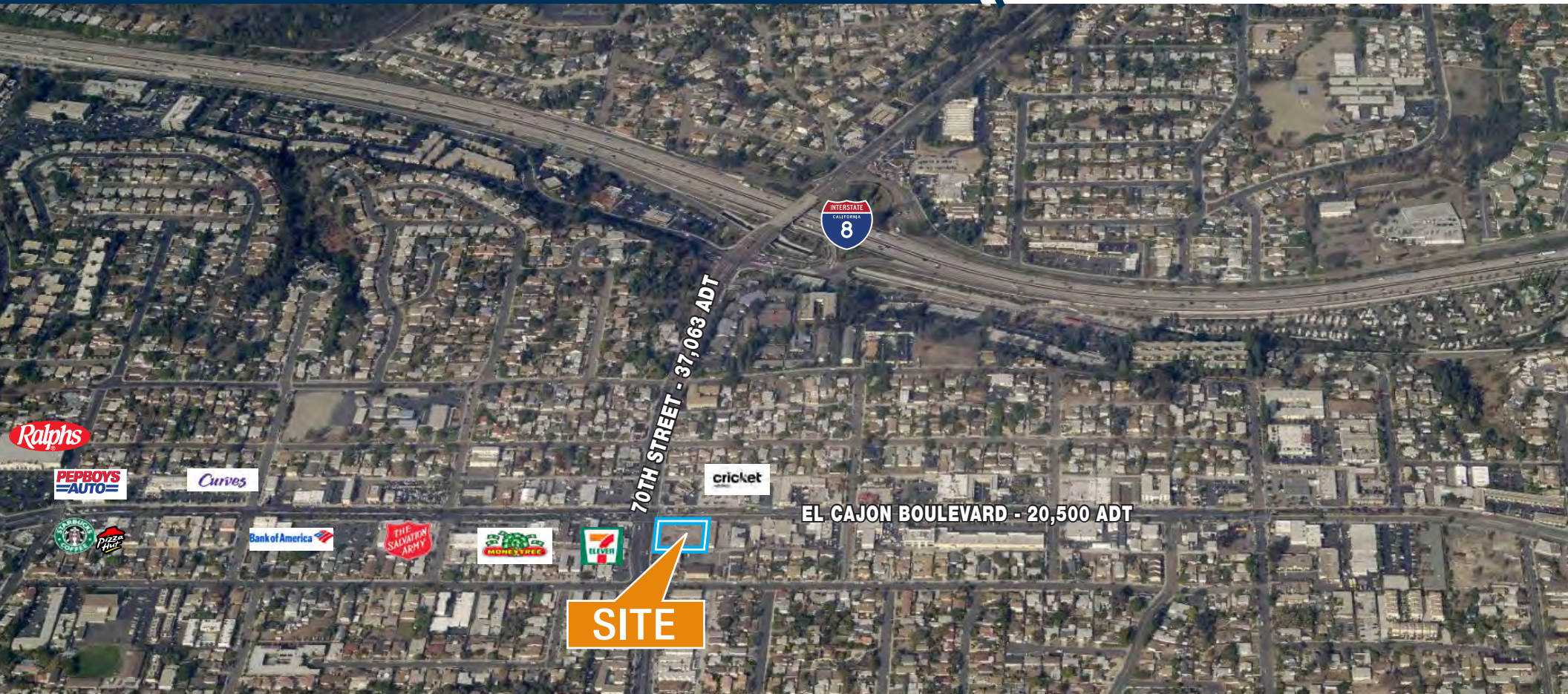


±22,261 SF LOT AVAILABLE

SEC OF 70TH ST & EL CAJON BLVD

SAN DIEGO, CA 92115

GROUND LEASE



EXCELLENT GROUND LEASE/DRIVE THRU OPPORTUNITY ON EL CAJON BLVD

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GROUND LEASE

PROPERTY HIGHLIGHTS

- Excellent Retail/Drive Thru Opportunity
- Ideal Location with Direct Access to I-8
- Located on an intersection with over 37,000 cars per day

PROPERTY INFORMATION

APN'S:	Parcel #1: 469-050-25 (±4,249 SF) Parcel #2 & #3: 469-050-03 & 24 (Total approximately ±18,012 SF)
Total Lot Size:	±22,261 SF
Zoning:	Commercial, San Diego

*Property has a no further action letter from the City of San Diego containing a clean bill of health.



