

Final Pad Available

8445 Los Coches Road, El Cajon, CA 92021



Highlights:

- Breaking Ground in 2025
- Prime Freeway Stop on Interstate 8
- Fully Entitled

Austin Dias, MSRE
(619) 269-6077 | Austin@DuhsCommercial.com
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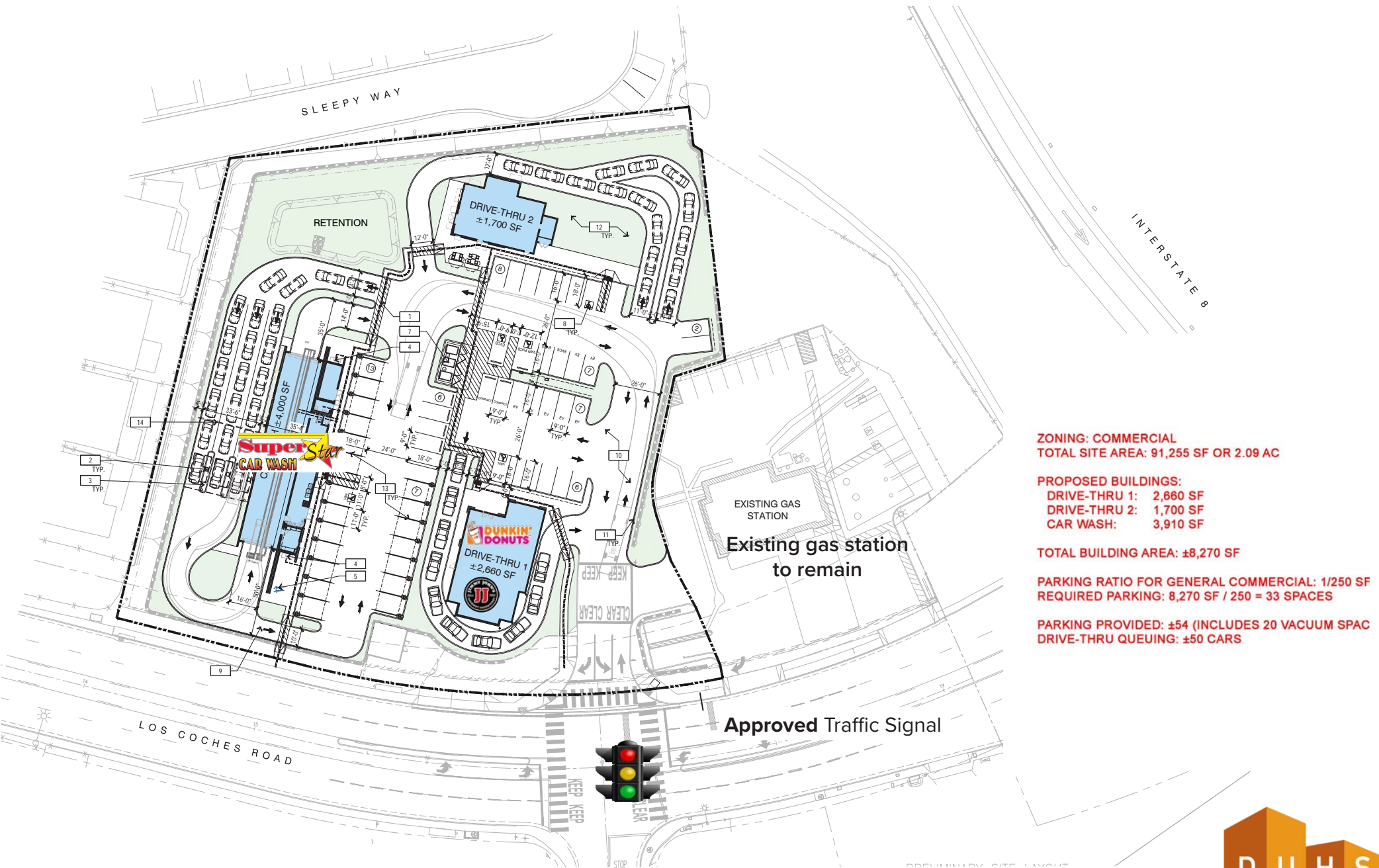
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SITE SOURCE

