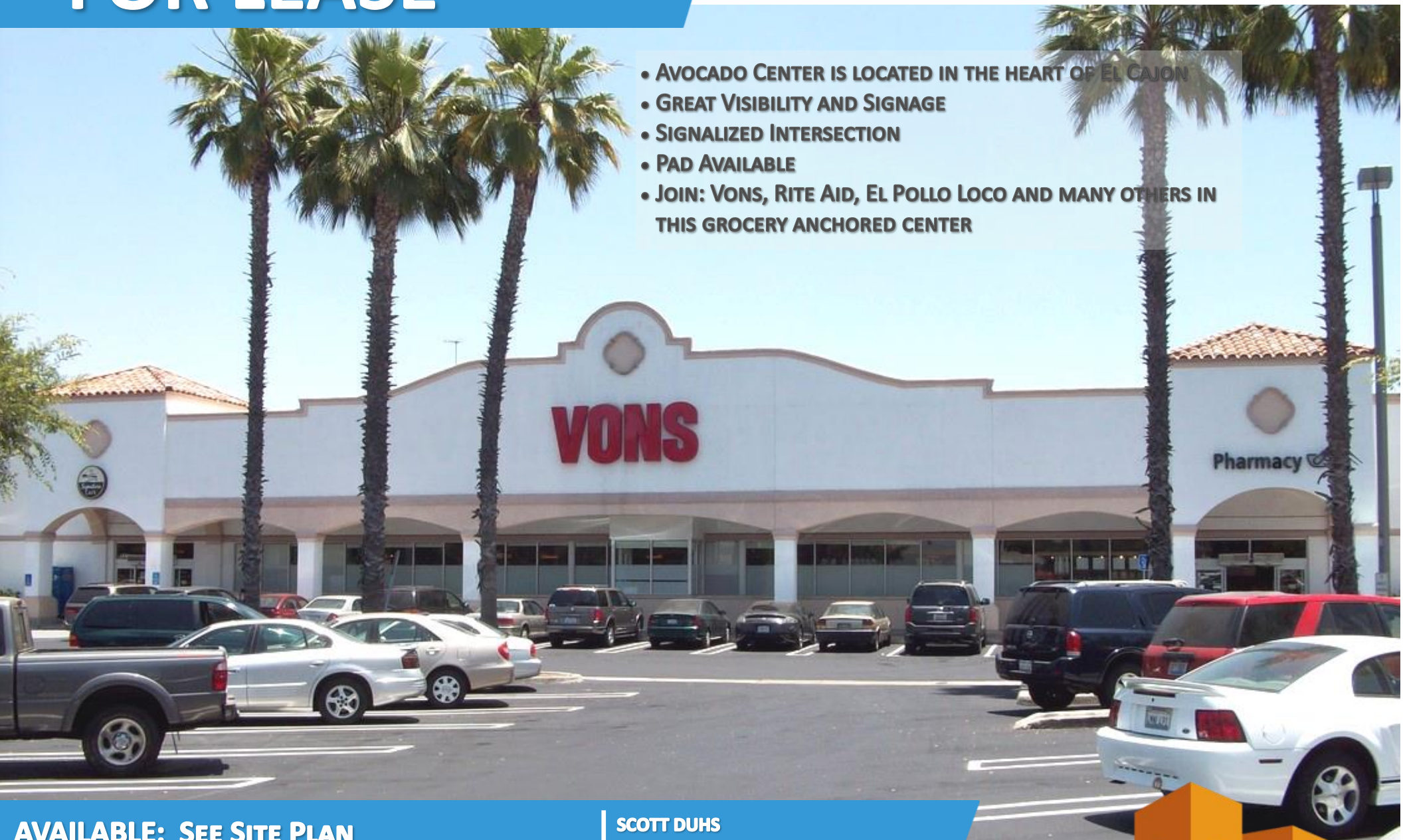


FOR LEASE

PLAZA DE LAS PALMAS

- AVOCADO CENTER IS LOCATED IN THE HEART OF EL CAJON
- GREAT VISIBILITY AND SIGNAGE
- SIGNALIZED INTERSECTION
- PAD AVAILABLE
- JOIN: VONS, RITE AID, EL POLLO LOCO AND MANY OTHERS IN THIS GROCERY ANCHORED CENTER



