



# Retail Space for Sublease

1021 W. WASHINGTON AVE., EL CAJON, CA 92020

## AVAILABLE

Size: ±2,153 SF  
 Rent: \$2.00 PSF/Mo., NNN  
 Term Through: 10.31.2027

## PROPERTY HIGHLIGHTS

- Former convenience store
- Good signage
- Located across from the BMW El Cajon dealership
- ±32,721 CPD at W. Washington Ave. & El Cajon Blvd.

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

## NEIGHBORING TENANTS



## DEMOGRAPHICS

	0.5 Mile	1 Mile	2 Miles
<b>POPULATION</b>			
<b>2024 Estimated Population</b>	<b>7,237</b>	<b>25,392</b>	<b>80,739</b>
2029 Projected Population	7,343	25,138	78,622
2020 Census Population	6,797	25,668	83,185
2010 Census Population	6,451	24,070	77,887
Projected Annual Growth 2024 to 2029	0.3%	-0.2%	-0.5%
Historical Annual Growth 2010 to 2024	0.9%	0.4%	0.3%
2024 Median Age	33.1	35.5	36.9
<b>HOUSEHOLDS</b>			
2024 Estimated Households	2,165	8,559	28,360
2029 Projected Households	2,195	8,441	27,510
2020 Census Households	2,099	8,584	28,670
2010 Census Households	2,068	8,199	27,625
Projected Annual Growth 2024 to 2029	0.3%	-0.3%	-0.6%
Historical Annual Growth 2010 to 2024	0.3%	0.3%	0.2%
<b>RACE &amp; ETHNICITY</b>			
2024 Estimated White	46.8%	52.0%	56.6%
2024 Estimated Black or African American	8.7%	8.5%	8.0%
2024 Estimated Asian or Pacific Islander	7.4%	7.5%	7.5%
2024 Estimated American Indian or Native Alaskan	1.6%	1.2%	1.0%
2024 Estimated Other Races	35.6%	30.8%	26.9%
2024 Estimated Hispanic	39.5%	34.1%	30.2%
<b>INCOME</b>			
<b>2024 Estimated Average Household Income</b>	<b>\$89,139</b>	<b>\$103,177</b>	<b>\$105,761</b>
2024 Estimated Median Household Income	\$78,666	\$81,256	\$85,596
2024 Estimated Per Capita Income	\$26,855	\$35,015	\$37,319
<b>EDUCATION</b>			
2024 Estimated High School Graduate	30.5%	29.4%	25.1%
2024 Estimated Some College	24.6%	23.2%	22.8%
2024 Estimated Associates Degree Only	7.8%	8.3%	8.5%
2024 Estimated Bachelors Degree Only	13.4%	16.8%	19.1%
2024 Estimated Graduate Degree	8.3%	9.2%	10.3%
<b>BUSINESS</b>			
2024 Estimated Total Businesses	266	948	3,359
<b>2024 Estimated Total Employees</b>	<b>1,919</b>	<b>6,849</b>	<b>29,204</b>
2024 Estimated Employee Population per Business	7.2	7.2	8.7
2024 Estimated Residential Population per Business	27.2	26.8	24.0



## LOCATION

