

For Lease

Main Street Marketplace
1043-1099 E Main Street, El Cajon, CA 92021

- Busy Grocery-Anchored Neighborhood Shopping Center
- Ideally Situated along El Cajon's Main Street Retail Corridor
- Densely Populated Trade Area with Over 46,000 People in a 1-Mile Radius
- Centrally Located and Surrounded by Other Retailers & Strong Residential Base

AVAILABLE: 6,540 SF / 2,400 SF / 1,200 SF RESTAURANT (POTENTIALLY AVAILABLE)



Rob Bloom

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Anthony Acosta

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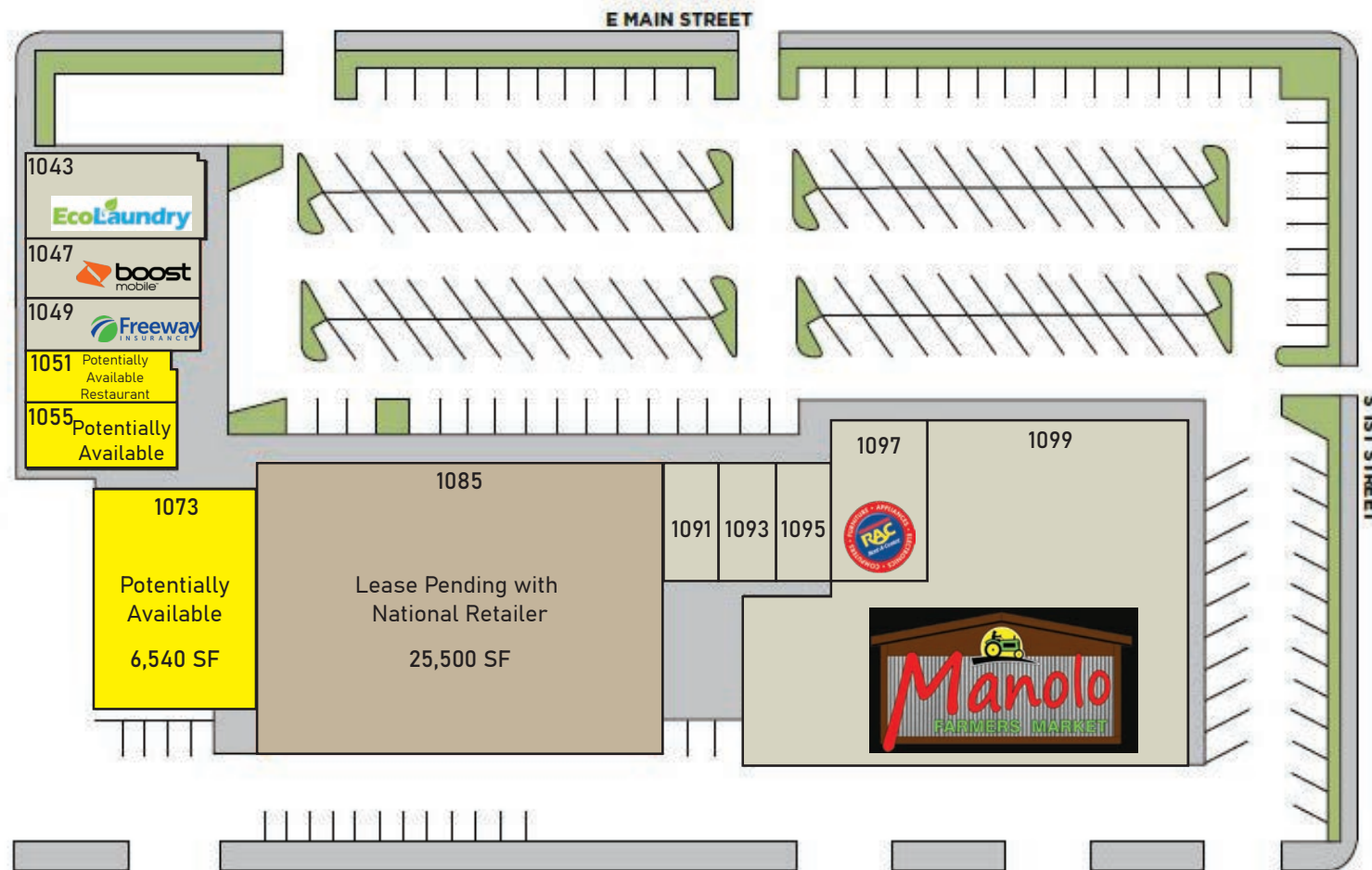