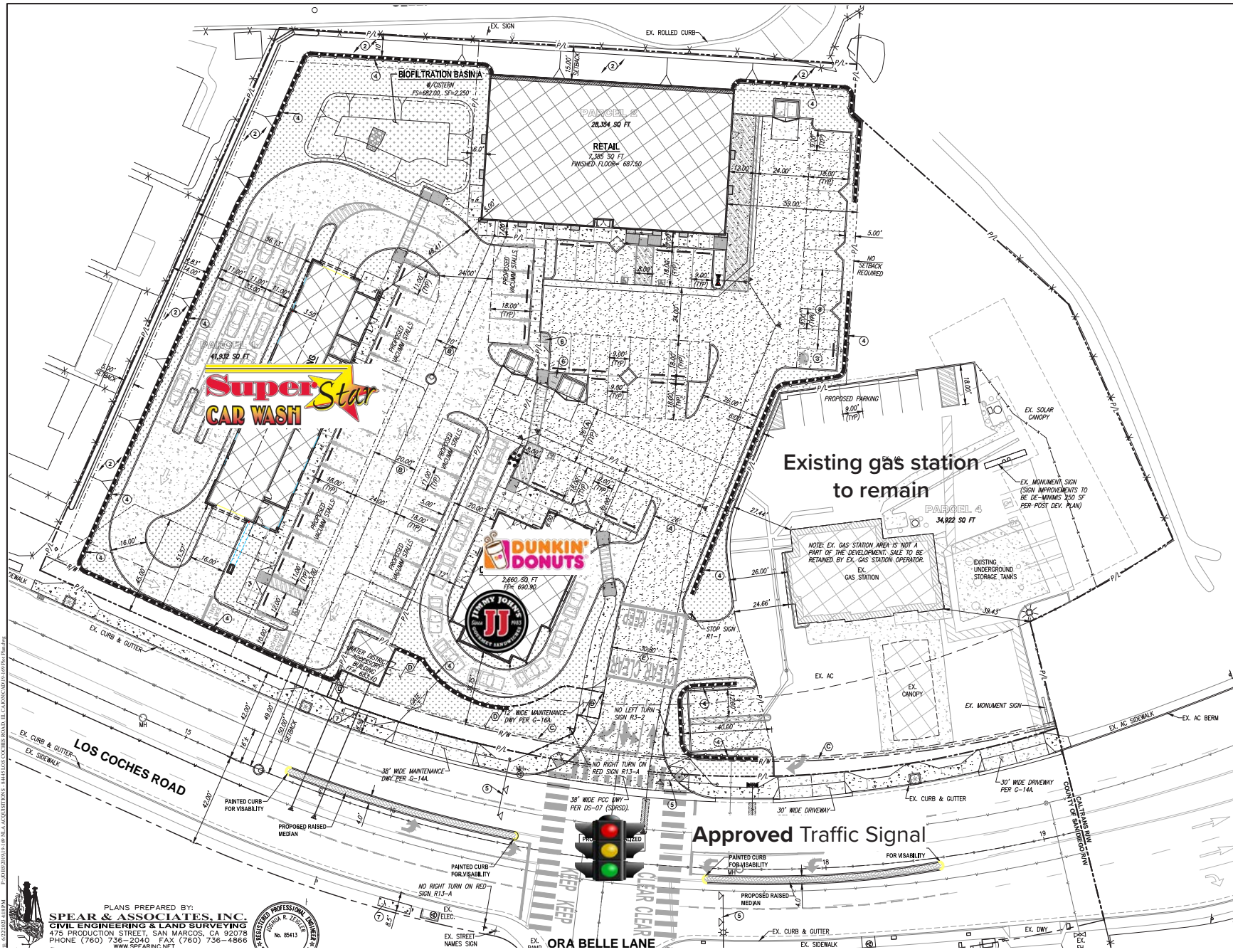
Potential Site Plan

Substantial conformance rules allow for some changes to the site plan



Entitled Pad Development

Substantial conformance rules allow for some changes to the site plan



PLANS PREPARED BY:
SPEAR & ASSOCIATES, INC.
CIVIL ENGINEERING & LAND SURVEYING
475 PRODUCTION STREET, SAN MARCOS, CA 92078
PHONE (760) 736-2040 FAX (760) 736-4866
WWW.SPA-INC.NET

