

Final Pad Available

8445 Los Coches Road, El Cajon, CA 92021

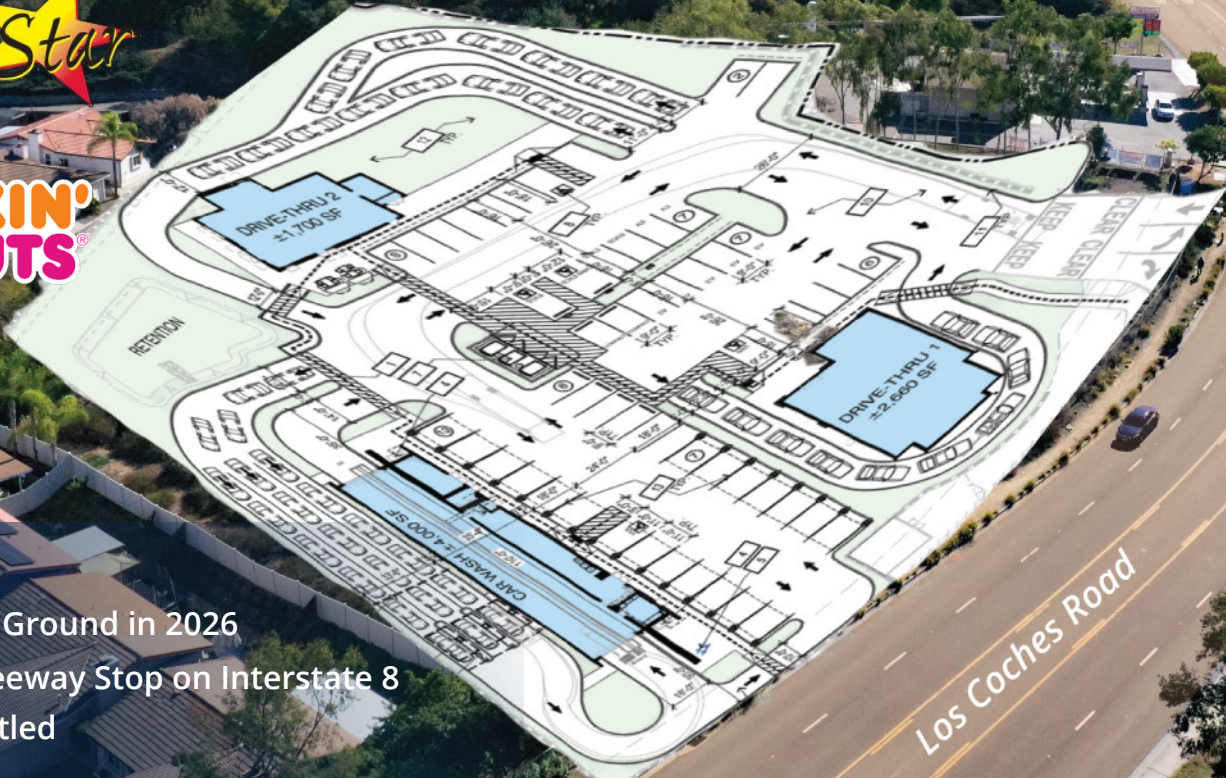


JOIN:



Highlights:

