

# 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 40,000 People in a 1-Mile Radius
- Centrally Located and Surrounded by a Strong Residential Base, Government Offices, and 4 Schools within ½ Mile

**Join:**



## **Anthony Acosta**

Associate

[Anthony@duhscommercial.com](mailto:Anthony@duhscommercial.com)

619.491.0048

CA Lic. # 01900150

## **Rob Bloom**

Vice President

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**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](http://www.DuhsCommercial.com)





# 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	Mexican Restaurant	1,200
1073	Bellus Academy	8,940
1085	Big Lots	25,500
1091	DC Cleaners	900
1093	Total Vision Care	1,500
1095	Fresh Up Barber Shop	1,500
1097	Rent-A-Center	4,030
1099	Manolo Farmers Market	24,655



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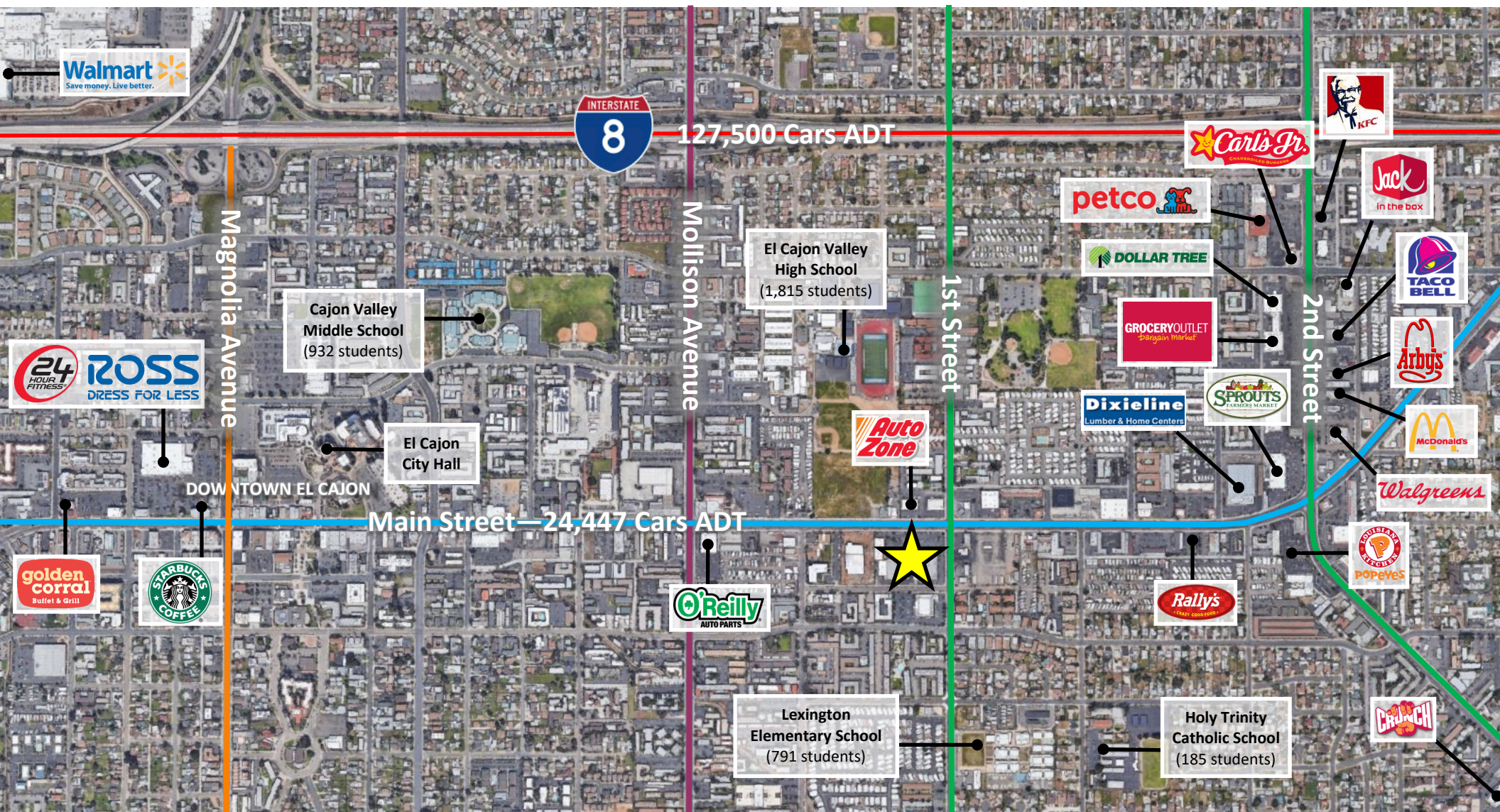




# AERIAL

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# DEMOGRAPHICS

**MAIN STREET MARKETPLACE**  
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	1 Mile	3 Mile	5 Mile
<b>Population</b>			
<b>2022 Estimate</b>	45,232	148,485	312,639
2027 Projection	45,299	148,198	312,841
Median Age	34.70	37.00	38.10
<b>2022 Population By Race</b>			
White	34,804 76.95%	120,124 80.90%	254,784 81.49%
Black	3,947 8.73%	9,523 6.41%	18,253 5.84%
Am. Indian & Alaskan	690 1.53%	1,889 1.27%	3,760 1.20%
Asian	2,065 4.57%	6,499 4.38%	15,223 4.87%
Hawaiian & Pacific Island	286 0.63%	910 0.61%	1,961 0.63%
Other	3,441 7.61%	9,540 6.42%	18,658 5.97%
<b>Population by Hispanic Origin</b>			
Non-Hispanic Origin	29,416 65.03%	106,033 71.41%	234,340 74.96%
Hispanic Origin	15,816 34.97%	42,452 28.59%	78,300 25.04%
<b>Households</b>			
2022 Estimate	15,140	51,595	112,965
2027 Projection	15,175	51,513	113,029
2010 Census	14,312	49,854	107,822
2022 Average Household Size	2.90	2.80	2.70
<b>2022 Avg Household Income</b>	\$60,765	\$91,663	\$99,033
<b>2022 Occupied Housing</b>			
Owner Occupied	4,268 28.19%	24,980 48.42%	62,496 55.32%
Renter Occupied	10,872 71.81%	26,615 51.58%	50,468 44.68%
<b>2022 Median Home Value</b>	\$381,498	\$552,416	\$599,577



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