

AVAILABLE SPACES FOR LEASE: ±3,300 SF

819-871 JAMACHA ROAD, EL CAJON, CA 92019



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Voit
REAL ESTATE SERVICES



8,324 SF
BUILDING SIZE



1.41 AC
LOT SIZE



4.24/1,000 SF
PARKING RATIO



C-1
ZONING

PROPERTY HIGHLIGHTS

- » ±3,300 SF available for lease
 - Suite A – ±1,100 SF (1st floor)
 - Suite B – ±1,100 SF (2nd floor)
 - Suite C – ±1,100 SF (2nd floor)
- » Ample parking
- » Monument signage available
- » Close proximity to Interstate 8
- » Lease Rate: Contact Broker





Quest

CVS
pharmacy

OUTBACK
STEAKHOUSES

Wendy's

Chevron

7-ELEVEN

HIGHEST FANCY
MARKET

Shell

WALGREENS

ABC Retail

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2024 Population	136,061	245,984	702,690
2029 Population Projection	134,297	242,839	694,743
Annual Growth 2024-2029	-0.3%	-0.3%	-0.2%
Median Age	37.6	38.9	38.4
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2024 Households	45,020	84,583	238,415
2029 Household Projection	44,326	83,317	235,344
Avg Household Size	2.9	2.8	2.8
Avg Household Vehicles	2	2	2
HOUSING	1 MILE	3 MILE	5 MILE
Median Home Value	\$667,630	\$687,592	\$690,759
Median Year Built	1975	1974	1974



TRAFFIC COUNTS

26,136 CPD
Jamacha Road +
Granite Hills

13,328 CPD
Washington Avenue +
Jamacha Road

18,352 CPD
Washington Avenue +
Wichita Avenue

32,426 CPD
Jamacha Road +
Aladdin Lane

13,356 CPD
Washington Avenue +
Waterloo Avenue

19,291 CPD
Washington Avenue +
Dorothy Street



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