- Breaking Ground in 2026
- Prime Freeway Stop on Interstate 8
- Fully Entitled



APPROVED TRAFFIC SIGNAL



Los Coches Road

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

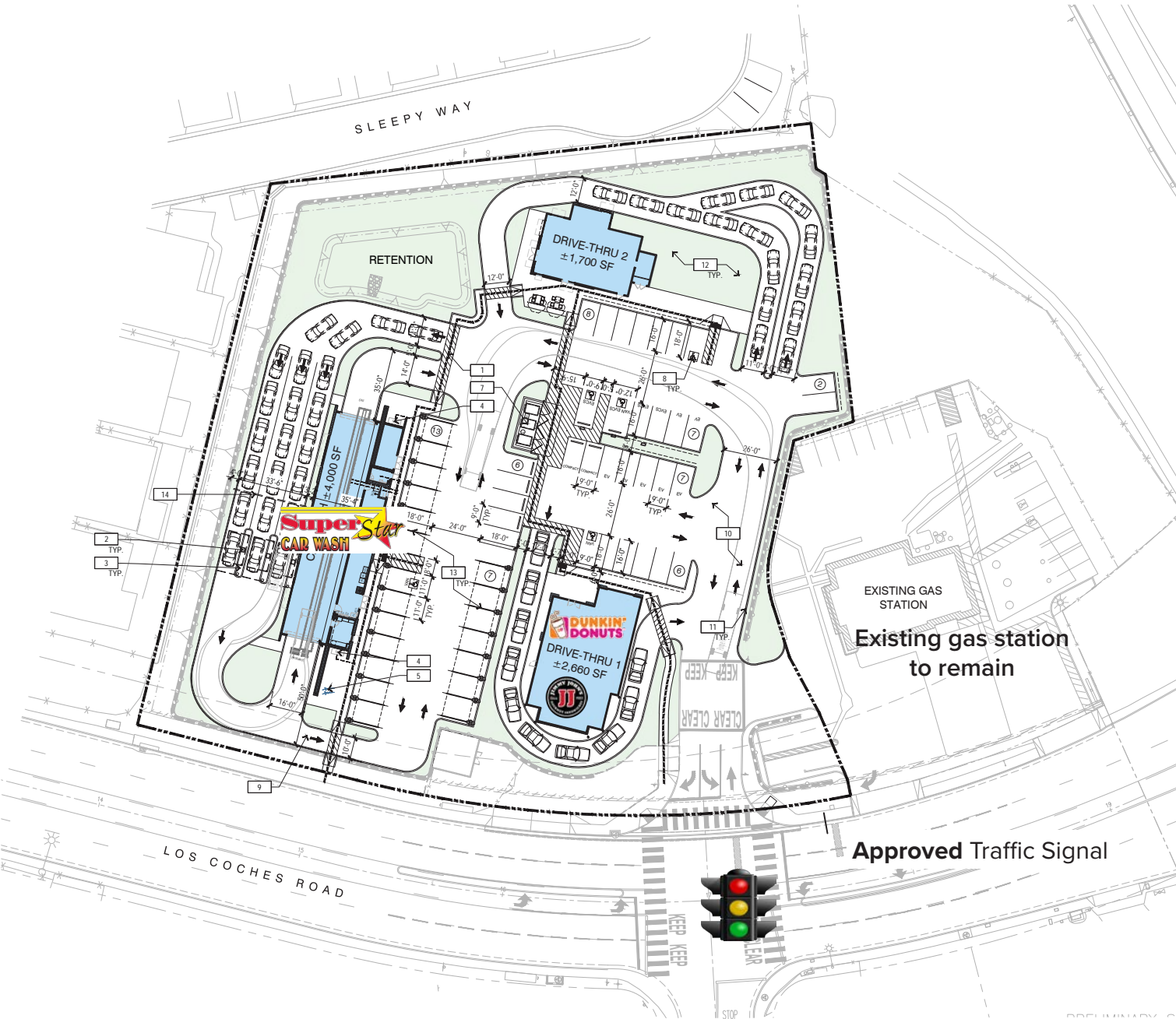
Substantial conformance rules allow for some changes to the site plan