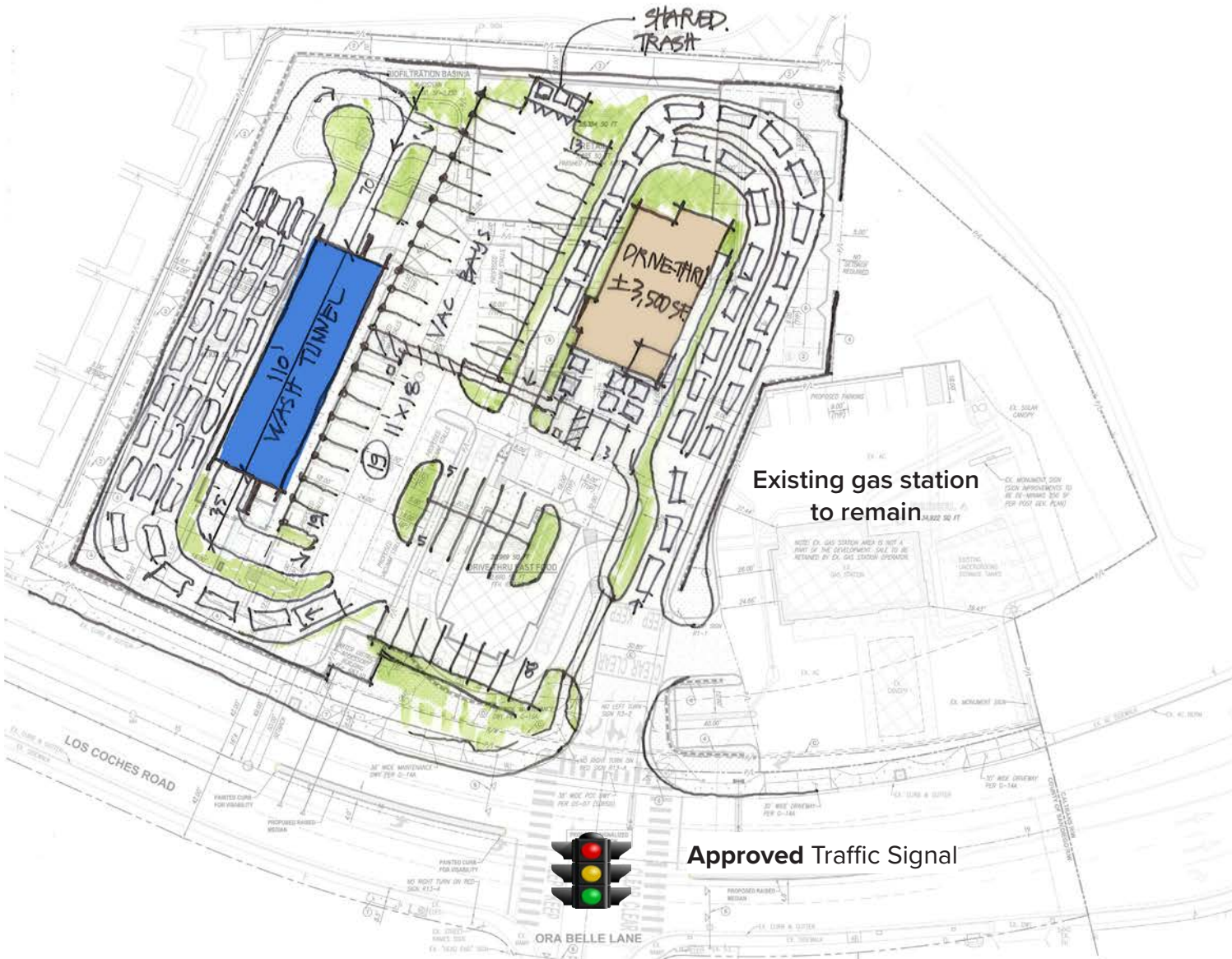
REGISTERED PROFESSIONAL ENGINEER
No. 85413



