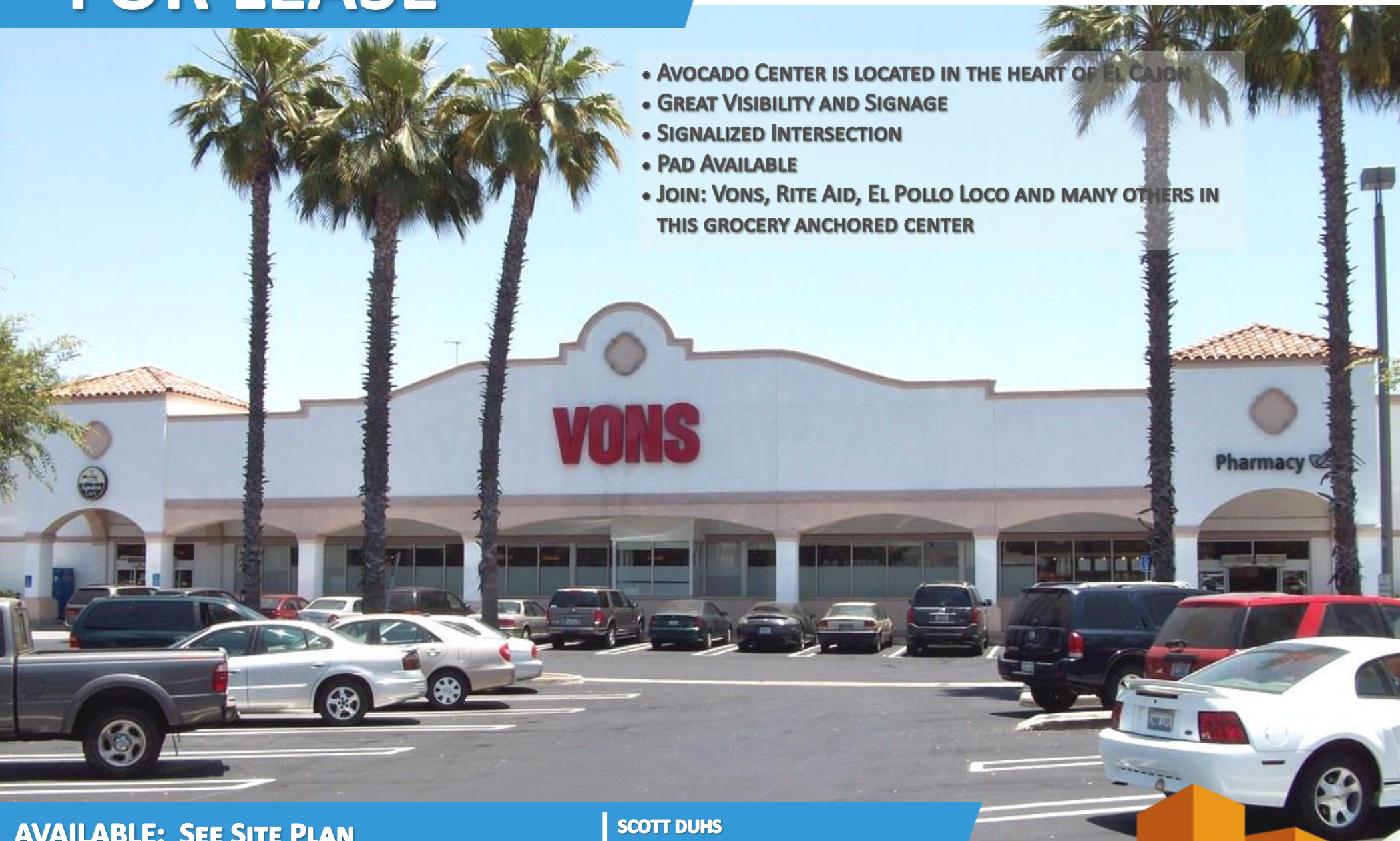


# FOR LEASE

## 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



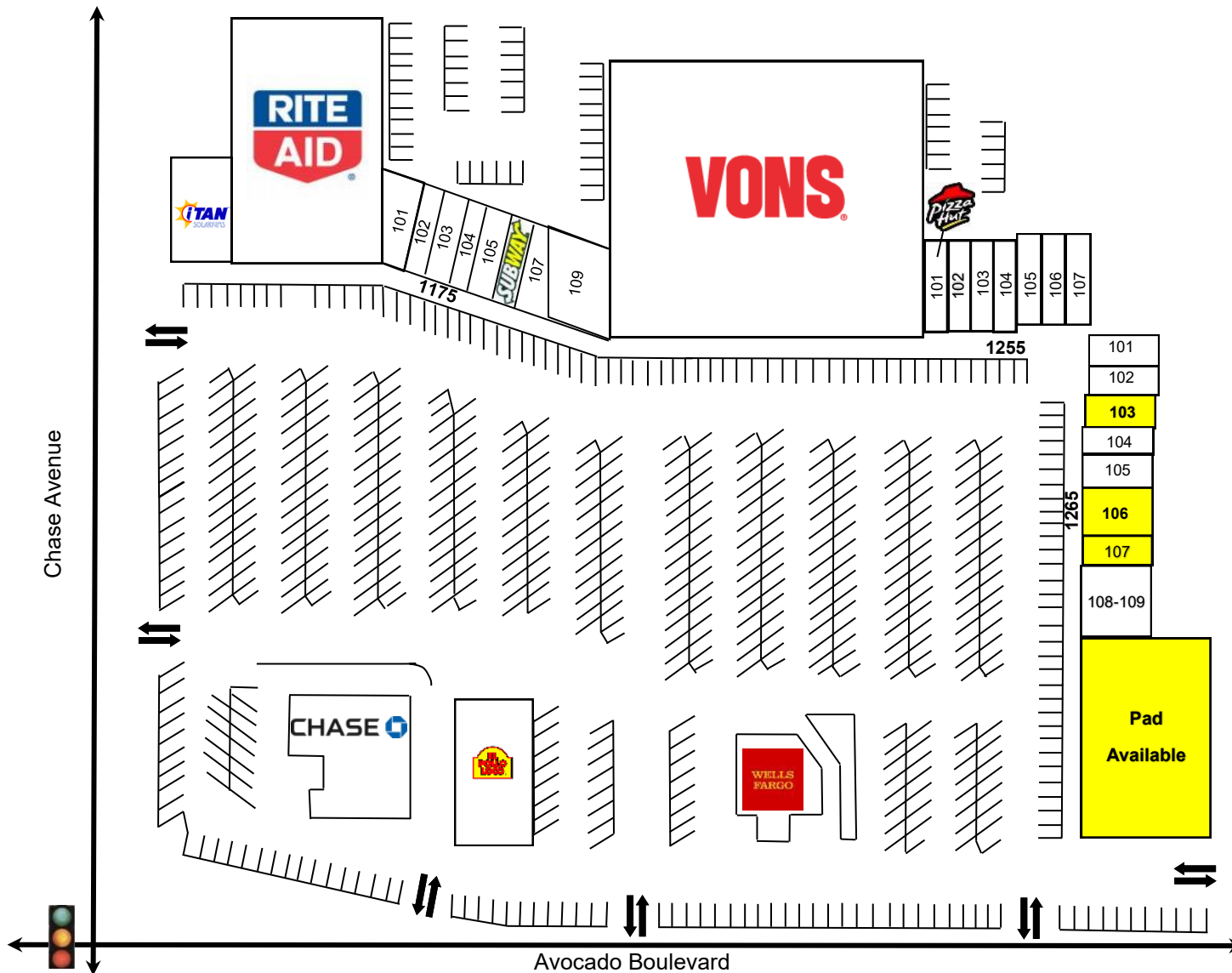
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SITE SOURCE  
REAL BROKER NETWORK

# 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	Mexican Restaurant	2,100 SF
105-107	Sajj House	3,780 SF

### 1265 Avocado

101	Ishtar Jewellery	1,140 SF
102	Dr. Korel Dentist	1,140 SF
<b>103</b>	<b>AVAILABLE</b>	<b>1,500 SF</b>
104	Cell Phone Store	1,000 SF
105	Dry Cleaner	1,400 SF
<b>106</b>	<b>AVAILABLE (Former)</b>	<b>1,810 SF</b>
<b>107</b>	<b>AVAILABLE</b>	<b>1,010 SF</b>
108-109	Chin's Chinese	3,000 SF

**Pad Available**

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# AERIAL

# PLAZA DE LAS PALMAS



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# DEMOGRAPHICS

## PLAZA DE LAS PALMAS

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

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