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Potential Site Plan

Substantial conformance rules allow for some changes to the site plan



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

PROPOSED BUILDINGS:
DRIVE-THRU 1: 2,660 SF
DRIVE-THRU 2: 1,700 SF
CAR WASH: 3,910 SF

TOTAL BUILDING AREA: ±8,270 SF

PARKING RATIO FOR GENERAL COMMERCIAL: 1/250 SF
REQUIRED PARKING: 8,270 SF / 250 = 33 SPACES

PARKING PROVIDED: ±54 (INCLUDES 20 VACUUM SPAC
DRIVE-THRU QUEUING: ±50 CARS

Existing gas station
to remain

Approved Traffic Signal

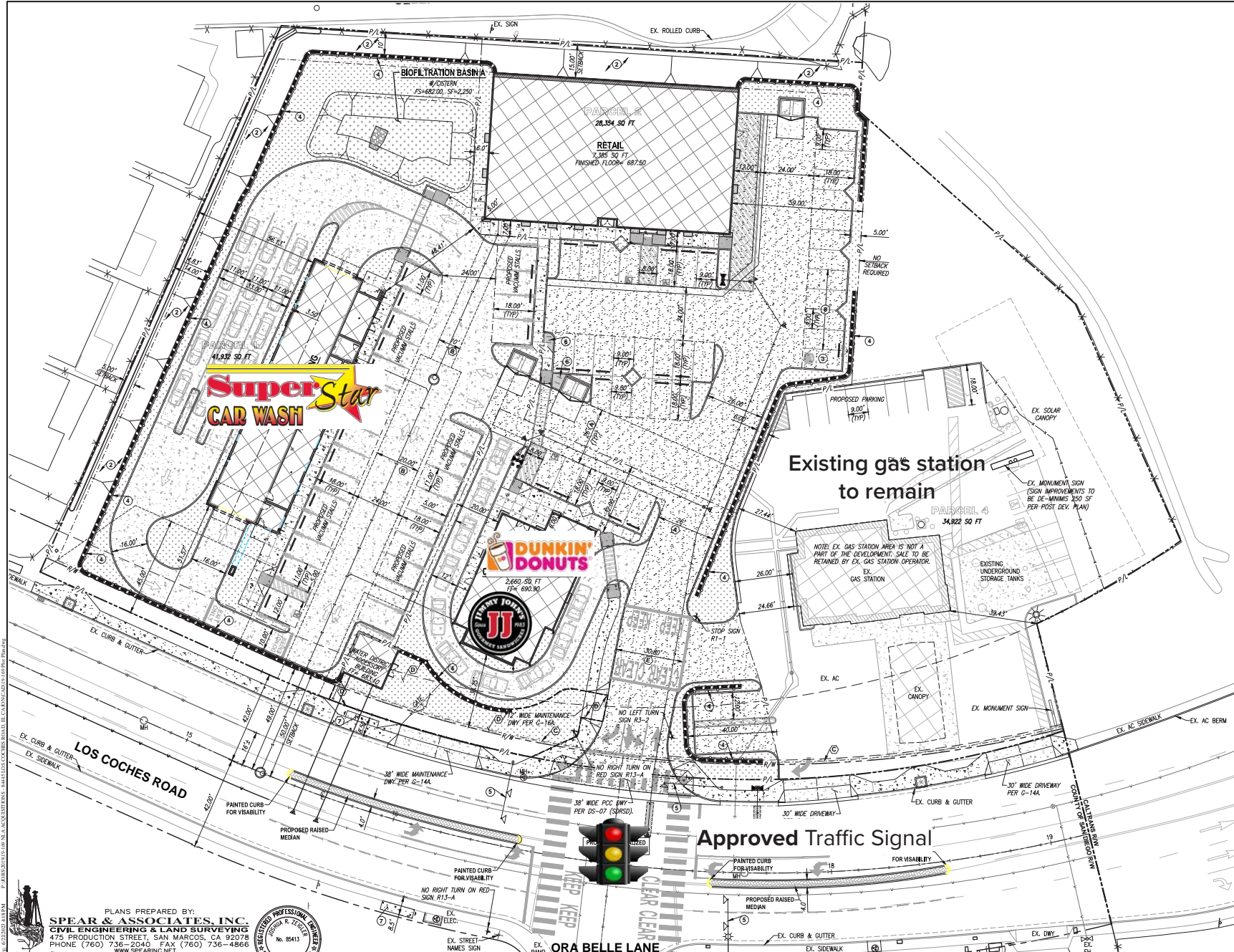


COMMERCIAL
BROKERAGE • INVESTMENT • DEVELOPMENT



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.SPEARINC.NET

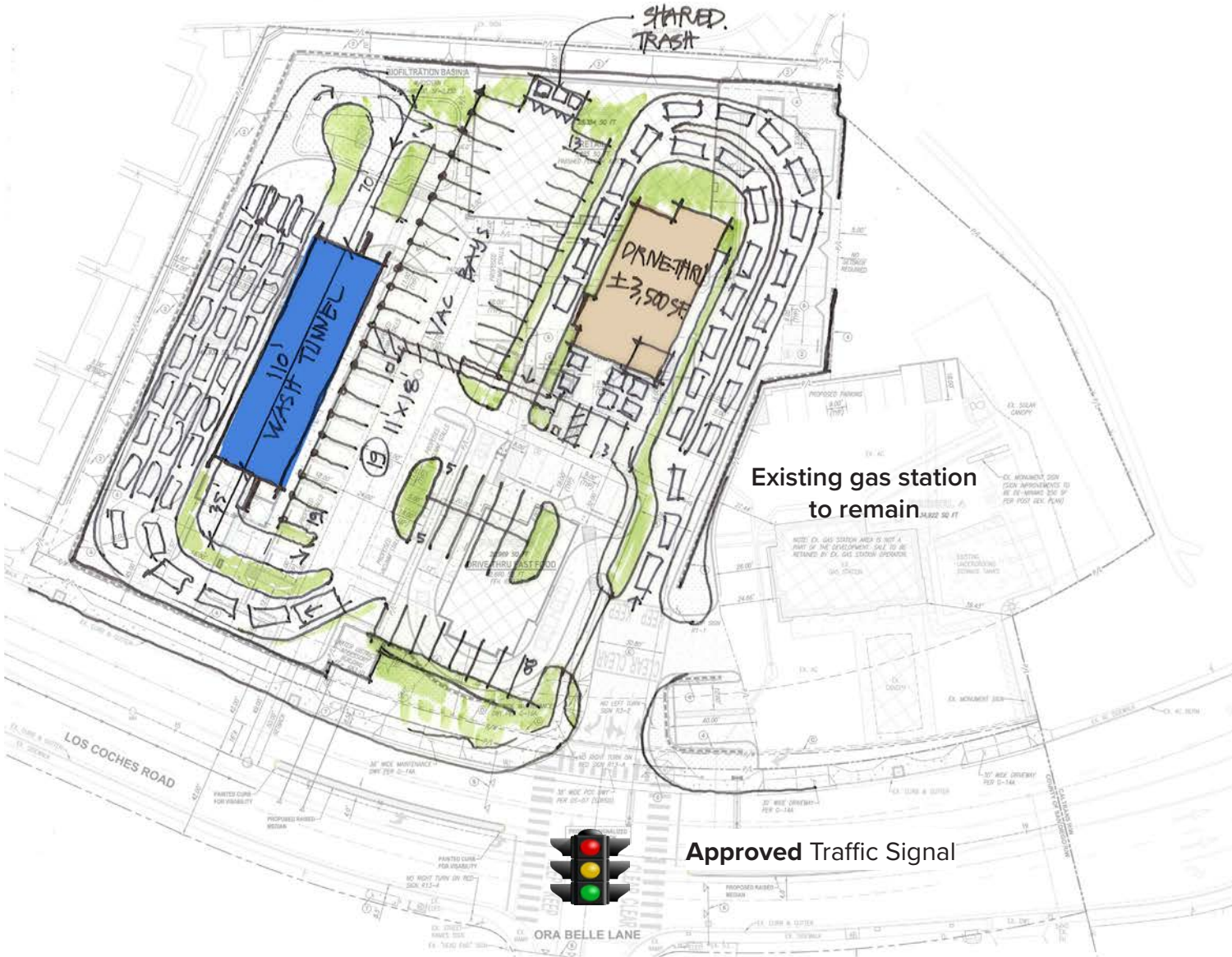
REGISTERED PROFESSIONAL ENGINEER
No. 85413



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Potential Site Plan

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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