COMMERCIAL
BROKERAGE • INVESTMENT • DEVELOPMENT

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Site Plan

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| SUITE | TENANT | SQ.FT |
|-------|---|--------|
| 1043 | Eco Laundry | 4,500 |
| 1047 | Boost Mobile | 1,175 |
| 1049 | Freeway Insurance | 1,428 |
| 1051 | Restaurant (Potentially Available) | 1,200 |
| 1055 | Bellus Academy (Potentially Available) | 2,400 |
| 1073 | Bellus Academy (Potentially Available) | 6,540 |
| 1085 | Lease Pending with National Retailer | 25,500 |
| 1091 | DC Cleaners | 900 |
| 1093 | Total Vision Care | 1,500 |
| 1095 | Fresh up Barber | 1,500 |
| 1097 | Rent-A-Center | 4,030 |
| 1099 | Manolo Farmers Market | 24,655 |

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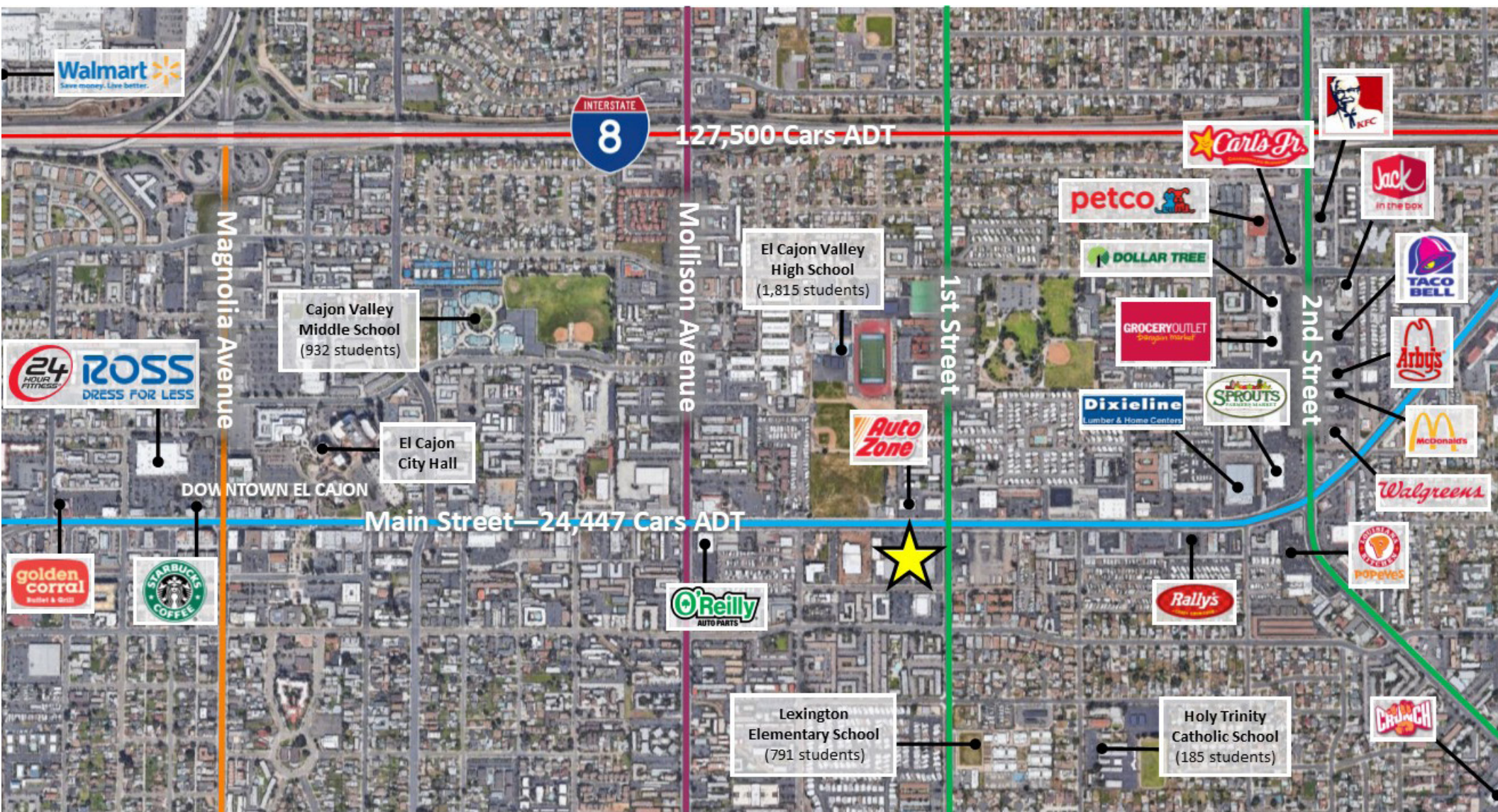