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ZONING: COMMERCIAL
TOTAL SITE AREA: 91,255 SF OR 2.09 AC

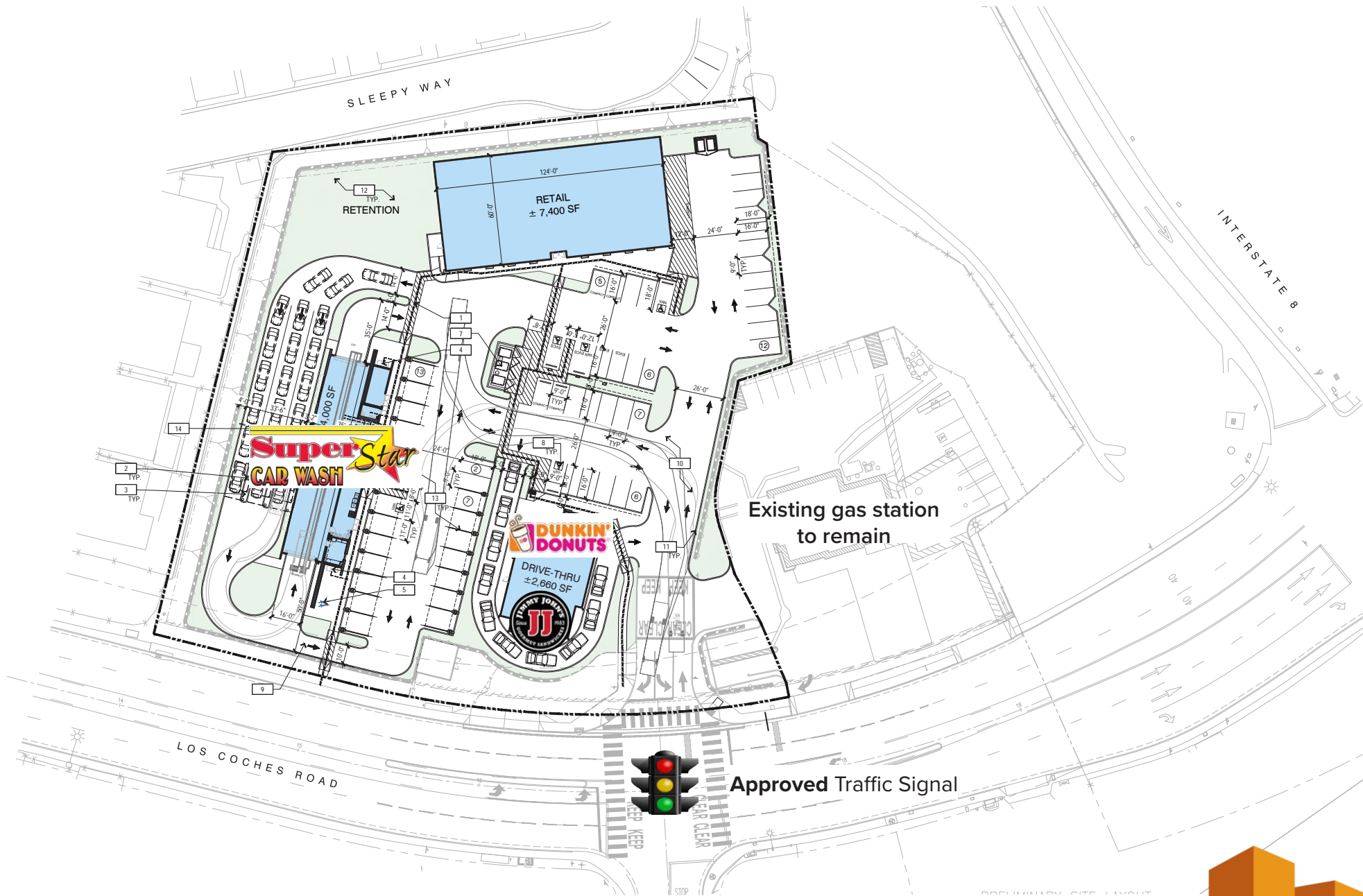
PROPOSED BUILDINGS:
DRIVE-THRU: 3,500 SF
CAR WASH: 3,910 SF