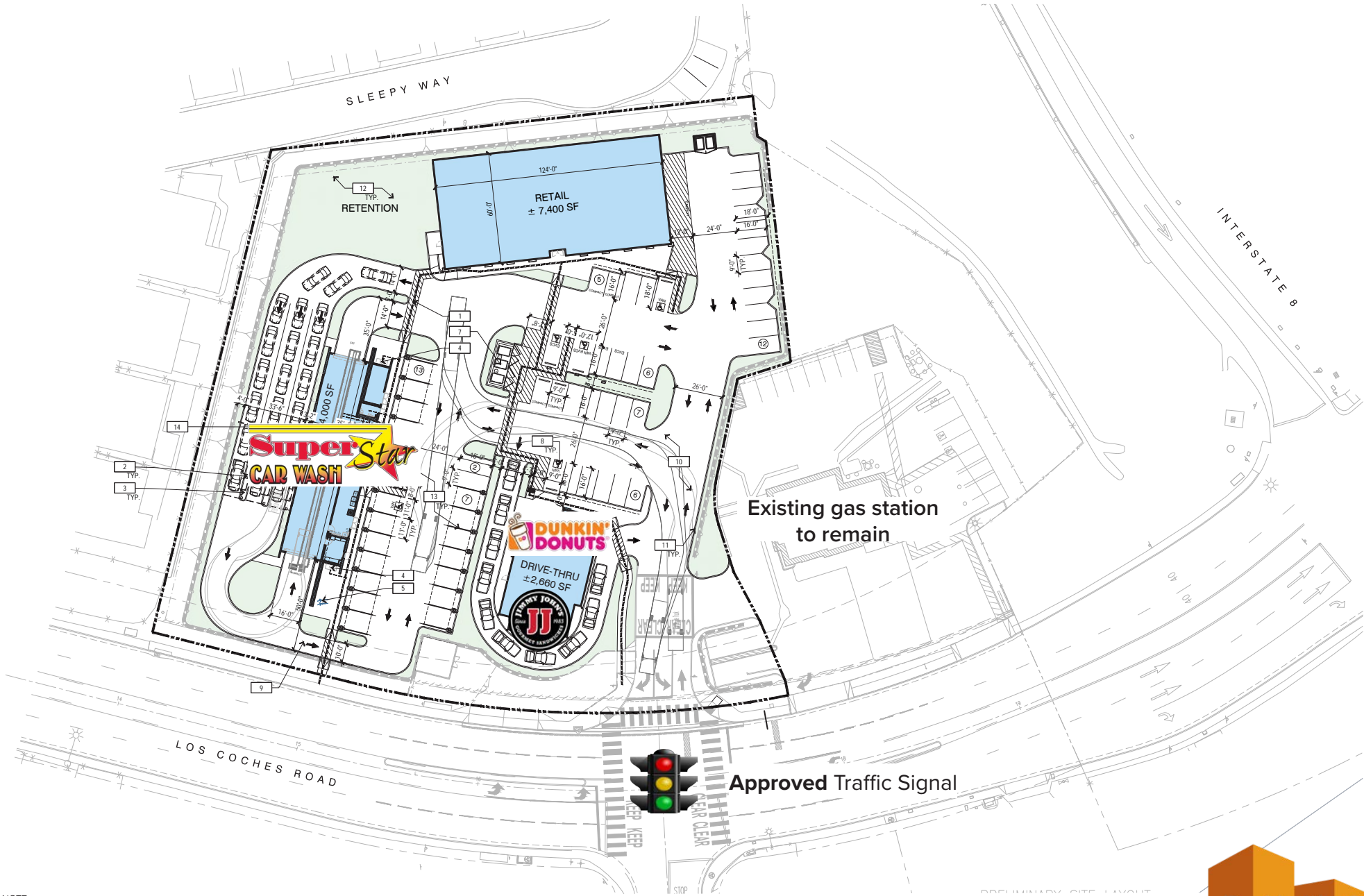
TOTAL BUILDING AREA: ±7,410 SF

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

Potential Site Plan

Substantial conformance rules allow for some changes to the site plan



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.

