

FOR LEASE

722-790 JAMACHA RD. EL CAJON, CA 92019

GRANITE HILLS SHOPPING CENTER

7,271 SF Available



Scott Duhs

Partner | CA License: 01048874

619.491.0614 | Scott@DuhsCommercial.com



COMMERCIAL
BROKERAGE · INVESTMENT · DEVELOPMENT

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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

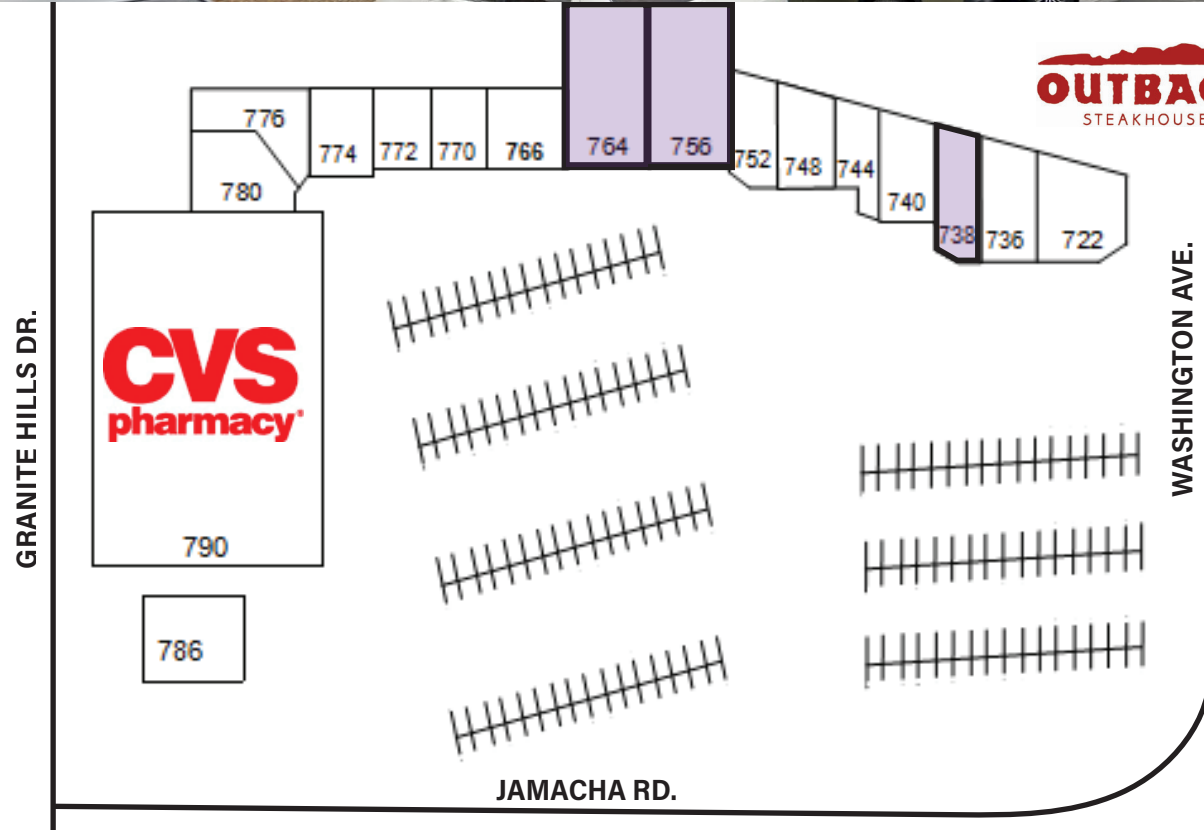
SITE PLAN

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SUITE	TENANT	Sq. Ft.
722	Outback Steakhouse	6,286
736	Clothing Store	1,288
738	Available (6-1-24)	1,170
740	Wing Empire	1,222
742	Upper Cut Beauty Salon	976
744	Alterations & Tailoring	800
748	Dog Groomer	875
752	Babylon Jewelry	1,500
756-764	Available (5-30-2024)	7,271
766	Prosthetics	1,000
768	Nails by Mona Lisa	750
770	Barber Shop	750
772	East County Postal	750
774	Tea Store	1,000
776	Healthy Pet Pantry	3,768
780	Pt. Loma Credit Union	2,882
786	USA Credit Union Kiosk	100
790	CVS	25,500