LEASE RATE: CALL BROKER FOR DETAILS



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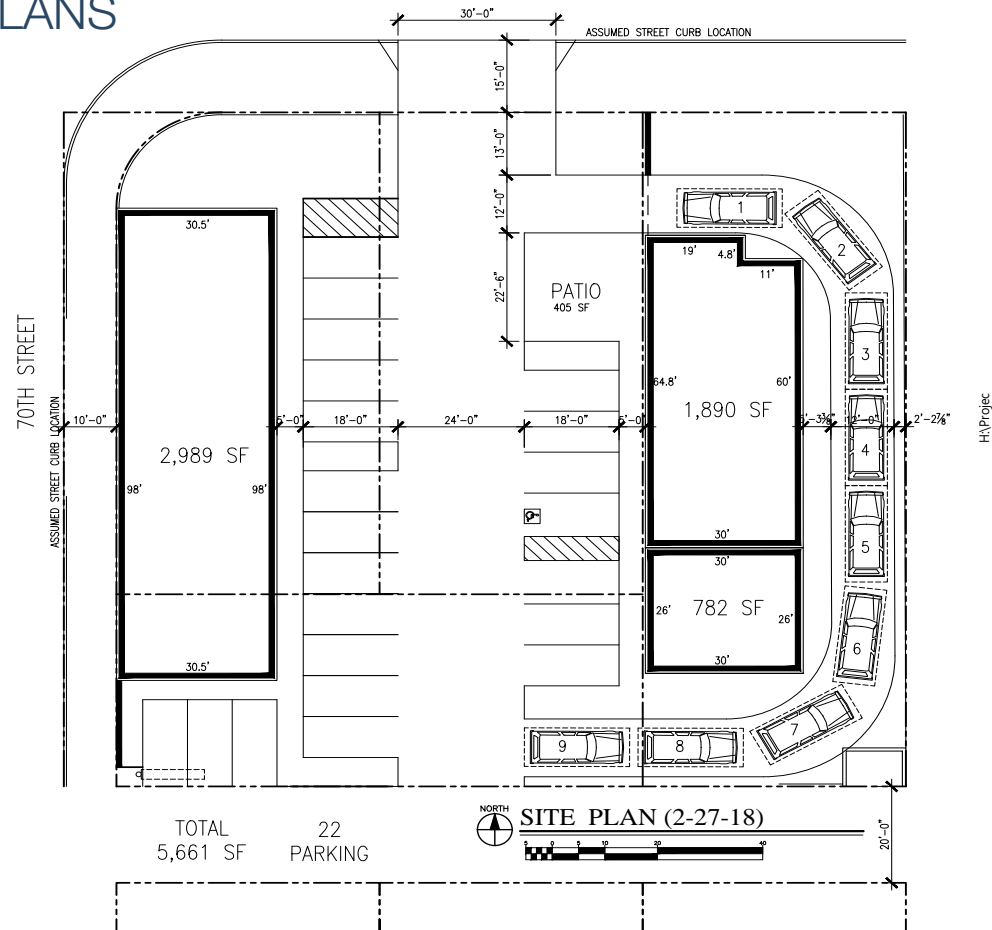
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PRELIMINARY SITE PLANS



