

# FOR SALE / LEASE

## JOHNSON CENTER

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

### SALE

ASKING PRICE: \$3,300,000

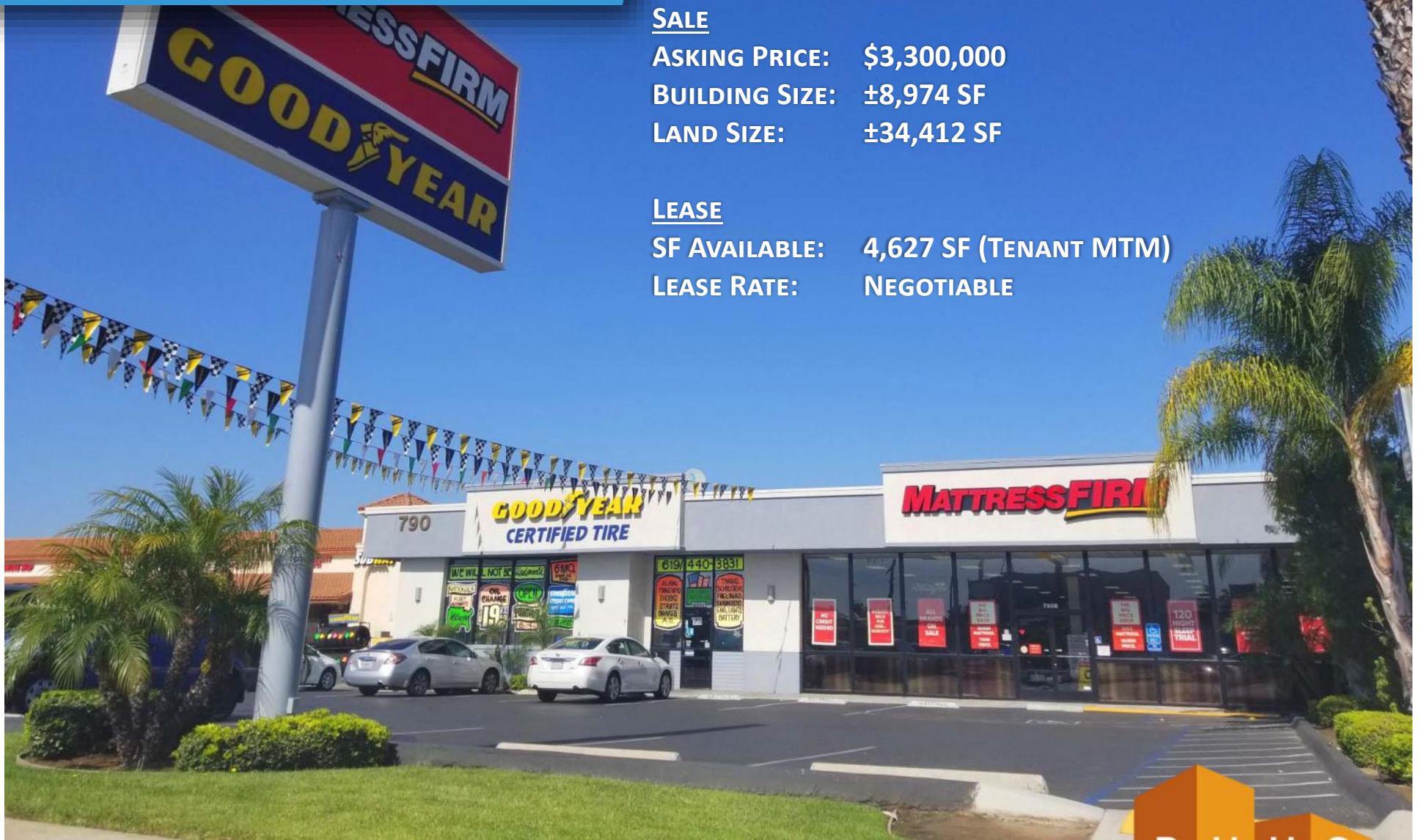
BUILDING SIZE: ±8,974 SF

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



# 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

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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)



# TRADE AREA

## JOHNSON CENTER

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Population	1 Mile	2 Mile	3 Mile
2018 Total Population:	<b>18,349</b>	<b>91,785</b>	<b>167,928</b>
2023 Population:	<b>19,108</b>	<b>95,497</b>	<b>174,910</b>
Pop Growth 2018-2023:	<b>4.14%</b>	<b>4.04%</b>	<b>4.16%</b>
Average Age:	<b>34.90</b>	<b>36.20</b>	<b>37.40</b>
Households			
2018 Total Households:	<b>6,923</b>	<b>32,320</b>	<b>60,058</b>
HH Growth 2018-2023:	<b>4.15%</b>	<b>4.07%</b>	<b>4.15%</b>
Median Household Inc:	<b>\$50,251</b>	<b>\$48,593</b>	<b>\$56,203</b>
Avg Household Size:	<b>2.60</b>	<b>2.80</b>	<b>2.70</b>
2018 Avg HH Vehicles:	<b>2.00</b>	<b>2.00</b>	<b>2.00</b>
Housing			
Median Home Value:	<b>\$471,018</b>	<b>\$438,725</b>	<b>\$458,823</b>
Median Year Built:	<b>1972</b>	<b>1972</b>	<b>1971</b>