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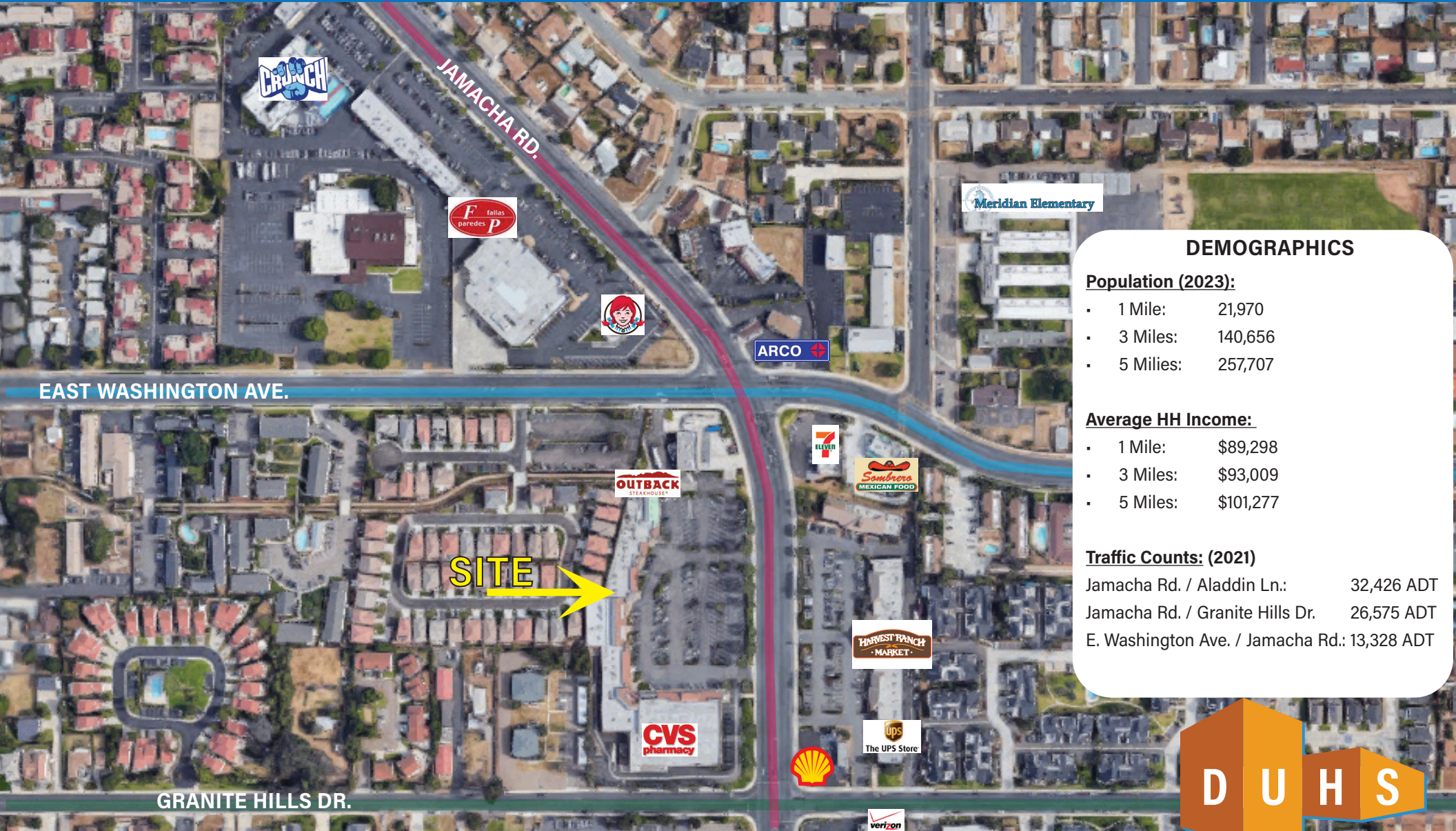
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AERIAL

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DEMOGRAPHICS

Population (2023):

- 1 Mile: 21,970
- 3 Miles: 140,656
- 5 Miles: 257,707

Average HH Income:

- 1 Mile: \$89,298
- 3 Miles: \$93,009
- 5 Miles: \$101,277

Traffic Counts: (2021)

Jamacha Rd. / Aladdin Ln.:	32,426 ADT
Jamacha Rd. / Granite Hills Dr.	26,575 ADT
E. Washington Ave. / Jamacha Rd.:	13,328 ADT



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