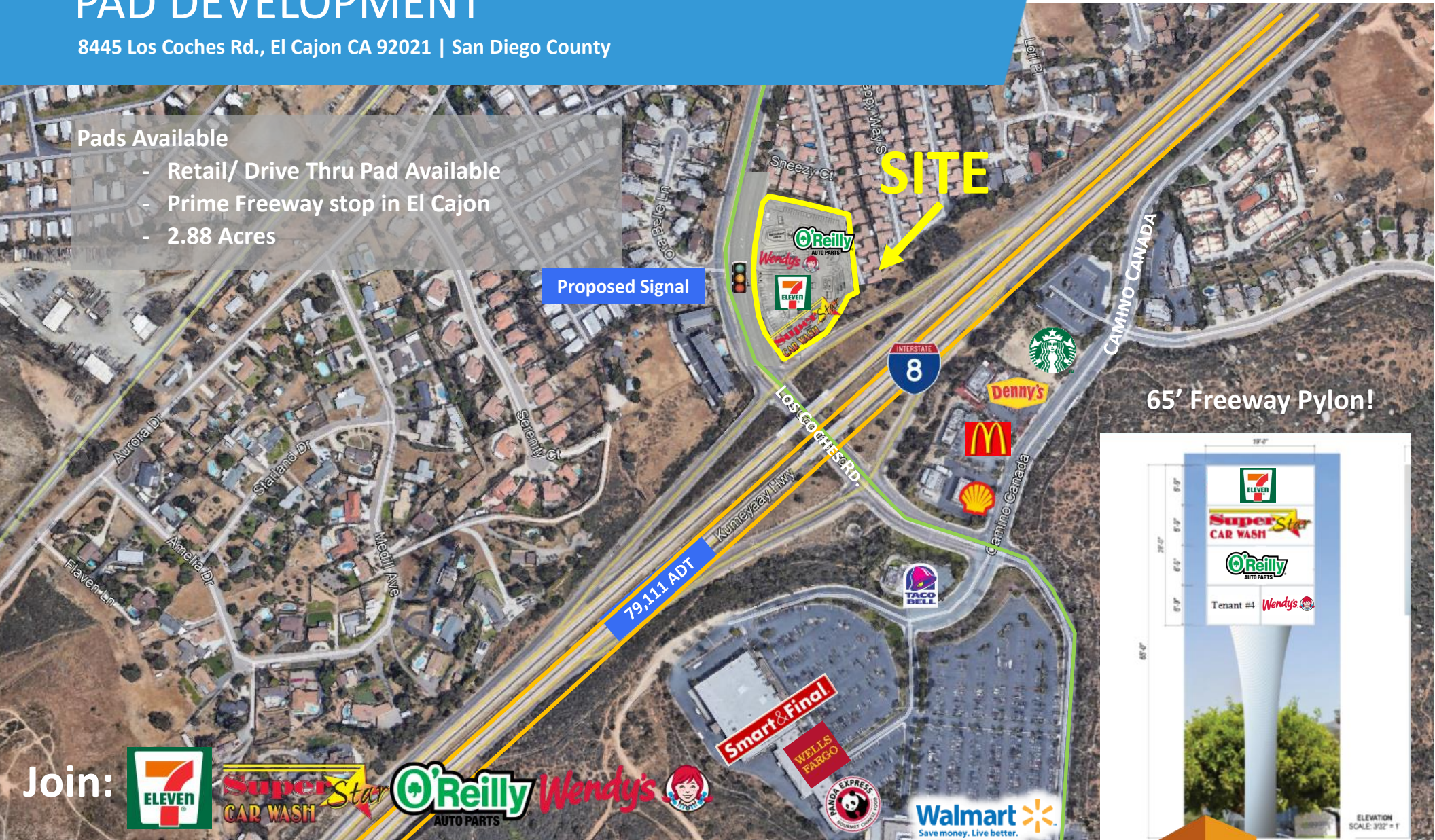


# PAD DEVELOPMENT

8445 Los Cochés Rd., El Cajon CA 92021 | San Diego County

## Pads Available

- Retail/ Drive Thru Pad Available
- Prime Freeway stop in El Cajon
- 2.88 Acres



Join:



For more information about this property, please contact:

Austin Dias, MSRE

(619) 269-6077

Austin@DuhsCommercial.com

CA License: 01888482



COMMERCIAL

BROKERAGE • INVESTMENT • DEVELOPMENT



# SITE PLAN



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# MONUMENT SIGN



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# AERIAL

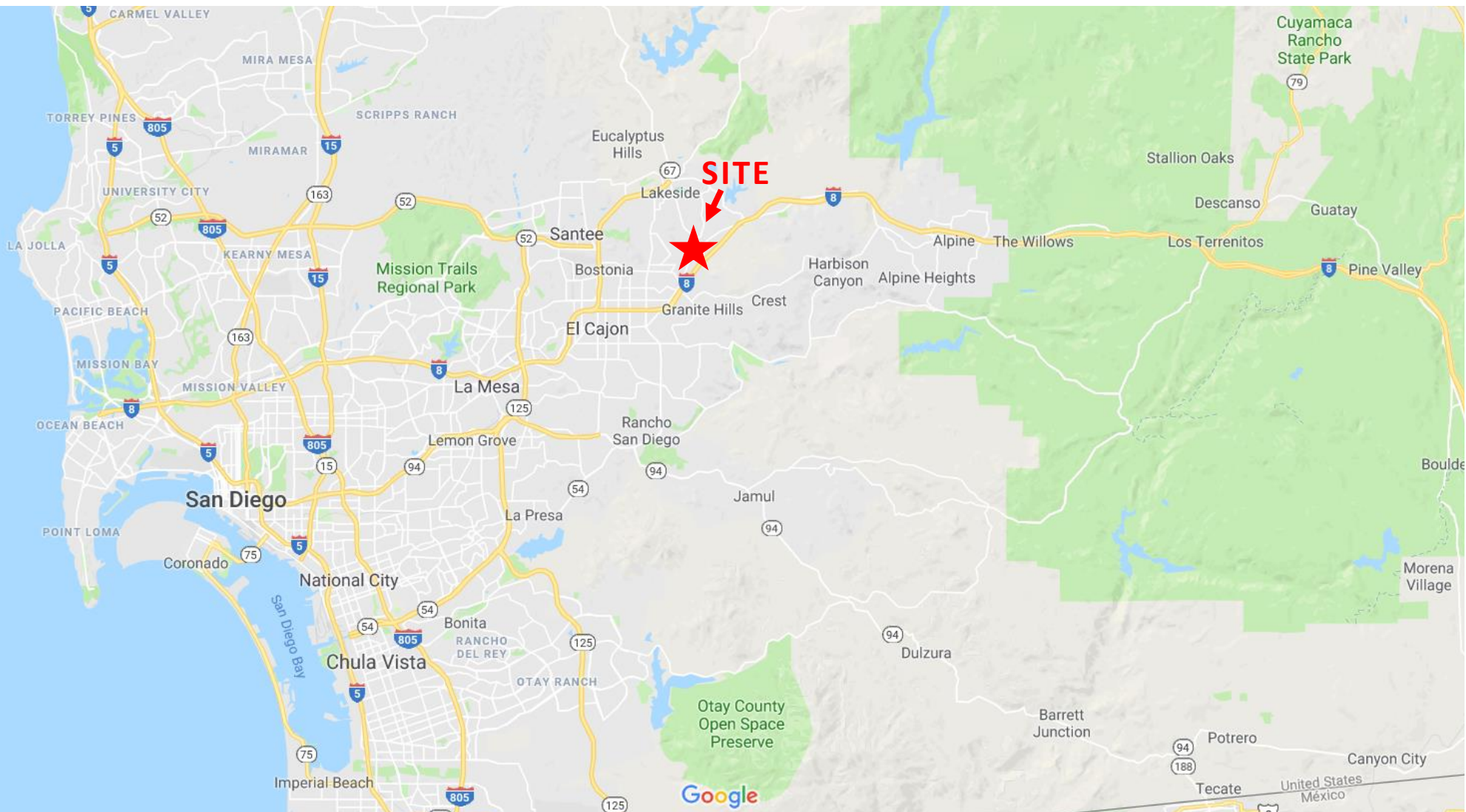


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# REGIONAL MAP



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# DEMOGRAPHICS

## Los Coches Rd., El Cajon



### Population

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
2019 Population	9,267	90,322	213,613
2024 Projection	9,426	93,012	220,315



### Households

2019 Households	3,203	31,436	74,587
2024 Projection	3,257	32,378	76,934



### Average HH Income

2019 \$99,857 \$85,438 \$83,339

### Median HH Income

2019 \$84,114 \$68,679 \$64,680



### Traffic Count

I-8 / Los Coches Road: 79,111 ADT (2018)

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