PRELIMINARY SITE LAYOUT



Approved Traffic Signal

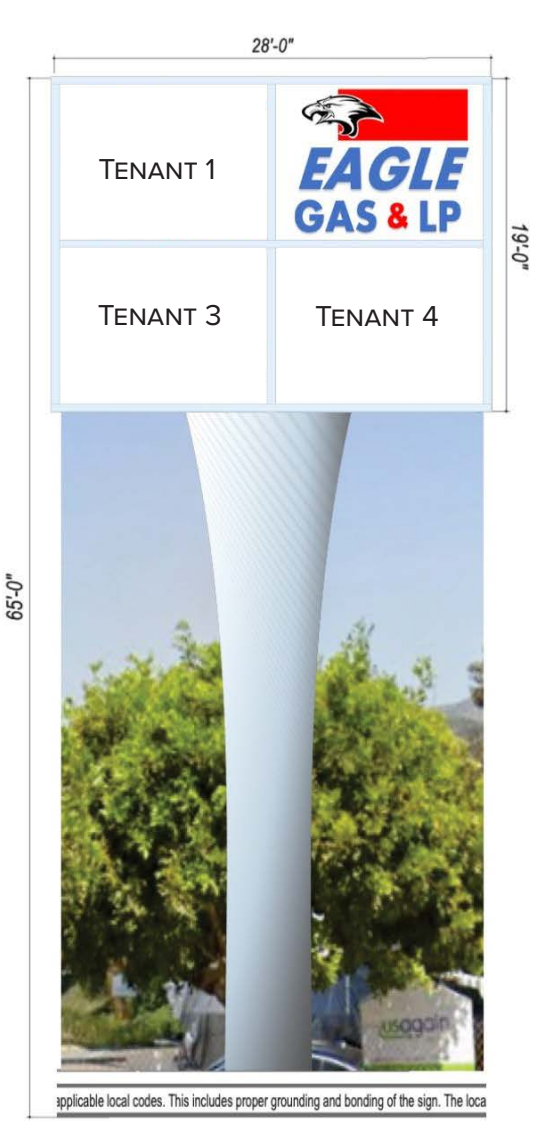


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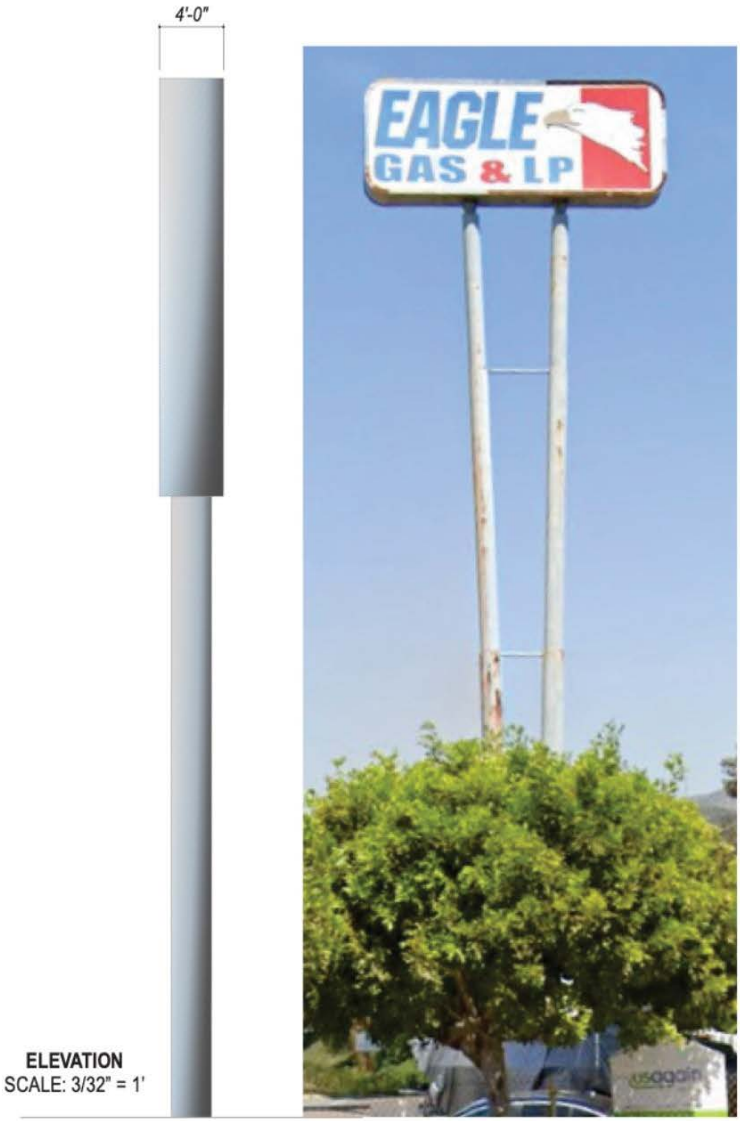
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Monument Sign



PROPOSED

applicable local codes. This includes proper grounding and bonding of the sign. The loca



