

FOR LEASE

PLAZA RANCHO SAN DIEGO

2990 JAMACHA ROAD, EL CAJON CA 92019



JOIN STARBUCKS & HABIT BURGER!



- Prime Rancho San Diego Retail/Office
- 540 - 1,248 SF Suites Available
- Busy Intersection at Jamacha Road and Campo Road
- High Demographics with Strong National Co-Tenants
- Surrounding Retail Corridor Includes Target, Regal Cinemas, Albertsons, YMCA, and Many More
- Ample Parking in a Well Maintained Project
- Located within close proximity to Highways 94 and 125
- Located Next to Cuyamaca Community College
- Traffic Counts: 61,000 Cars/Day Campo Rd.
36,700 Cars/Day Jamacha Rd.
- Lease Rate: - Negotiable + NNN



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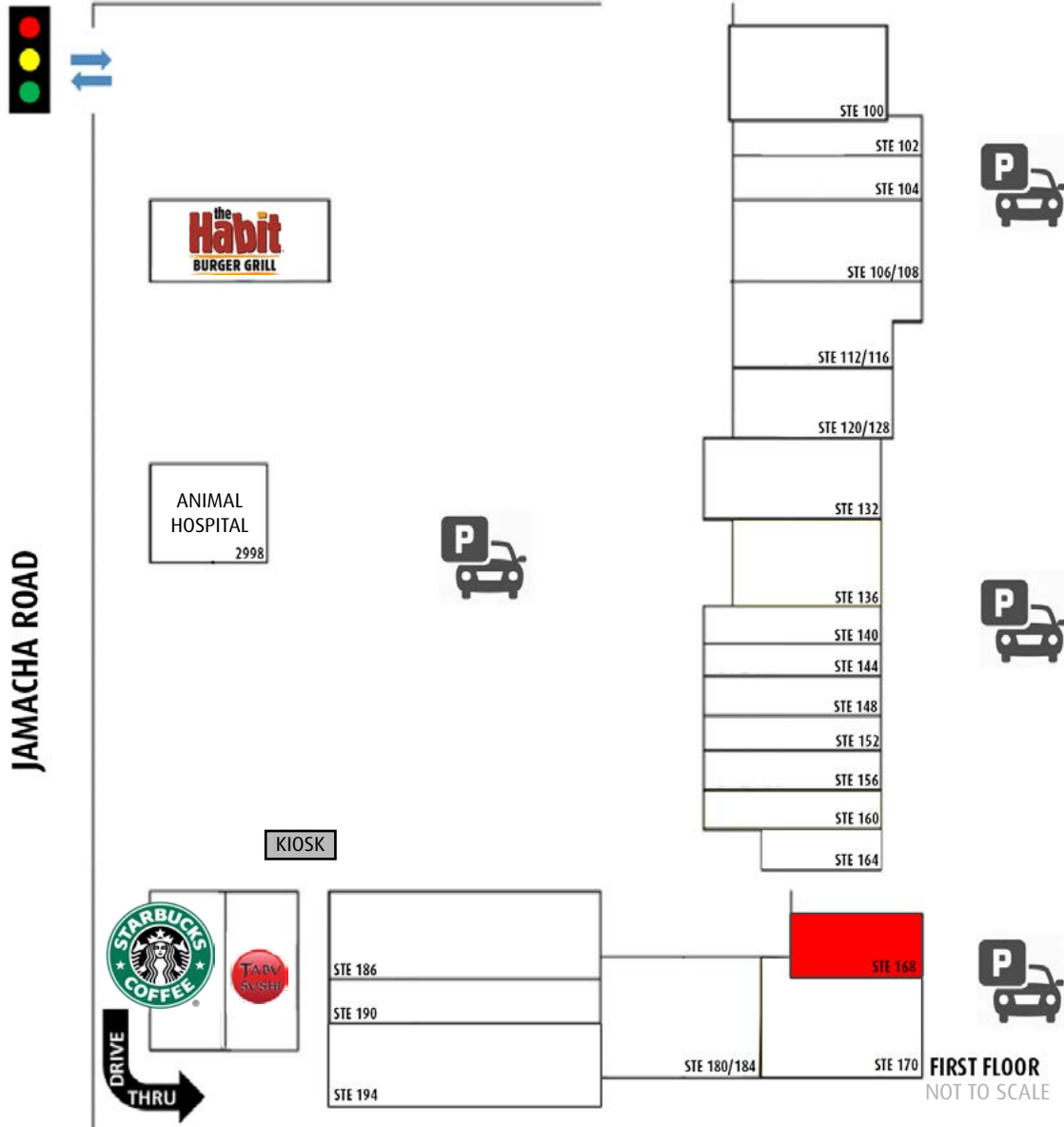
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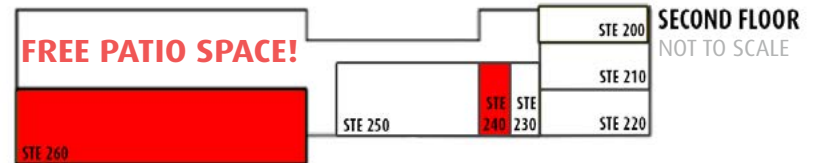
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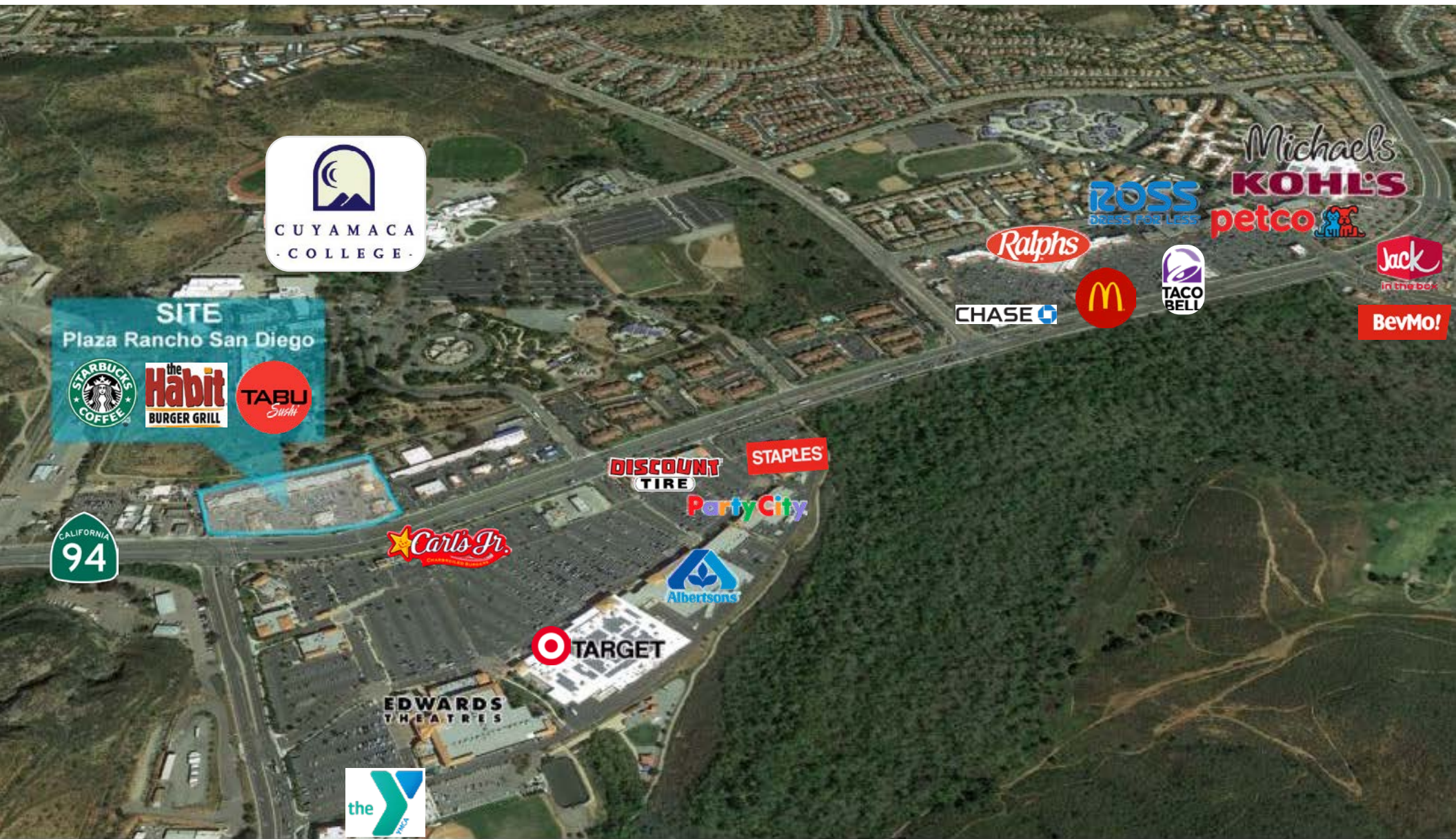
540 - 1,248 SF AVAILABLE		
STE	SF	DESCRIPTION
GROUND FLOOR		
168	540	Reception, Private Office
SECOND FLOOR		
240	1,098	Former Psychology Office Multiple Private Offices Reception Area & Waiting Room
260	1,248	Multiple Private Offices



