

FOR LEASE

FREESTANDING CORNER BUILDING

3094 El Cajon Blvd, San Diego, CA 92104

AVAILABLE: 5,786 SF

(5,038 SF 1ST FLOOR, PLUS 748 SF 2ND FLOOR)



- **PROMINENT BUILDING ON SIGNALIZED INTERSECTION**
- **ONE OF THE MOST DENSE AREAS OF SAN DIEGO WITH 257,036 PEOPLE WITHIN 3 MILES**
- **35,701 ADT**

For more information about this property, please contact:

Austin Dias
(619) 269-6077
Austin@DuhsCommercial.com
CA License: 01888482

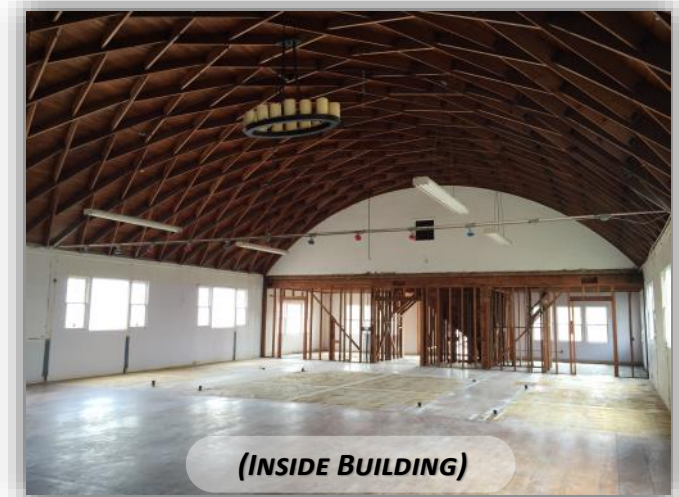
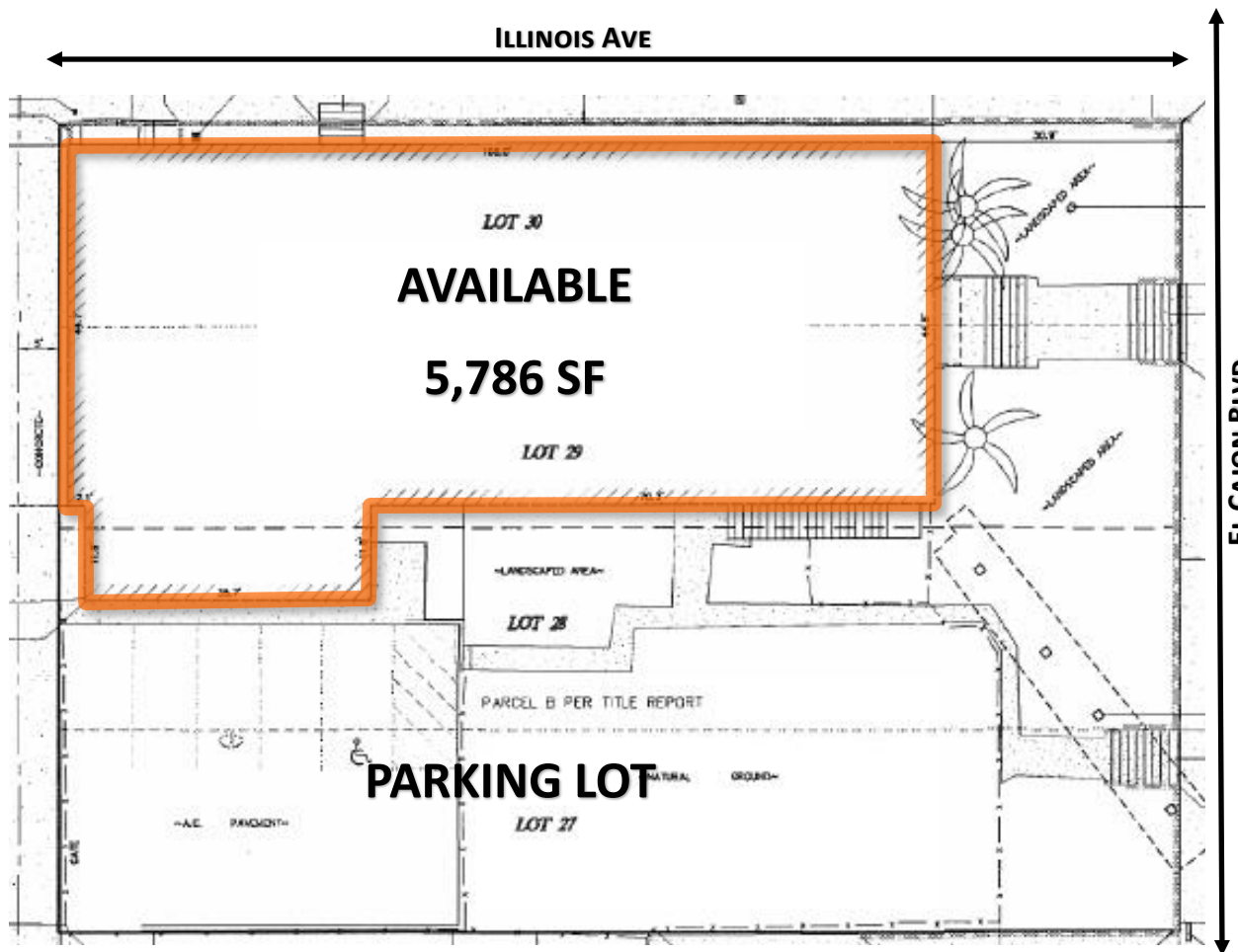
Scott Duhs
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COMMERCIAL
BROKERAGE • INVESTMENT • DEVELOPMENT