AVAILABLE: SEE SITE PLAN

1175-1265 AVOCADO, EL CAJON, CA, 92020

SCOTT DUHS
619-491-0614
SCOTT@DUHSCOMMERCIAL.COM
CA LICENSE # 01048874



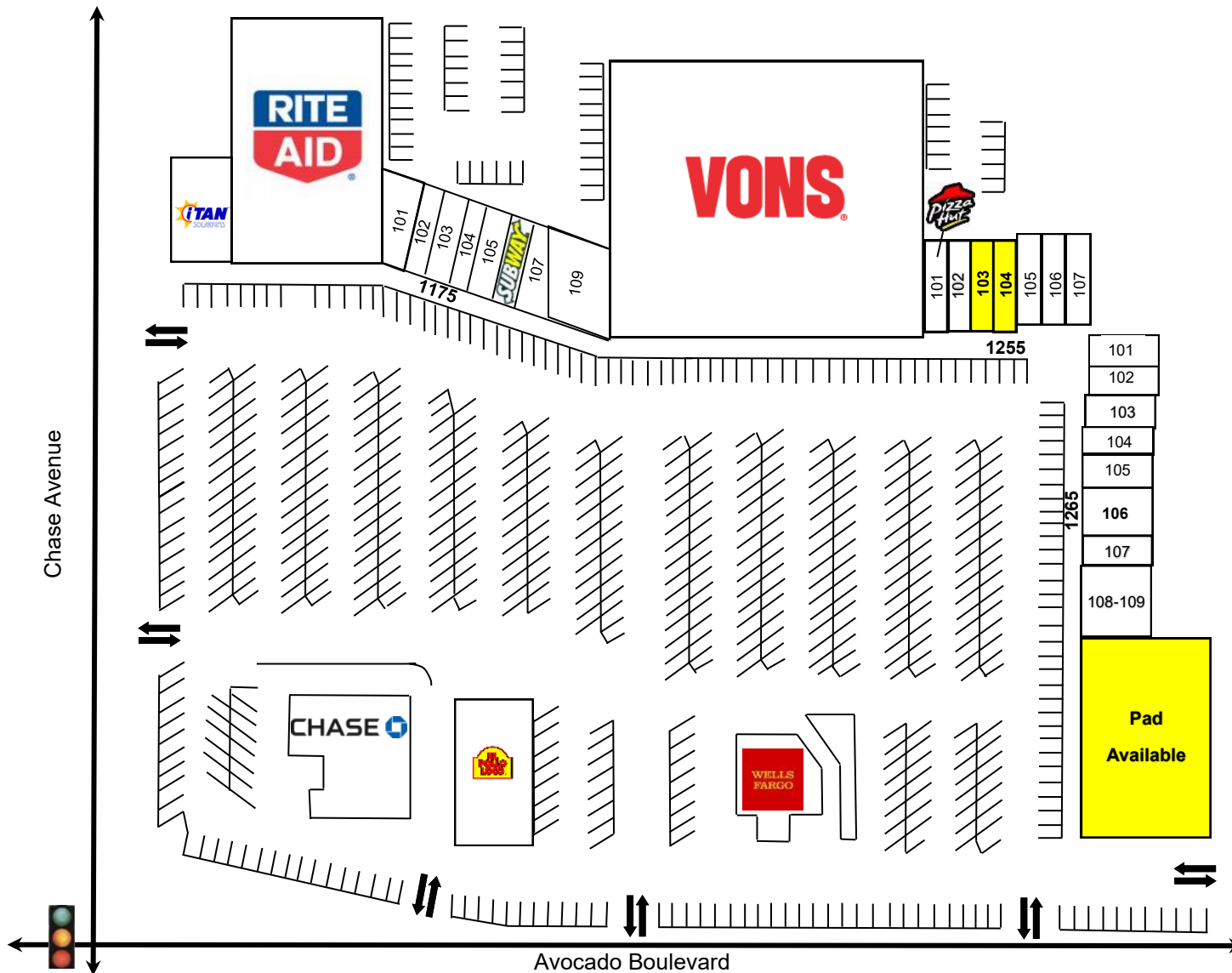
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COMMERCIAL
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SITE SOURCE
REAL BROKER NETWORK

SITE PLAN

PLAZA DE LAS PALMAS



1175 Avocado

101	Postal Annex	1,355 SF
102	Avanti Hair	1,100 SF
103	Cigarettes Cheaper	1,100 SF
104	Check Cashier	1,100 SF
105	Clear Choice Water	1,100 SF
106	Subway	1,200 SF
107	Love Nails/Spa	1,195 SF
109	Pet Store	2,800 SF

1255 Avocado

101	Pizza	1,200 SF
102	Insurance	1,080 SF
103-104	AVAILABLE: Former Mexican Restaurant <i>May Divide, approximate 1,050 SF each</i>	2,100 SF
105-107	Saij House	3,780 SF

1265 Avocado

101	Karate	1,140 SF
102	Dr. Korel Dentist	1,140 SF
103	Pilates	1,500 SF
104	Cell Phone Store	1,000 SF
105	Dry Cleaner	1,400 SF
106	Jewelry Store	1,810 SF
107	Jewelry Store	1,010 SF
108-109	Chin's Chinese	3,000 SF

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AERIAL

PLAZA DE LAS PALMAS



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DEMOGRAPHICS

PLAZA DE LAS PALMAS

		1 MILE	3 MILES	5 MILES
POPULATION 	2021	27,564	156,723	315,630
	2026 PROJECTION	27,730	157,526	317,792
AVERAGE HH INCOME 	2021	\$75,601	\$89,398	\$96,152
TRAFFIC 	E CHASE AVE & AVOCADO BLVD E (2018)	31,794 ADT		
	E CHASE AVE & LESLIE ROAD (2018)	27,413 ADT		

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