

AVAILABLE: 7,000 - 16,203 SF

13439 CAMINO CANADA, EL CAJON, CA 92021

HIGHLIGHTS:

- Smart & Final and Walmart Anchored
- Freeway Visibility
- Long Term Smart & Final Sublease

Available: 7,000 - 16,203 SF



For more information about this property, please contact:

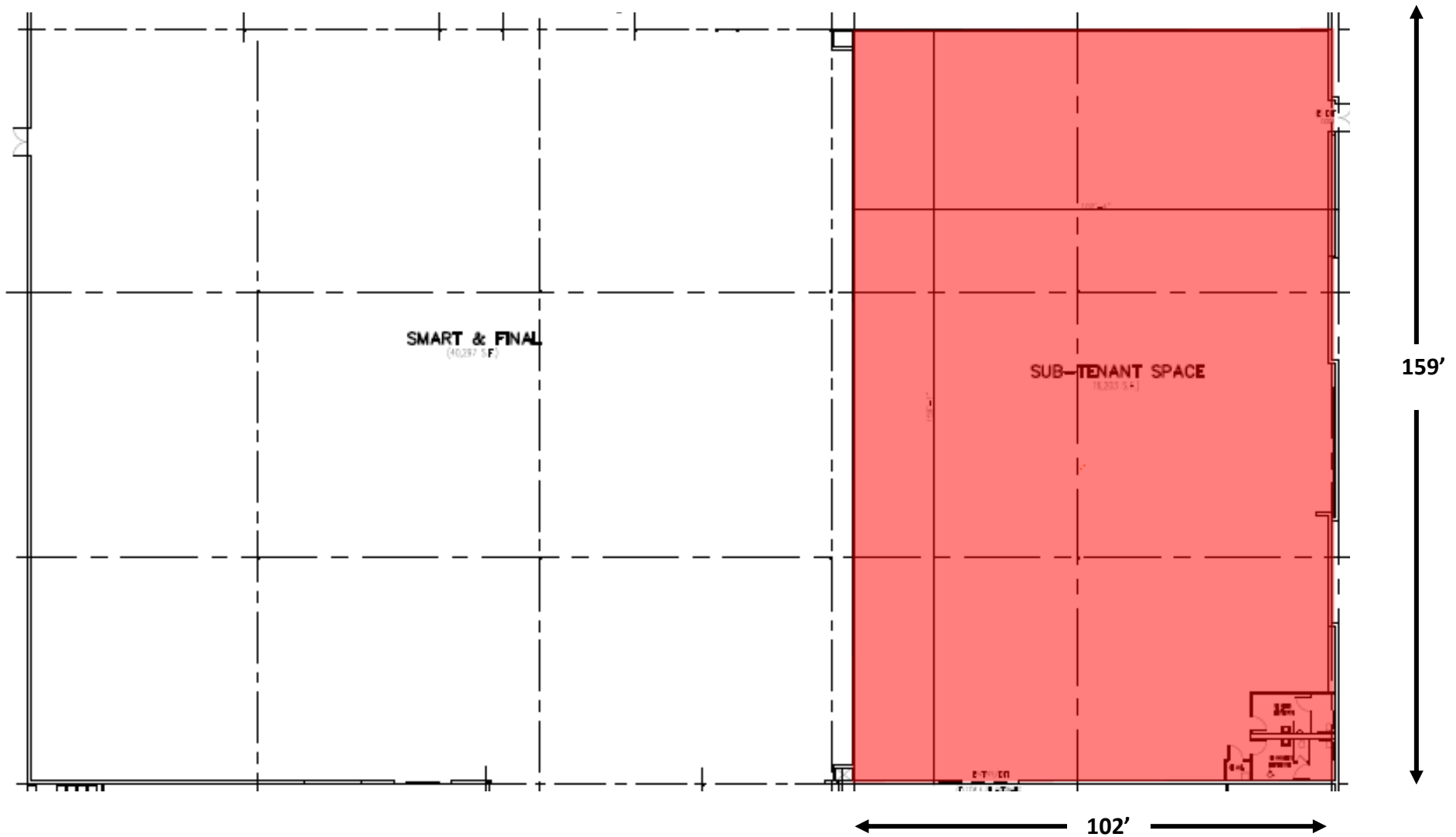
Austin Dias
(619) 269-6077
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3830 Ray Street, San Diego, CA 92104 | Phone (619) 491-0335 | Fax (619) 491-0696 | www.DuhsCommercial.com

SPACE PLAN



For more information about this property, please contact:

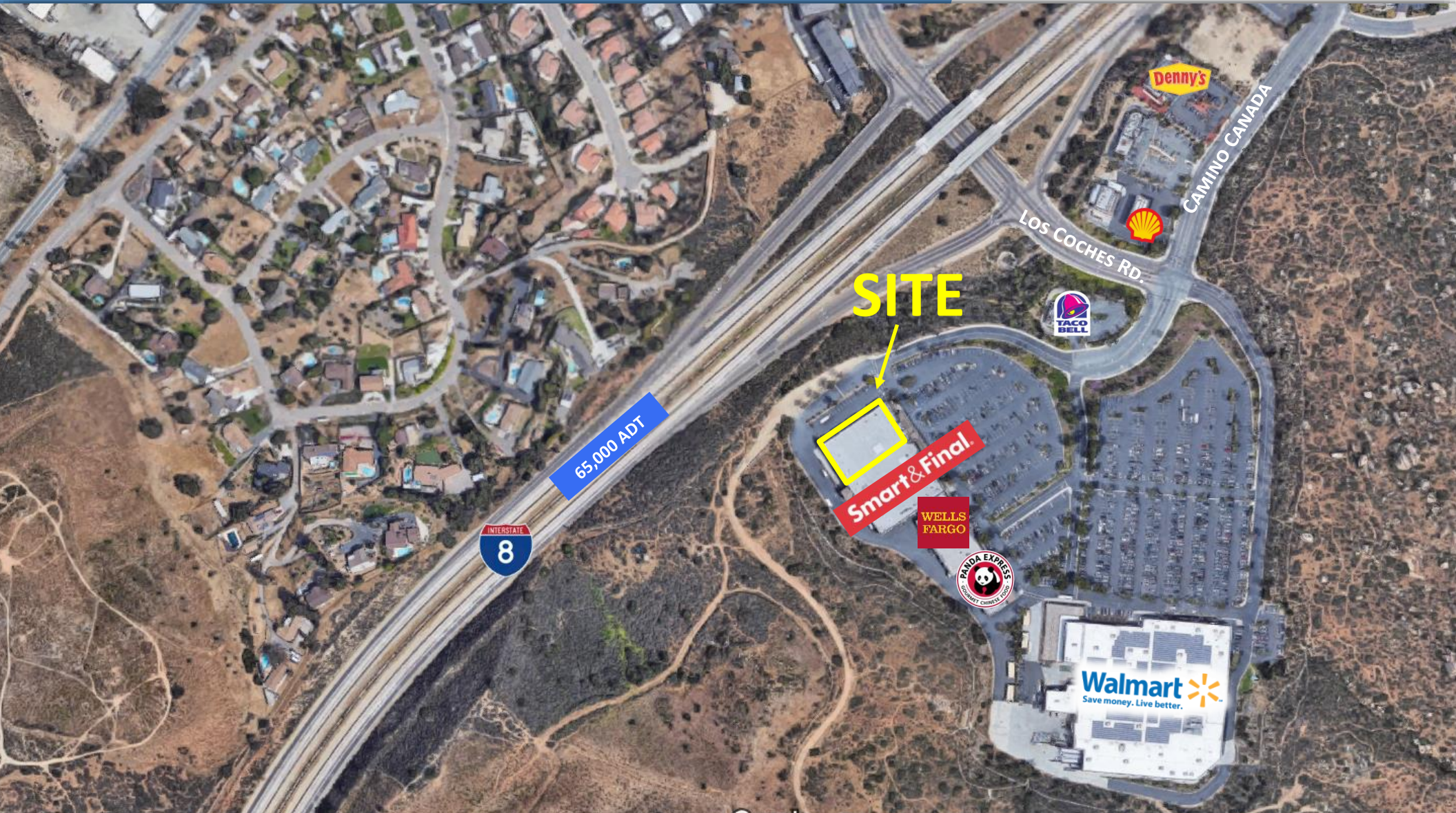
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AERIAL



