

COTTONWOOD PLAZA

Retail For Lease

2451 Jamacha Road
El Cajon, CA 92019

± 29,046 SF Retail Center on Jamacha Rd

Description:

- Located directly across the main thoroughfare, Jamacha Road, from national retailers: Michaels, Kohl's, Petco, Ross, Rite Aid, Starbucks, Ralphs, Goodwill, Denny's and more.
- Located at the primary signalized intersections of Jamacha Road and Willow Glen Road and Hilton Head Road.
- Join 7-Eleven, Jack in the Box, the YMCA Gymnastic Center, Menchie's Frozen Yogurt and other local retailers.

Traffic Counts:

- ± 63,900 average daily traffic on Jamacha Boulevard and Willow Glen Road.

Demographics:

	1 MILE	3 MILES	5 MILES
Population '17	11,205	55,646	209,862
Average HH Income	\$96,595	\$109,023	\$84,065
Daytime Population	3,268	10,147	44,196

Source: ESRI 2018

±900 SF AVAILABLE



For further information, please contact our exclusive agents:

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Corporate CA RE #01355491

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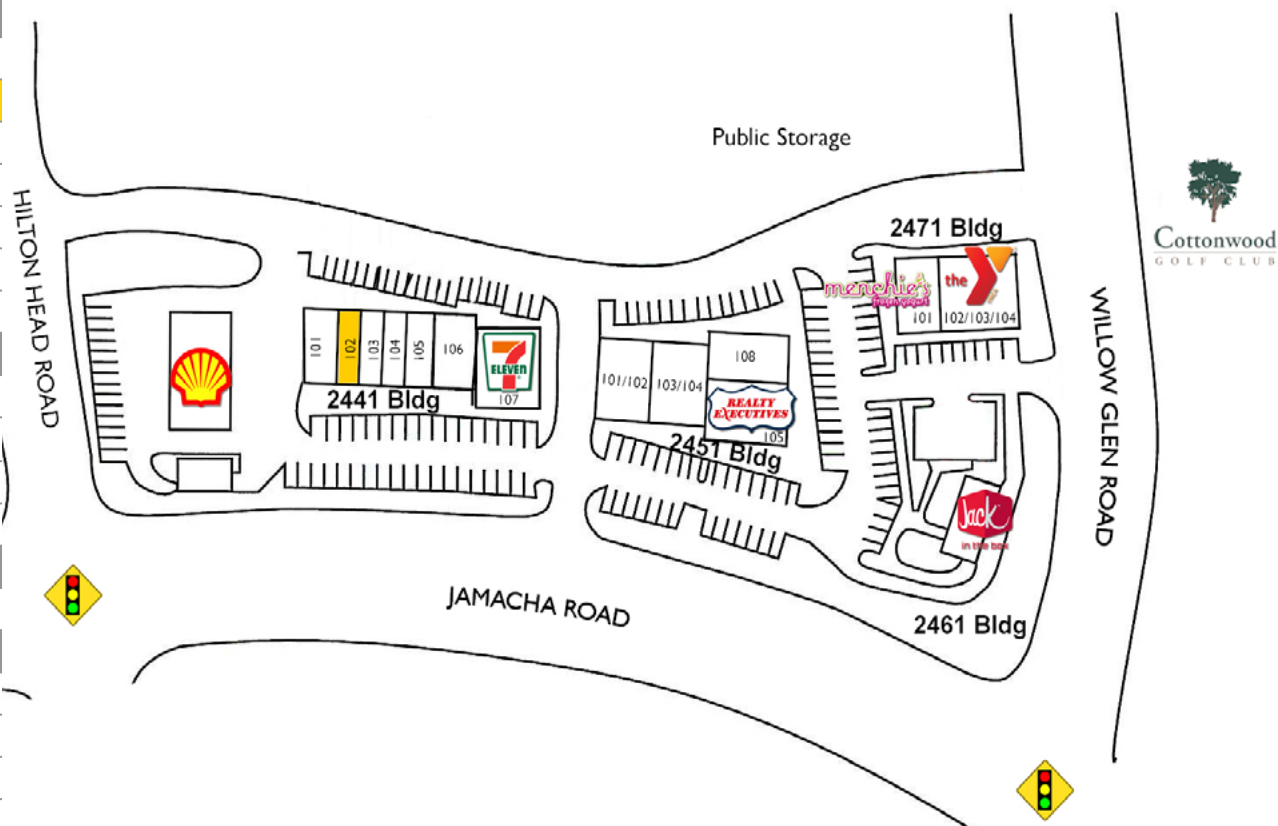
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SITE PLAN

