

# FOR LEASE

3052 El Cajon Blvd, San Diego, CA 92104

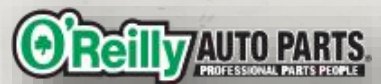
## CORNER RETAIL BUILDING

AVAILABLE - 6,350 SF

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



**NEARBY RETAILERS:**



*For more information about this property, please contact:*

Austin Dias  
(619) 491-0335, Ext. 15  
Austin@DuhsCommercial.com  
CA License: 01888482

Scott Duhs  
(619) 491-0614  
Scott@DuhsCommercial.com  
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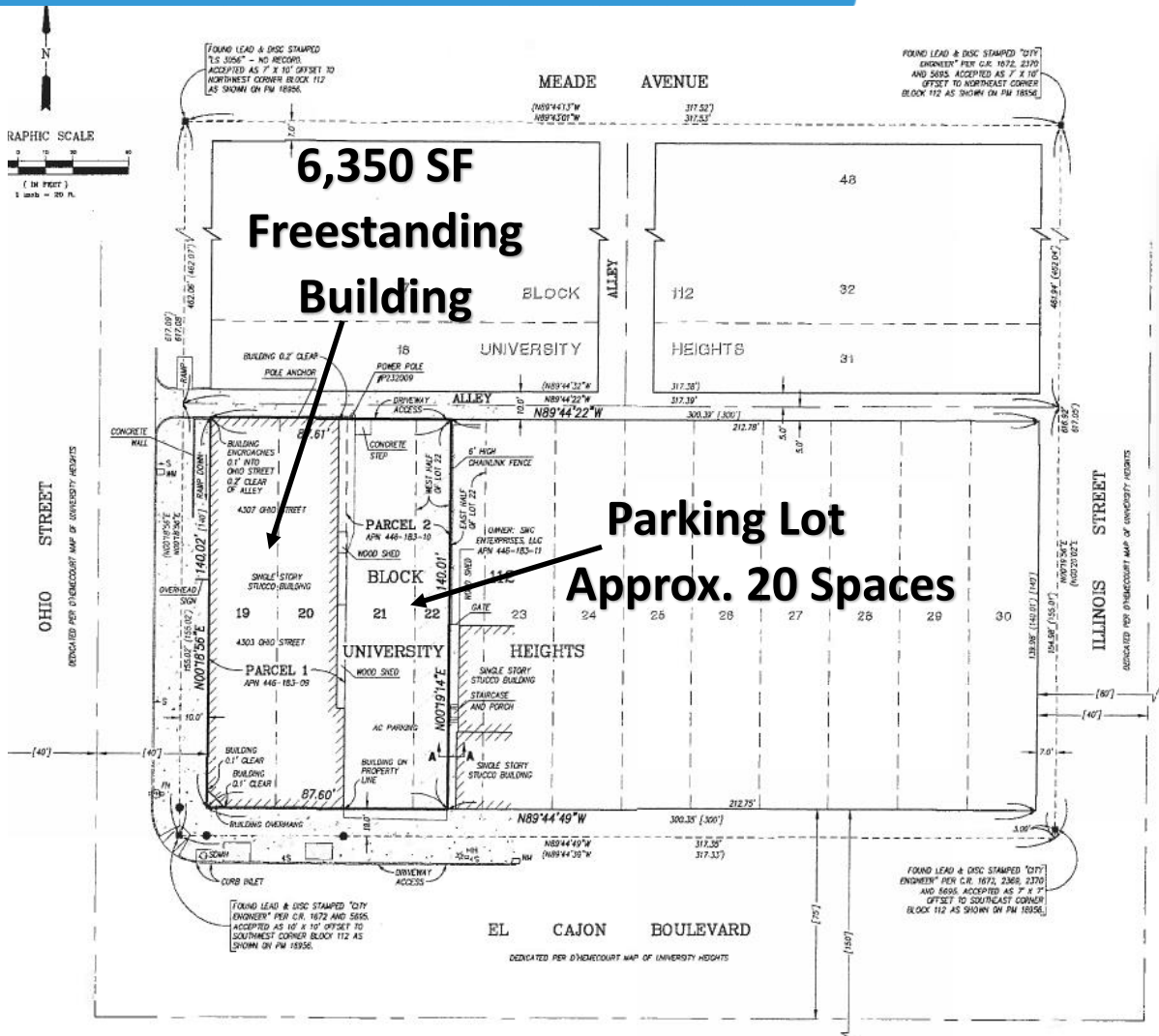


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# SITE PLAN

# CORNER RETAIL BUILDING



	<u>1 MILES</u>	<u>3 MILES</u>	<u>5 MILES</u>
<b>TOTAL POPULATION:</b>	53,797	257,036	568,990
<b>AVG. HH INCOME:</b>	\$52,946	\$64,023	\$65,610
<b>TRAFFIC COUNTS: EL CAJON BLVD = 35,701 ADT (2012)</b>			

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# AERIAL

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