

# FOR LEASE

## WASHINGTON PLAZA

725-783 JAMACHA ROAD EL CAJON, CA 92019

### HIGHLIGHTS

- 35,000 SF, HARVEST RANCH ANCHORED CENTER IN EL CAJON
- WELL LOCATED CENTER ALONG MAJOR EL CAJON THOROUGHFARE
- WITHIN CLOSE PROXIMITY TO CVS, WALMART, AND GROCERY OUTLET
- EXCELLENT VISIBILITY AND EXPOSURE ALONG JAMACHA RD
- GREAT CO-TENANCY WITH UPS, HARVEST RANCH, RESTAURANTS, ETC



AVAILABLE: 1,300 SF

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



COMMERCIAL  
BROKERAGE • INVESTMENT • DEVELOPMENT

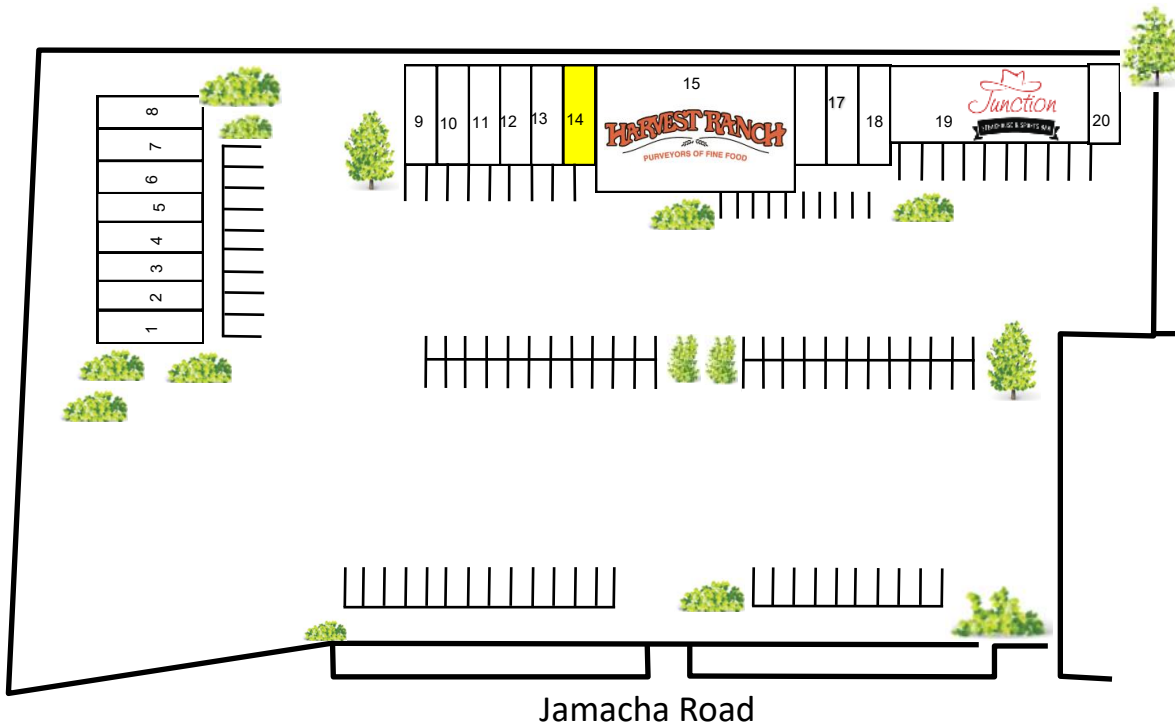


No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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

# SITE PLAN

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*Not Drawn to Scale*

| SUITE      | TENANT                         | SQ. FT.      |
|------------|--------------------------------|--------------|
| 725        | 1 Gelato Store                 | 800          |
| 727        | 2 Nail Salon                   | 800          |
| 729        | 3 Barber Shop                  | 800          |
| 731        | 4 Dog Groomer                  | 900          |
| 733        | 5 Gym                          | 900          |
| 735        | 6 Dessert                      | 900          |
| 737        | 7 Dessert Tenant               | 900          |
| 739        | 8 Jewelry Tenant               | 1,125        |
| 745        | 9 Urban Greens Restaurant      | 1,300        |
| 747        | 10 Pilates                     | 1,300        |
| 749        | 11 Hana Sushi                  | 1,300        |
| 751        | 12 Hana Sushi                  | 1,300        |
| 753        | 13 Florist                     | 1,300        |
| <b>755</b> | <b>14 Available</b>            | <b>1,300</b> |
| 757/765    | 15 Harvest Ranch Market        | 9,650        |
| 767        | 16 Dentist                     | 1,300        |
| 769        | 17 Accountant                  | 1,468        |
| 771        | 18 UPS                         | 1,132        |
| 773-781    | 19 Jamacha Junction Restaurant | 5,500        |
| 783        | 20 Jamacha Junction Restaurant | 900          |

Granite Hills Drive

Jamacha Road

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# DEMOGRAPHICS

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|  | 1 MILE | 3 MILES | 5 MILES |
|--|--------|---------|---------|
|--|--------|---------|---------|



| POPULATION      | 2022 | 18,794 | 137,795 | 249,866 |
|-----------------|------|--------|---------|---------|
| 2027 PROJECTION |      | 18,754 | 137,474 | 249,876 |

## AVERAGE HH INCOME

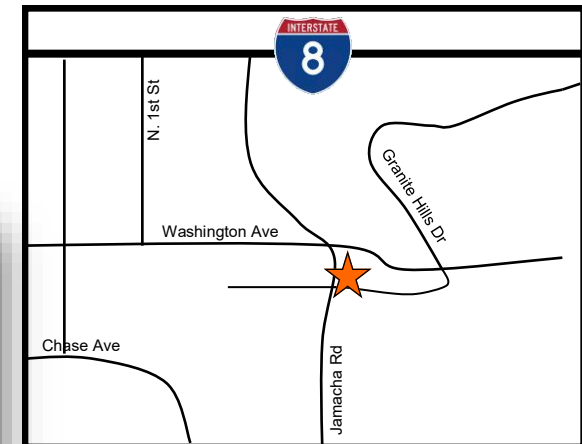


| AVERAGE HH INCOME | 2022 | \$96,802 | \$90,308 | \$98,464 |
|-------------------|------|----------|----------|----------|
|-------------------|------|----------|----------|----------|

## TRAFFIC



|                     |            |
|---------------------|------------|
| JAMACHA ROAD (2022) | 26,136 ADT |
| WASHINGTON (2022)   | 18,352 ADT |



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