TENANT ROSTER

SUITE	TENANT	SF
2441 BUILDING		
101	Mr. Cut	1,200
102	Available	900
103	Cleaners	1,500
104	That's Amore Pizza	900
105	Mai's Salon	900
106	Happy Time Restaurant	2,400
107	7-Eleven	3,000
2451 BUILDING		
101/102	Cotijas Taco Shop	2,520
103/104	Cottonwood Dental	2,700
105	Realty Eecutives	3,100
108	Eaton Escrow	1,702
2461 BUILDING		
	Jack in the Box	2,390
2471 BUILDING		
101	Menchie's Frozen Yogurt	1,450
102	YMCA Gymnastics	1,519
103/104	YMCA Gymnastics	2,865



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AERIAL



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Executive Summary

2451 Jamacha Rd, El Cajon, California, 92019
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.74528
Longitude: -116.92838

	1 mile	3 miles	5 miles
Population			
2000 Population	10,139	49,178	187,078
2010 Population	10,537	52,682	197,476
2017 Population	11,205	55,646	209,862
2022 Population	11,716	58,017	219,073
2000-2010 Annual Rate	0.39%	0.69%	0.54%
2010-2017 Annual Rate	0.85%	0.76%	0.84%
2017-2022 Annual Rate	0.90%	0.84%	0.86%
2017 Male Population	48.2%	48.6%	49.0%
2017 Female Population	51.8%	51.4%	51.0%
2017 Median Age	37.4	41.5	36.4
Households			
2000 Households	3,730	17,494	65,518
2010 Households	4,159	18,766	67,225
2017 Total Households	4,409	19,679	70,787
2022 Total Households	4,601	20,450	73,652
2000-2010 Annual Rate	1.09%	0.70%	0.26%
2010-2017 Annual Rate	0.81%	0.66%	0.71%
2017-2022 Annual Rate	0.86%	0.77%	0.80%
2017 Average Household Size	2.54	2.81	2.92
Median Household Income			
2017 Median Household Income	\$77,650	\$82,234	\$59,481
2022 Median Household Income	\$80,812	\$88,531	\$65,000
2017-2022 Annual Rate	0.80%	1.49%	1.79%
Average Household Income			
2017 Average Household Income	\$96,595	\$109,023	\$84,065
2022 Average Household Income	\$106,940	\$120,863	\$93,734
2017-2022 Annual Rate	2.06%	2.08%	2.20%
Per Capita Income			
2017 Per Capita Income	\$37,357	\$38,830	\$29,098
2022 Per Capita Income	\$41,293	\$42,867	\$32,243
2017-2022 Annual Rate	2.02%	2.00%	2.07%

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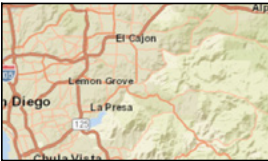
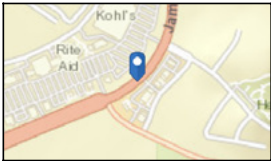
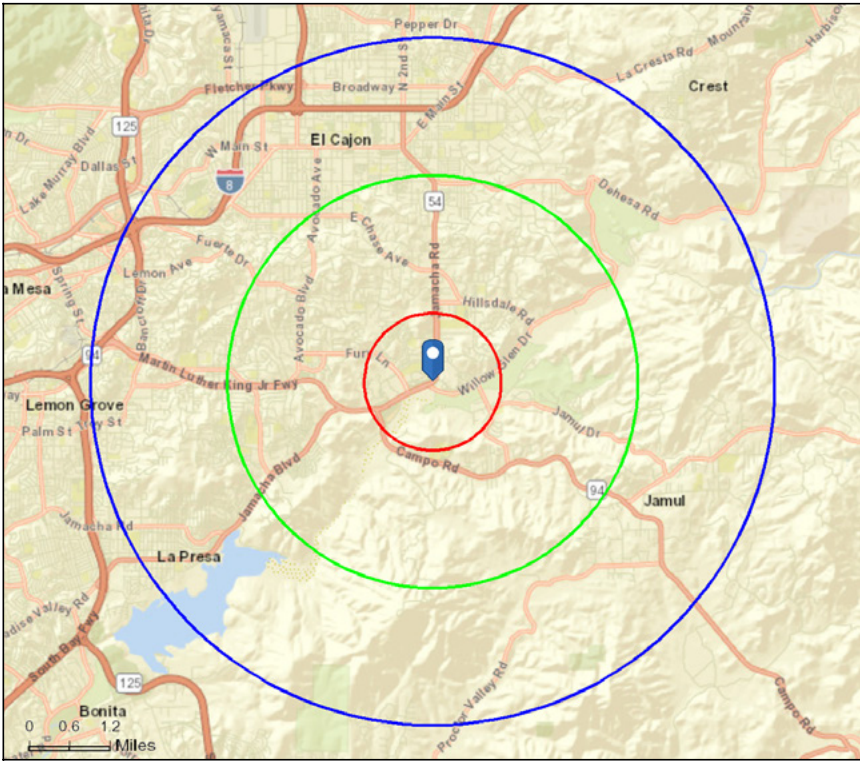
Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.



Site Map

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