

FOR SALE / LEASE

JOHNSON CENTER

790 N. JOHNSON AVE., EL CAJON, CA 92020

SALE

ASKING PRICE: \$3,300,000

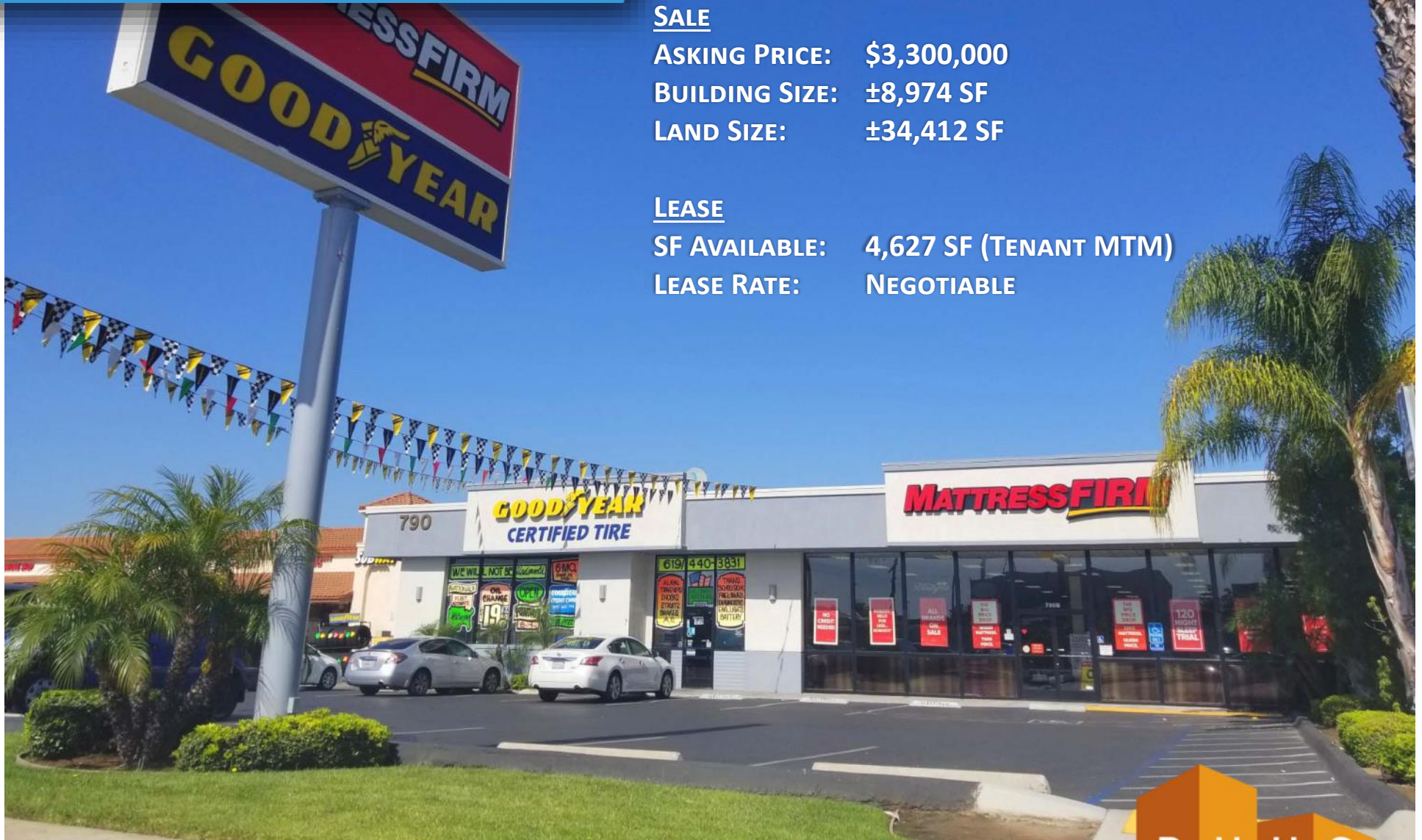
BUILDING SIZE: ±8,974 SF

LAND SIZE: ±34,412 SF

LEASE

SF AVAILABLE: 4,627 SF (TENANT MTM)

LEASE RATE: NEGOTIABLE



For more information about this property, please contact:

Rob Bloom
(619) 269-6076
Rob@DuhsCommercial.com
CA License: 01302163

Craig Duhs
(619) 491-0612
Craig@DuhsCommercial.com
CA License: 01086079



COMMERCIAL
BROKERAGE • INVESTMENT • DEVELOPMENT



EXECUTIVE SUMMARY

JOHNSON CENTER

790 N. JOHNSON AVE., EL CAJON, CA 92020

Highlights

- Prominent Visibility Along Johnson Ave-- 21,700 Cars per Day
- Dominant, Thriving Retail Corridor for El Cajon
- Across the Street from Parkway Plaza-- 1 Million SF Regional Mall
- Easy Access and Large Pole Sign

Tenants

	Size	Rent/Month	PSF	Type	Expiration
Goodyear	4,347	\$7,232	\$1.66	NNN	11/30/2026
Mattress Firm	4,627	\$10,411	\$2.25	NNN	MTM
	8,974	\$17,643			
Net Operating Income		\$211,713			
Cap Rate		6.42%			



AERIAL

JOHNSON CENTER

790 N. JOHNSON AVE., EL CAJON, CA 92020



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

TRADE AREA

JOHNSON CENTER

790 N. JOHNSON AVE., EL CAJON, CA 92020

Population	1 Mile	2 Mile	3 Mile
2018 Total Population:	18,349	91,785	167,928
2023 Population:	19,108	95,497	174,910
Pop Growth 2018-2023:	4.14%	4.04%	4.16%
Average Age:	34.90	36.20	37.40
Households			
2018 Total Households:	6,923	32,320	60,058
HH Growth 2018-2023:	4.15%	4.07%	4.15%
Average Household Inc:	\$63,895	\$64,466	\$74,120
Avg Household Size:	2.60	2.80	2.70
2018 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$471,018	\$438,725	\$458,823
Median Year Built:	1972	1972	1971