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SITE SOURCE

Aerial

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Demographics

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| | <u>1 Mile</u> | | <u>3 Mile</u> | | <u>5 Mile</u> | |
|---------------------------------------|---------------|--------|---------------|--------|---------------|--------|
| <u>Population:</u> | | | | | | |
| 2023 Estimate | 46,391 | | 150,472 | | 314,015 | |
| 2028 Projection | 45,994 | | 148,456 | | 310,131 | |
| Median Age | 34.90 | | 37.30 | | 38.30 | |
| <u>2023 Population By Race:</u> | | | | | | |
| White | 35,566 | 76.67% | 121,260 | 80.59% | 254,887 | 81.17% |
| Black | 4,059 | 8.75% | 9,725 | 6.46% | 18,504 | 5.89% |
| Am. Indian & Alaskan | 706 | 1.52% | 1,928 | 1.28% | 3,798 | 1.21% |
| Asian | 2,160 | 4.66% | 6,749 | 4.49% | 15,654 | 4.99% |
| Hawaiian & Pacific Island | 290 | 0.63% | 906 | 0.60% | 1,959 | 0.62% |
| Other | 3,611 | 7.78% | 9,905 | 6.58% | 19,212 | 6.12% |
| <u>Population by Hispanic Origin:</u> | | | | | | |
| Non-Hispanic Origin | 29,946 | 64.45% | 106,699 | 70.91% | 233,865 | 74.48% |
| Hispanic Origin | 16,445 | 35.45% | 43,773 | 29.09% | 80,150 | 25.52% |
| <u>Households:</u> | | | | | | |
| 2023 Estimate | 15,566 | | 52,406 | | 113,593 | |
| 2028 Projection | 15,437 | | 51,708 | | 112,124 | |
| 2010 Census | 14,340 | | 49,770 | | 107,616 | |
| 2023 Average Household Size | 2.90 | | 2.80 | | 2.70 | |
| 2023 Avg Household Income | \$59,831 | | \$94,848 | | \$101,948 | |
| <u>2023 Occupied Housing:</u> | | | | | | |
| Owner Occupied | 4,385 | 28.17% | 25,290 | 48.26% | 62,558 | 55.07% |
| Renter Occupied | 11,181 | 71.83% | 27,115 | 51.74% | 51,035 | 44.93% |
| 2023 Median Home Value | \$378,969 | | \$587,111 | | \$622,717 | |

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