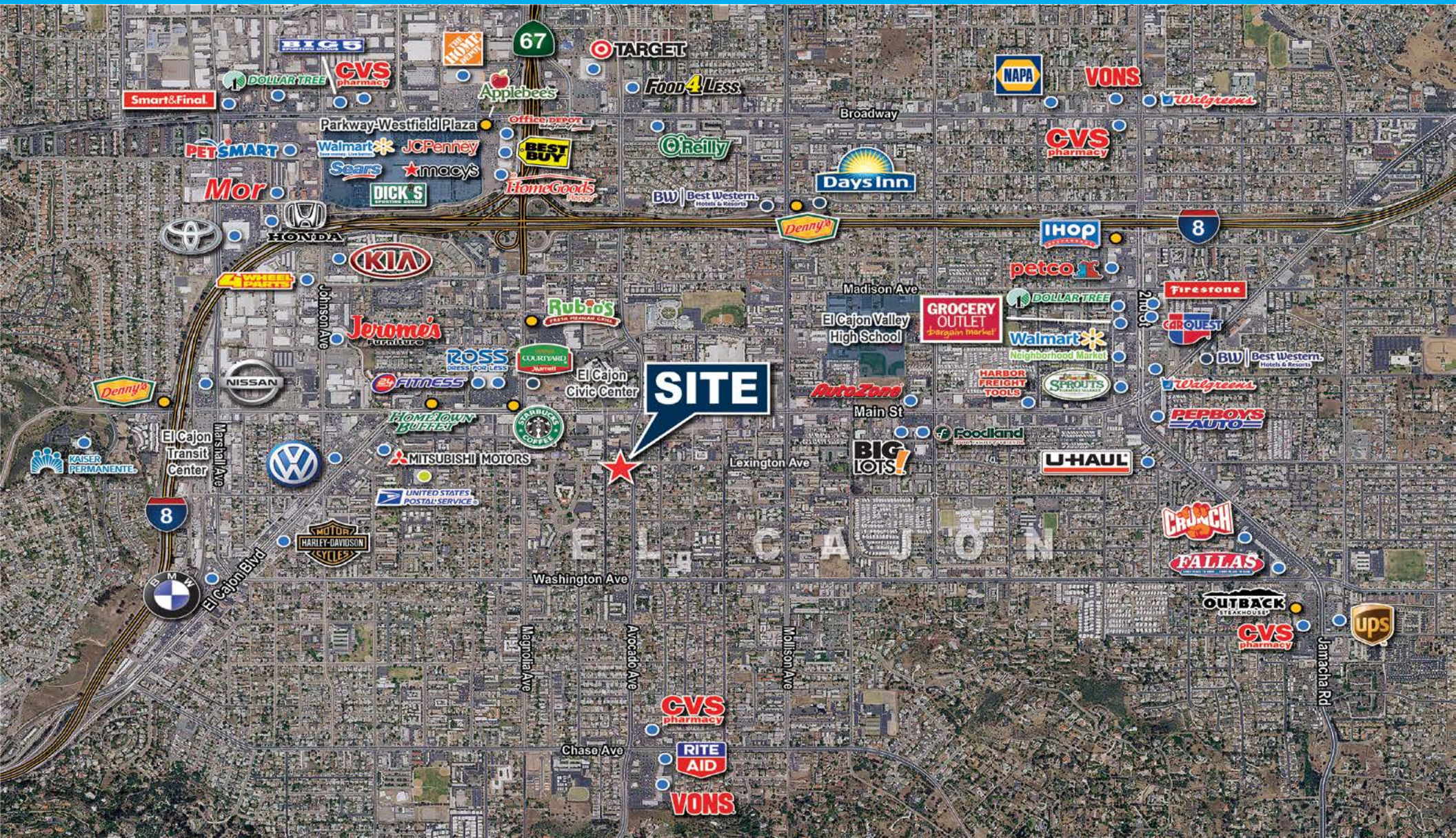
14,782 CPD

Avocado Avenue +
East Camden Avenue

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2019 Total Population:	47,290	150,506	339,552
2024 Population:	48,980	154,053	349,757
Pop Growth 2019-2024:	3.57%	2.36%	3.01%
Average Age:	34.60	37.60	38.30
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2019 Total Households:	15,869	52,972	124,976
HH Growth 2019-2024:	3.60%	2.34%	2.98%
Median Household Inc:	\$36,802	\$57,074	\$66,416
Avg Household Size:	2.90	2.80	2.70
2019 Avg HH Vehicles:	1.00	2.00	2.00
HOUSING	1 MILE	3 MILE	5 MILE
Median Home Value:	\$348,590	\$489,271	\$473,536
Median Year Built:	1973	1972	1974





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