SITE PLAN

FREESTANDING CORNER BUILDING



DEMOGRAPHICS:

	<u>1 MILES</u>	<u>3 MILES</u>	<u>5 MILES</u>
TOTAL POPULATION:	53,797	257,036	568,990
AVG. HH INCOME:	\$52,946	\$64,023	\$65,610

TRAFFIC COUNTS: EL CAJON BLVD = 35,701 ADT (2012)

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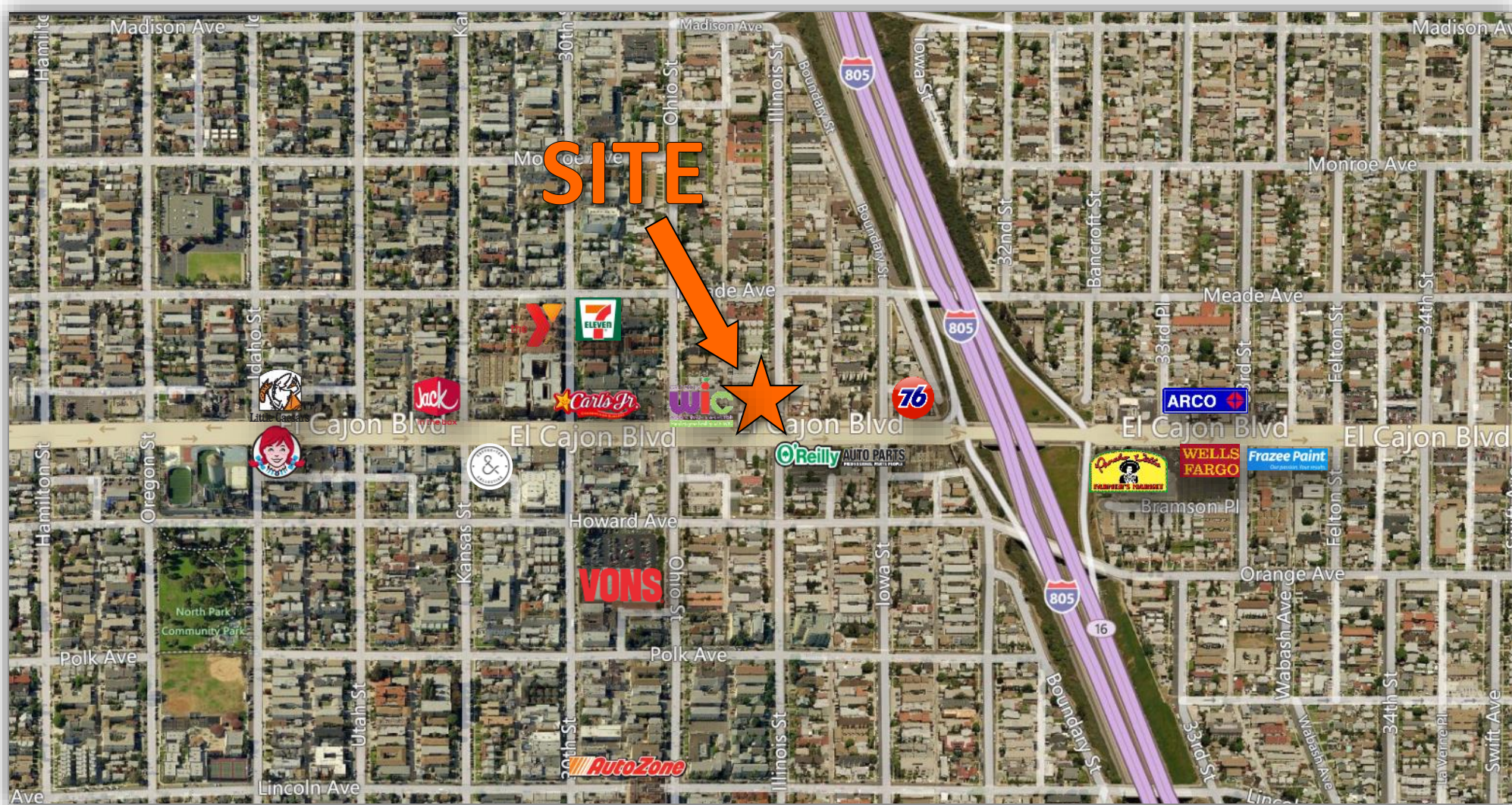
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