

# For Sublease Retail Space

735 E. Bradley Avenue, El Cajon, CA 92021



## Available

Size: ±2,400 SF  
Rent: \$2.00 PSF/Mo., NNN  
Term Through: 6/30/2028

## Features

- ▶ Former convenience store
- ▶ Signage available
- ▶ On-site parking

## Trade Area



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

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## Area Demographics

	0.5 Mile	1 Mile	2 Mile
<b>Population</b>			
2024 Estimated Population	8,092	23,798	89,051
2029 Projected Population	7,773	22,935	85,755
2020 Census Population	8,140	24,163	91,184
2010 Census Population	7,445	22,137	83,858
Projected Annual Growth 2024 to 2029	-0.8%	-0.7%	-0.7%
Historical Annual Growth 2010 to 2024	0.6%	0.5%	0.4%
2024 Median Age	35.0	34.8	36.3
<b>Households</b>			
2024 Estimated Households	2,710	8,159	31,025
2029 Projected Households	2,623	7,944	30,086
2020 Census Households	2,737	8,246	31,315
2010 Census Households	2,633	7,991	29,759
Projected Annual Growth 2024 to 2029	-0.6%	-0.5%	-0.6%
Historical Annual Growth 2010 to 2024	0.2%	0.1%	0.3%
<b>Race &amp; Ethnicity</b>			
2024 Estimated White	52.1%	53.8%	55.6%
2024 Estimated Black or African American	8.4%	8.4%	7.5%
2024 Estimated Asian or Pacific Islander	6.4%	7.2%	7.7%
2024 Estimated American Indian or Native Alaskan	1.3%	1.0%	1.0%
2024 Estimated Other Races	31.9%	29.6%	28.2%
2024 Estimated Hispanic	36.2%	33.4%	31.9%
<b>Income</b>			
2024 Estimated Average Household Income	\$101,027	\$102,843	\$102,374
2024 Estimated Median Household Income	\$85,374	\$89,003	\$82,950
2024 Estimated Per Capita Income	\$33,952	\$35,387	\$35,916
<b>Education</b>			
2024 Estimated High School Graduate	29.2%	29.4%	27.7%
2024 Estimated Some College	25.1%	24.3%	24.3%
2024 Estimated Associates Degree Only	8.0%	7.0%	8.8%
2024 Estimated Bachelors Degree Only	15.8%	18.1%	17.0%
2024 Estimated Graduate Degree	4.1%	5.7%	6.7%
<b>Business</b>			
2024 Estimated Total Businesses	116	895	4,392
2024 Estimated Total Employees	890	6,963	38,145
2024 Estimated Employee Population per Business	7.7	7.8	8.7
2024 Estimated Residential Population per Business	69.7	26.6	20.3