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SITE
Plaza Rancho San Diego



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DEMOGRAPHICS

Radius	2 Mile	3 Mile	5 Mile
Population			
2029 Projection	28,629	58,078	223,979
2024 Estimate	29,171	59,008	226,865
2020 Census	31,142	62,113	235,242
Growth 2024 - 2029	-1.86%	-1.58%	-1.27%
Growth 2020 - 2024	-6.33%	-5.00%	-3.56%
2024 Population by Hispanic Origin			
2024 Population	7,516	15,025	77,070
White	29,171	59,008	226,865
Black	17,841 61.16%	35,740 60.57%	117,491 51.79%
Am. Indian & Alaskan	1,870 6.41%	3,985 6.75%	16,794 7.40%
Asian	203 0.70%	394 0.67%	2,207 0.97%
Hawaiian & Pacific Island	1,439 4.93%	3,125 5.30%	12,872 5.67%
Other	174 0.60%	349 0.59%	1,328 0.59%
U.S. Armed Forces	7,643 26.20%	15,415 26.12%	76,172 33.58%
	245	439	2,030
Households			
2029 Projection	10,050	19,786	74,618
2024 Estimate	10,275	20,159	75,750
2020 Census	11,115	21,475	79,260
Growth 2024 - 2029	-2.19%	-1.85%	-1.49%
Growth 2020 - 2024	-7.56%	-6.13%	-4.43%
Owner Occupied	6,759 65.78%	13,612 67.52%	38,594 50.95%
Renter Occupied	3,516 34.22%	6,547 32.48%	37,156 49.05%
2024 Households by HH Income			
Income: <\$25,000	10,274	20,157	75,751
Income: \$25,000 - \$50,000	968 9.42%	2,005 9.95%	12,176 16.07%
Income: \$50,000 - \$75,000	987 9.61%	2,027 10.06%	12,150 16.04%
Income: \$75,000 - \$100,000	1,735 16.89%	3,205 15.90%	13,218 17.45%
Income: \$100,000 - \$125,000	1,133 11.03%	2,327 11.54%	9,325 12.31%
Income: \$125,000 - \$150,000	1,419 13.81%	2,570 12.75%	7,757 10.24%
Income: \$150,000 - \$200,000	729 7.10%	1,679 8.33%	5,706 7.53%
Income: \$200,000+	1,373 13.36%	2,627 13.03%	6,933 9.15%
	1,930 18.79%	3,717 18.44%	8,486 11.20%
2024 Avg Household Income	\$132,251	\$131,066	\$102,594
2024 Med Household Income	\$105,532	\$105,005	\$75,889



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