EXISTING

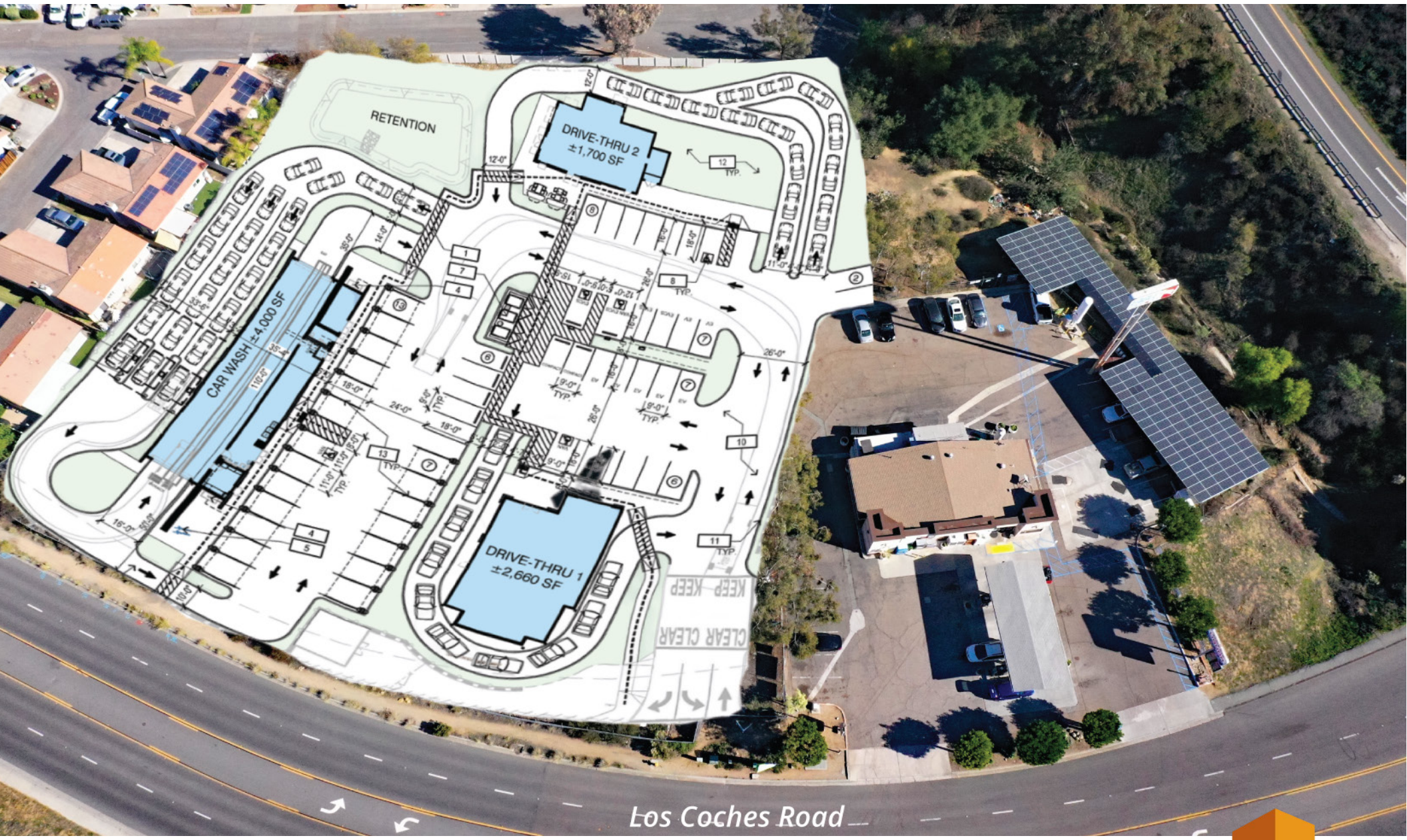
ELEVATION
SCALE: 3/32" = 1'