TOTAL BUILDING AREA: ±7,410 SF

PARKING RATIO FOR GENERAL COMMERCIAL: 1/250 SF
REQUIRED PARKING: 7,410 SF / 250 = 30 SPACES

PARKING PROVIDED: ±53 (INCLUDES 19 VACUUM SPACES)
DRIVE-THRU QUEUING: ±56 CARS

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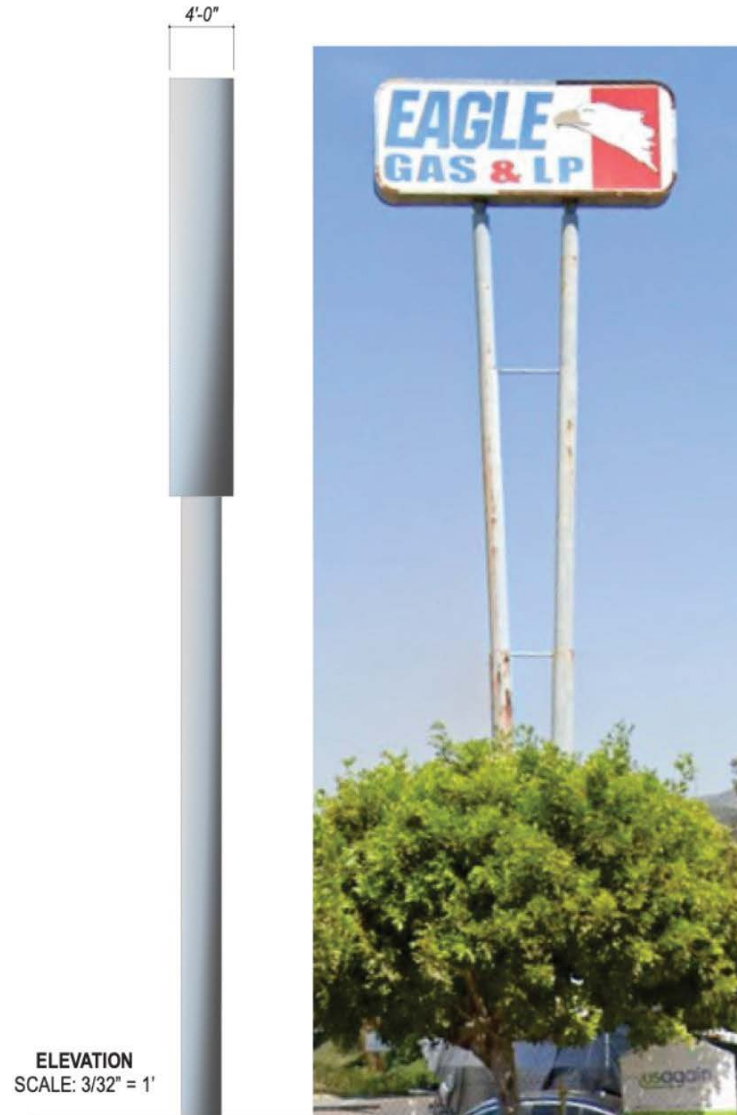
NOTE:
THE SITE PLAN AND INFORMATION ARE PRELIMINARY, AND SUBJECT TO ADJUSTMENT.
ANY FURTHER DEVELOPMENT IS SUBJECT TO A THOROUGH SITE INVESTIGATION, THE
APPROVAL OF CLIENTS, AND GOVERNMENTAL AGENCIES.