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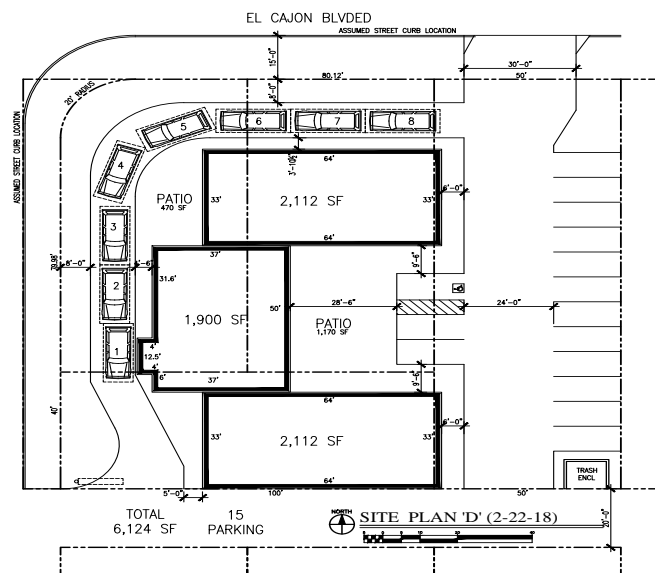
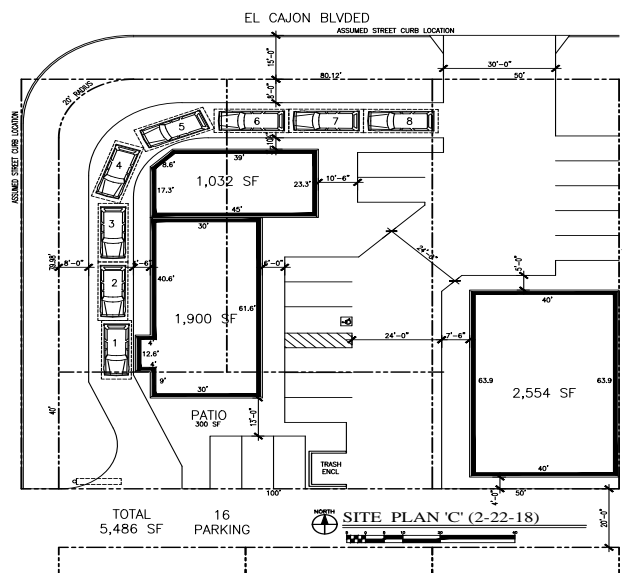
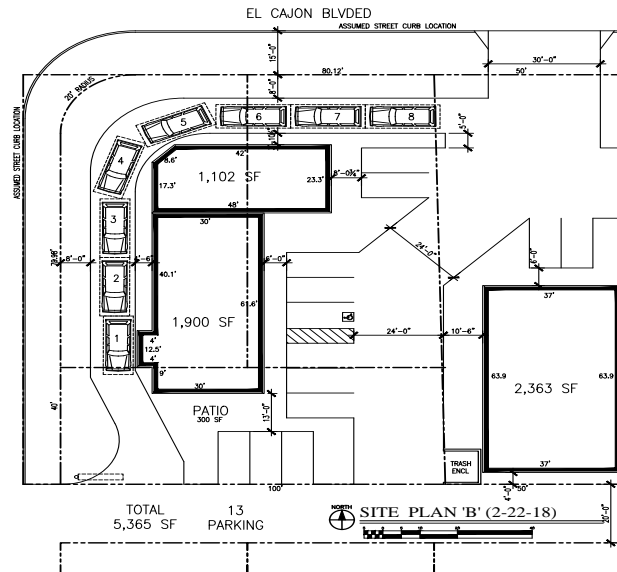
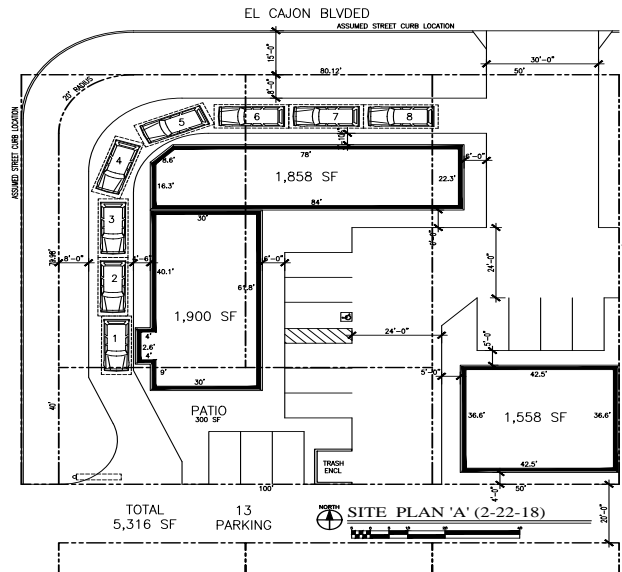
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SEC OF 70TH ST & EL CAJON BLVD

SAN DIEGO, CA 92115

GROUND LEASE

PRELIMINARY SITE PLANS (CONTINUED)



±22,261 SF LOT AVAILABLE

SEC OF 70TH ST & EL CAJON BLVD

SAN DIEGO, CA 92115

GROUND LEASE

Demographics

	1 Mile	3 Miles	5 Miles
Population (2017)	27,494	198,831	515,757
Projected Population (2022)	28,992	209,067	541,691
Households	11,475	74,981	184,803
Average Household Size	2.30	2.60	2.70
Median Age	36.20	37.10	36.60
Median Household Income	\$55,795	\$58,058	\$58,615
Median Home Value	\$415,475	\$444,225	\$429,944