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Photo



Los Cochos Road

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East Aerial



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West Aerial



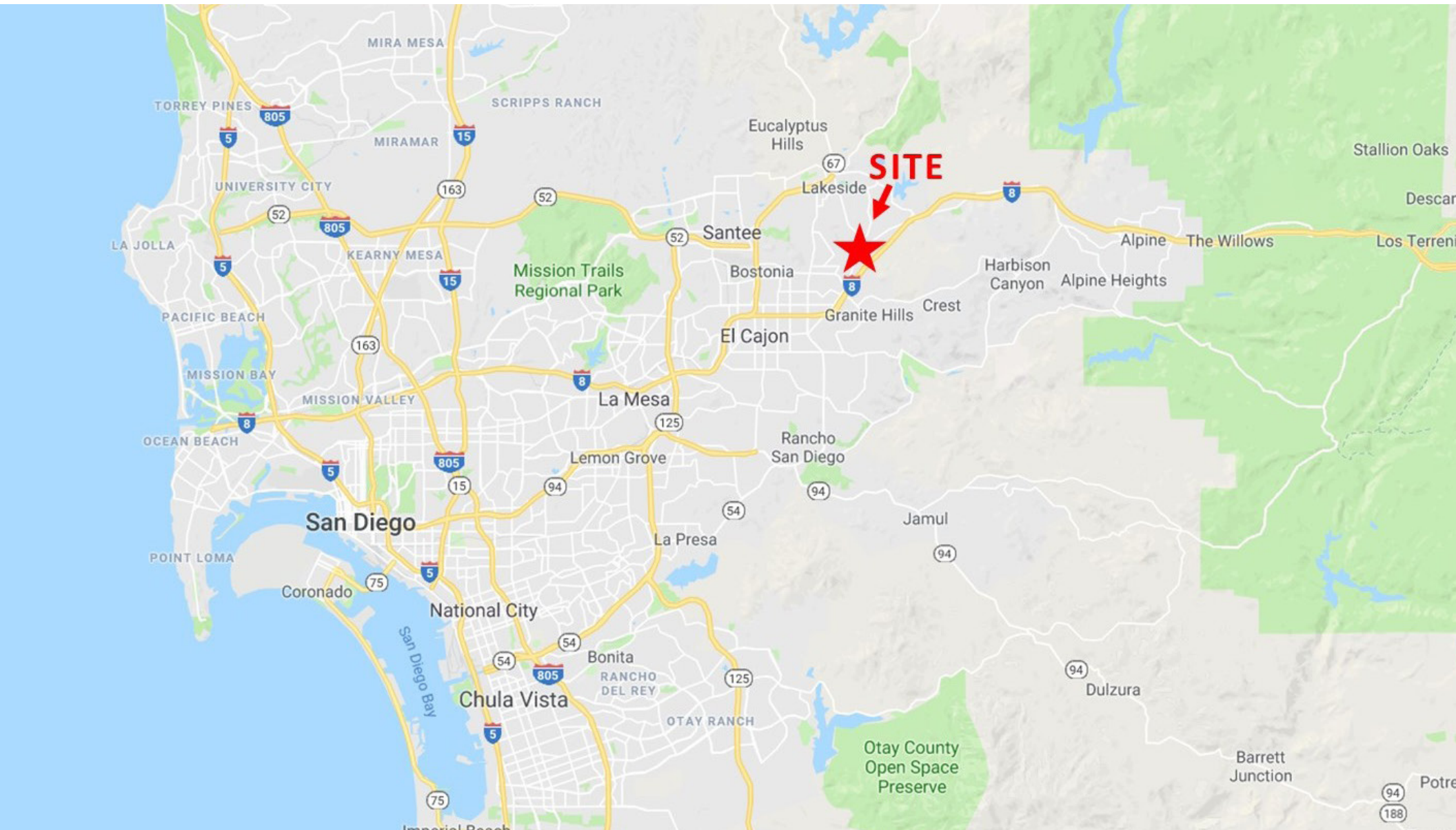
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Regional Map



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Demographics



Population

	<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



Households

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
2024 Households	3,525	29,349	71,132
2029 Projection	3,452	28,950	70,150



Average Household Income

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
2024	\$116,603	\$104,688	\$99,495

Median Household Income

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
2024	\$98,474	\$79,589	\$75,144



Traffic Count

	<u>1 Mile</u>
I-8 / Los Coches Road 2020	79,178

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