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Monument Sign



PROPOSED

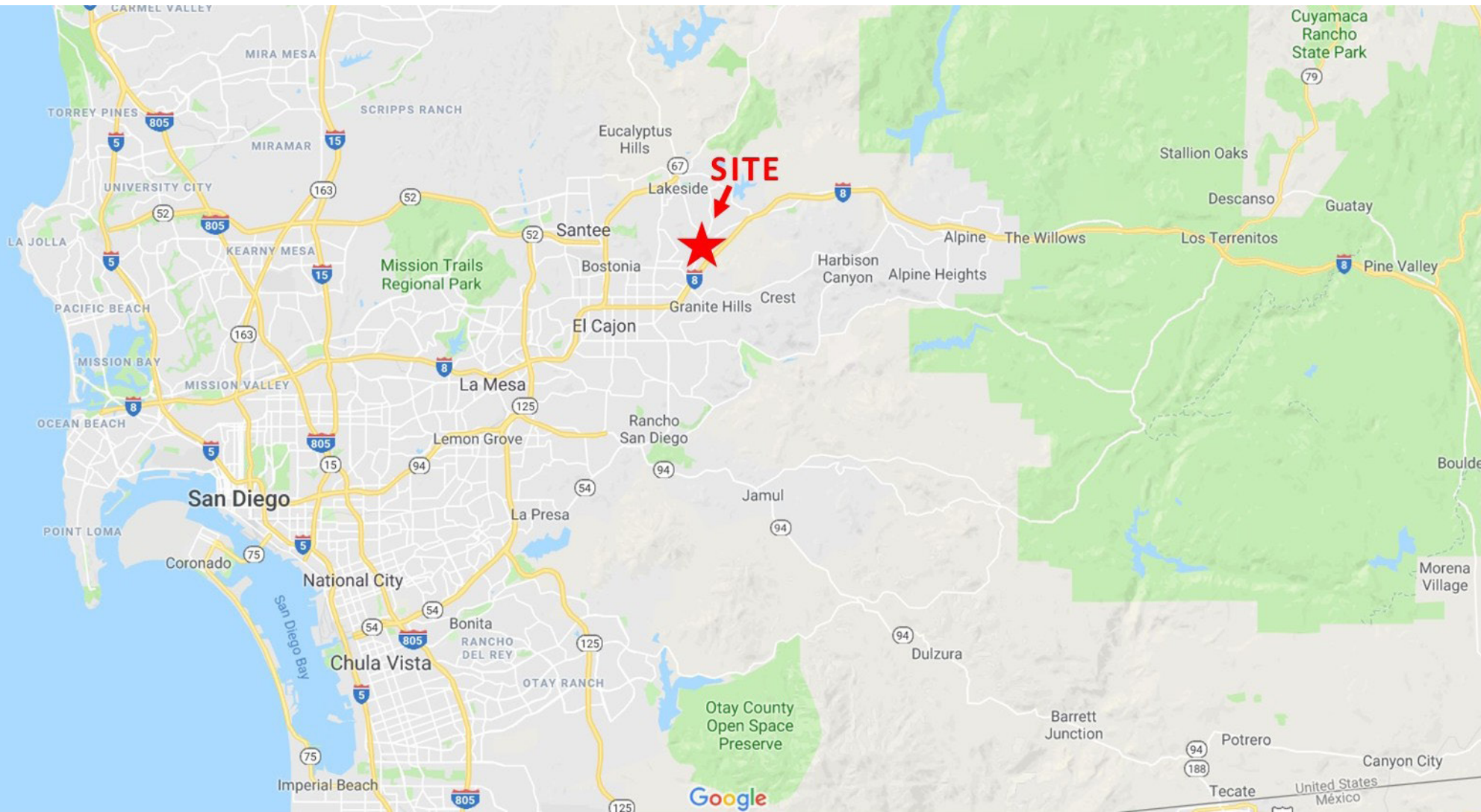


EXISTING

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Regional Map



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SITE SOURCE

Demographics



<u>Population</u>	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
2024 Populatin	10,482	87,596	210,746
2029 Projection	10,289	86,581	208,243



<u>Households</u>			
2024 Households	3,525	29,349	71,132
2029 Projection	3,452	28,950	70,150



<u>Average Househole Income</u>			
2024	\$116,603	\$104,688	\$99,495
<u>Median Household Income</u>			
2024	\$98,474	\$79,589	\$75,144



<u>Traffic Count</u>	
I-8 / Los Coches Road 2020	79,178

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