

RETAIL/GAS/RESTAURANT DEVELOPMENT

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

Pads Available

- Exceptional site for drive thru, gas, retail
- Prime Freeway stop in El Cajon
- 2.88 Acres



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 (Preliminary)

Proposed Signal
At intersection



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AERIAL

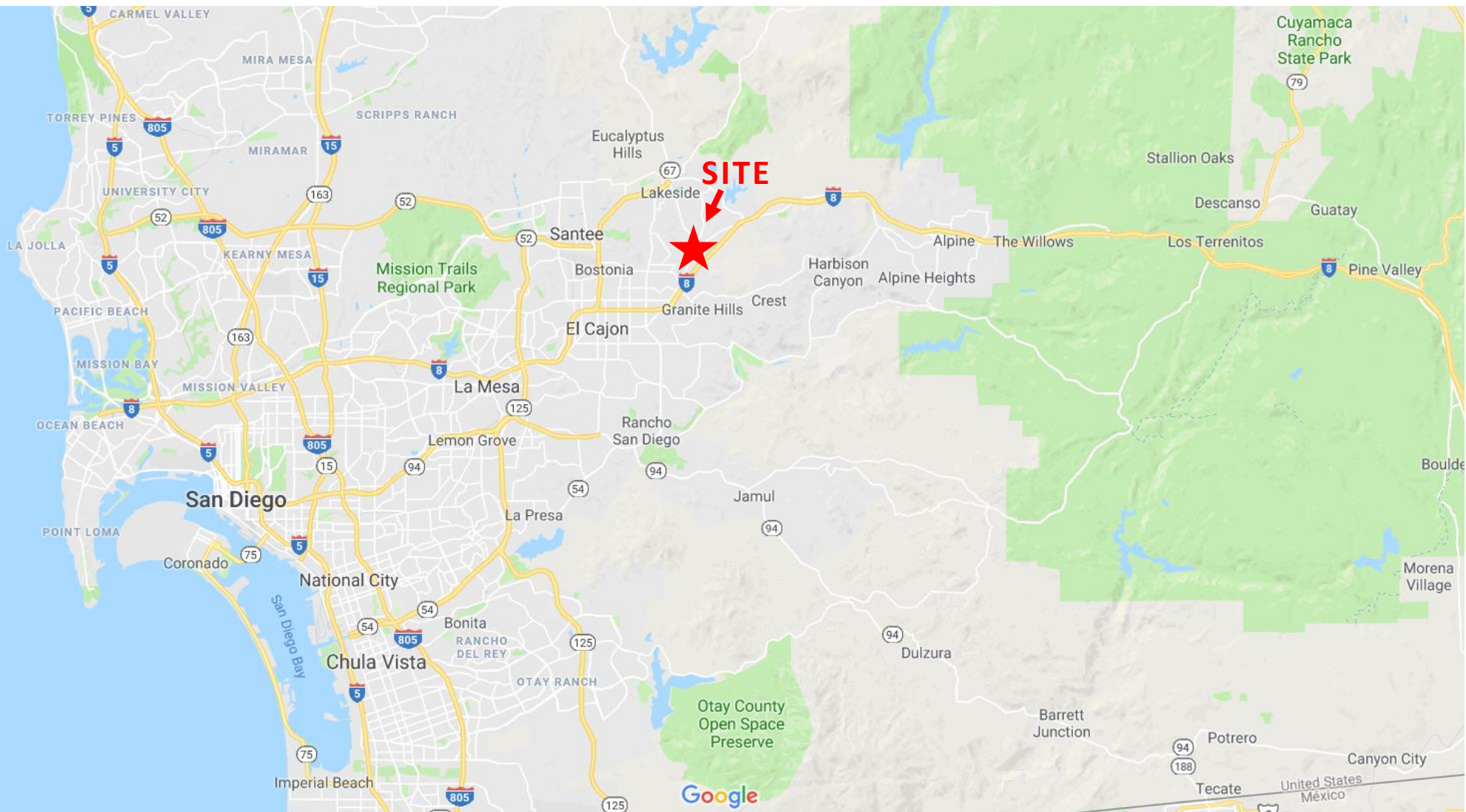


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REGIONAL MAP



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DEMOGRAPHICS

Los Coches Rd., El Cajon



Population

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
2017 Population	9,064	98,248	217,135
2022 Projection	9,502	103,159	228,204



Households

2017 Households	3,103	34,100	75,821
2022 Projection	3,255	35,819	79,724



Average HH Income

2017 \$93,637 \$77,215 \$76,474

Median HH Income

2017 \$80,337 \$61,573 \$58,900



Traffic Count

I-8 / Los Coches Road: 65,000 ADT (2016)

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