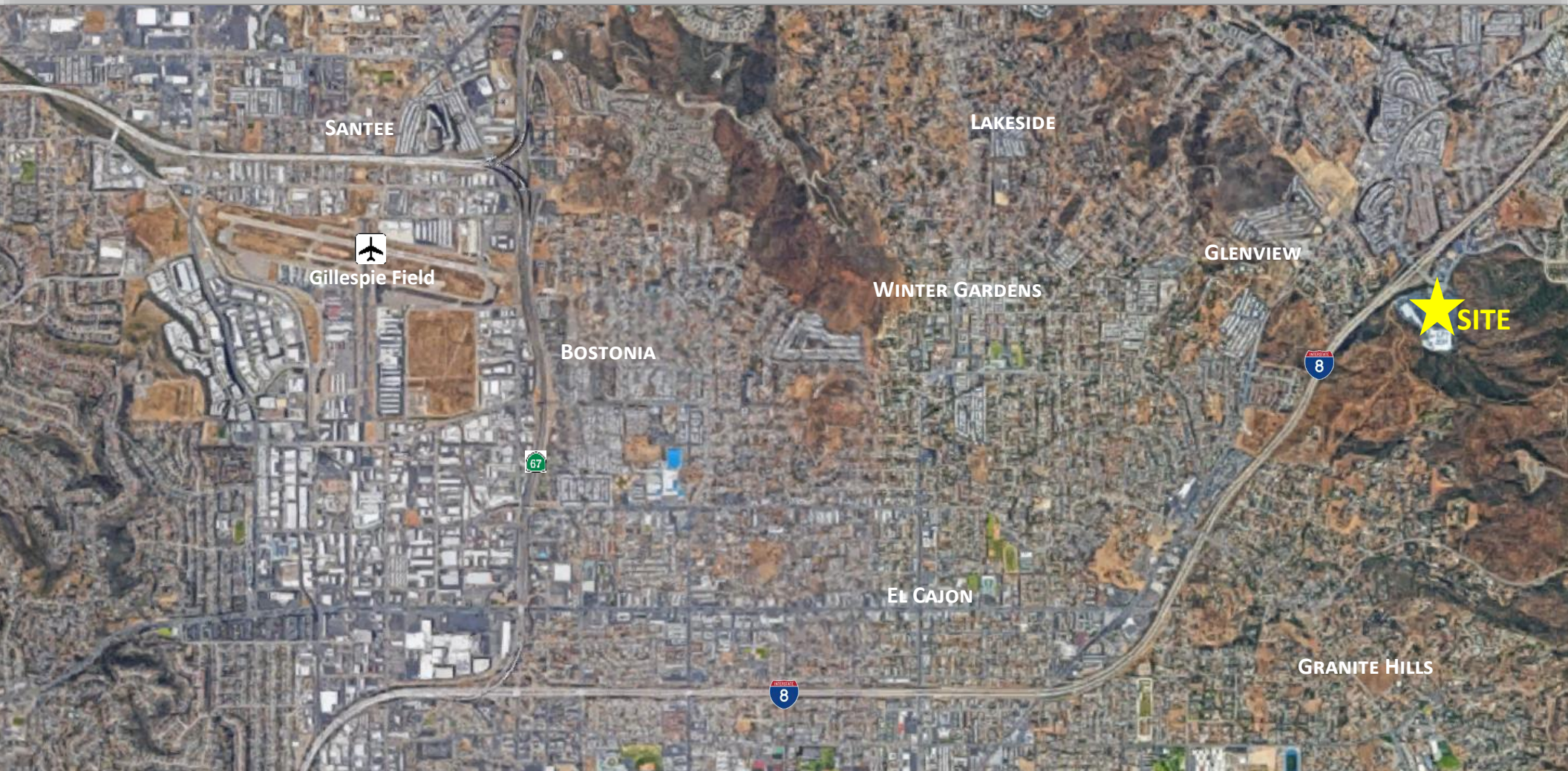
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DEMOGRAPHICS

13439 Camino Canada, El Cajon, CA 92021



| | 1 MILE | 3 MILES | 5 MILES |
|------------------------------|--------|---------|---------|
| POPULATION 2017 | 9,064 | 98,248 | 217,135 |
| POPULATION PROJECTION (2022) | 9,502 | 103,159 | 228,204 |



| | | | |
|------------------------------|-------|--------|--------|
| HOUSEHOLDS 2017 | 3,103 | 34,100 | 75,821 |
| HOUSEHOLDS PROJECTION (2022) | 3,255 | 35,819 | 79,724 |



| | | | |
|------------------------|----------|----------|----------|
| AVERAGE HH INCOME 2017 | \$93,637 | \$77,215 | \$76,474 |
|------------------------|----------|----------|----------|



| | | | |
|-----------------------|----------|----------|----------|
| MEDIAN HH INCOME 2017 | \$80,337 | \$61,573 | \$58,900 |
|-----------------------|----------|----------|----------|



TRAFFIC COUNT

I-8 / Los Coches Road: 65,000 ADT (2016)

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