Traffic Counts

	Traffic Volume
El Cajon Blvd	20,500
70th St	37,063

515,757 RESIDENTS



Average age of 36.60



184,803
Households



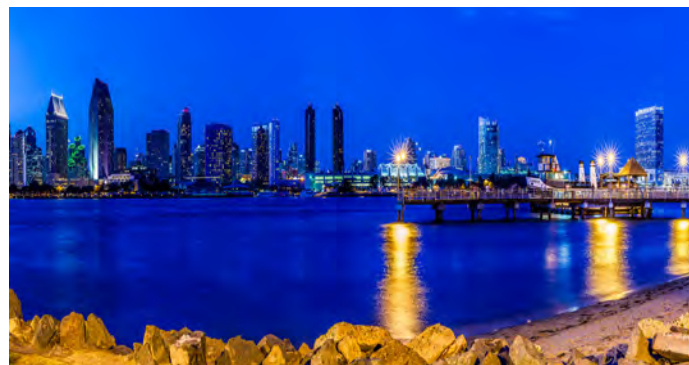
\$58,615
Medi. Household Income



\$429,944
Median Home Value



40.2%
College Educated



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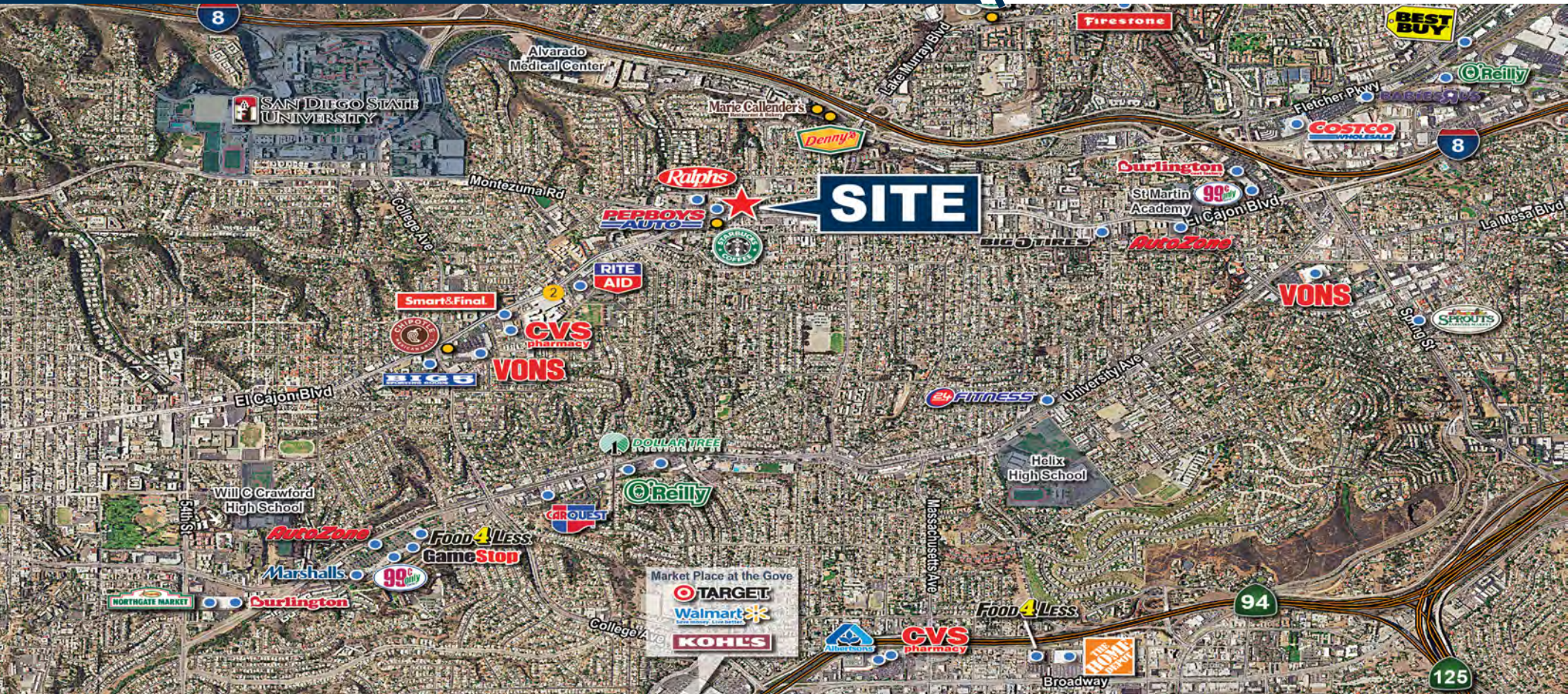
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