

RETAIL 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



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

POTENTIAL SITE PLAN



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AERIAL

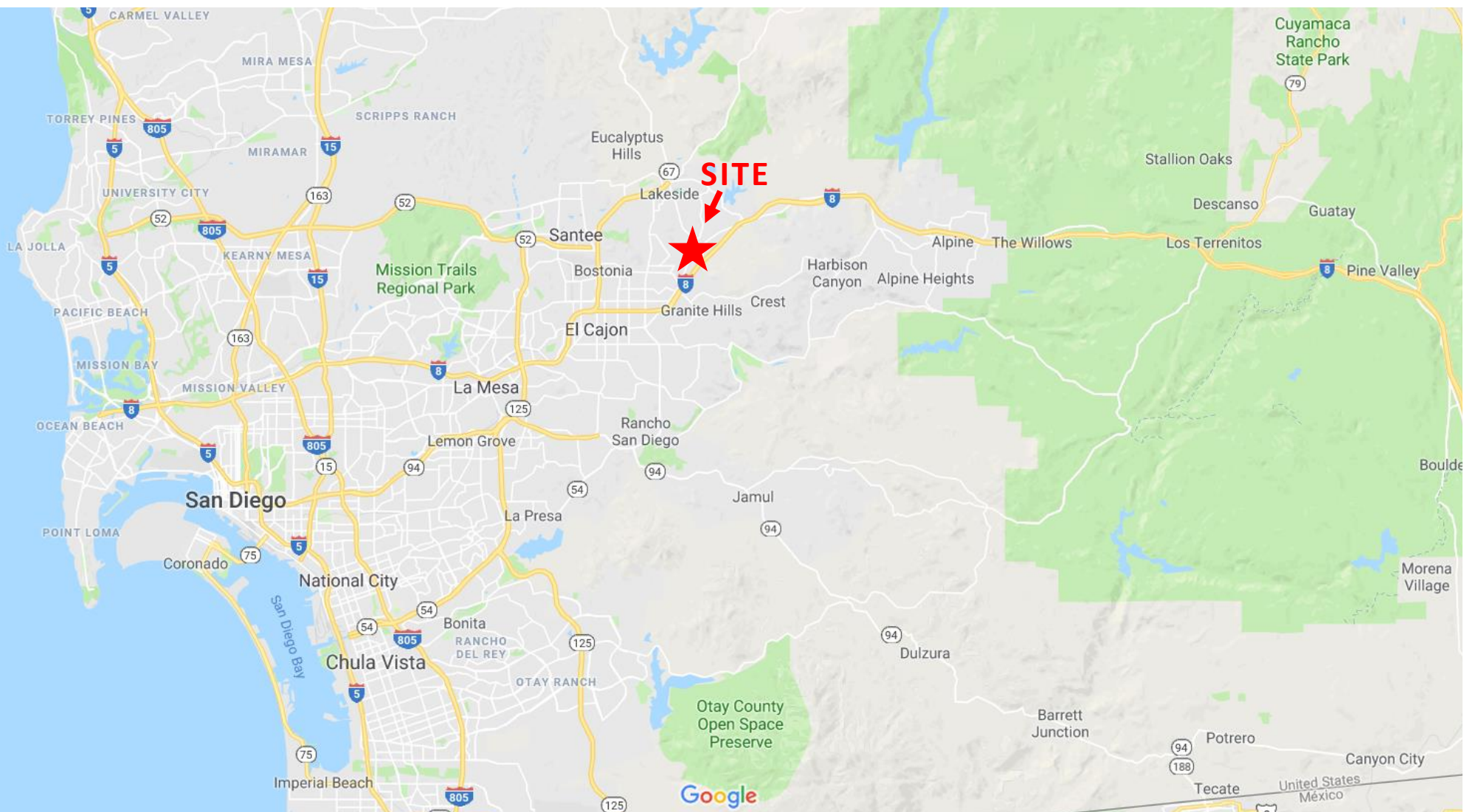


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REGIONAL MAP



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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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