

Final Pad Available

8445 Los Coches Road, El Cajon, CA 92021

BREAKING GROUND IN Q2 OF 2026!



JOIN!

SuperStar
CAR WASH

O'Reilly
AUTO PARTS

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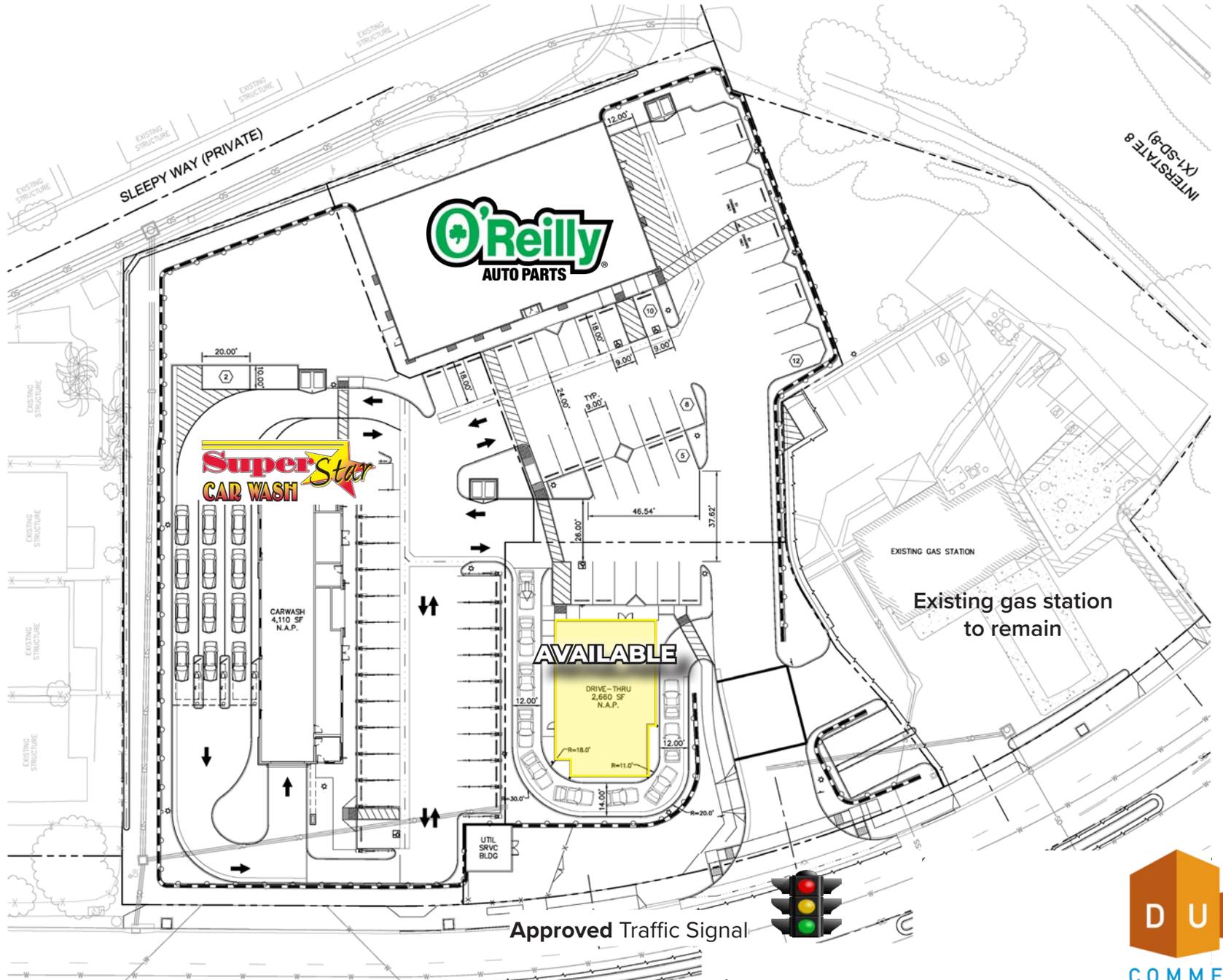
Aerial



COMMERCIAL
BROKERAGE • INVESTMENT • DEVELOPMENT

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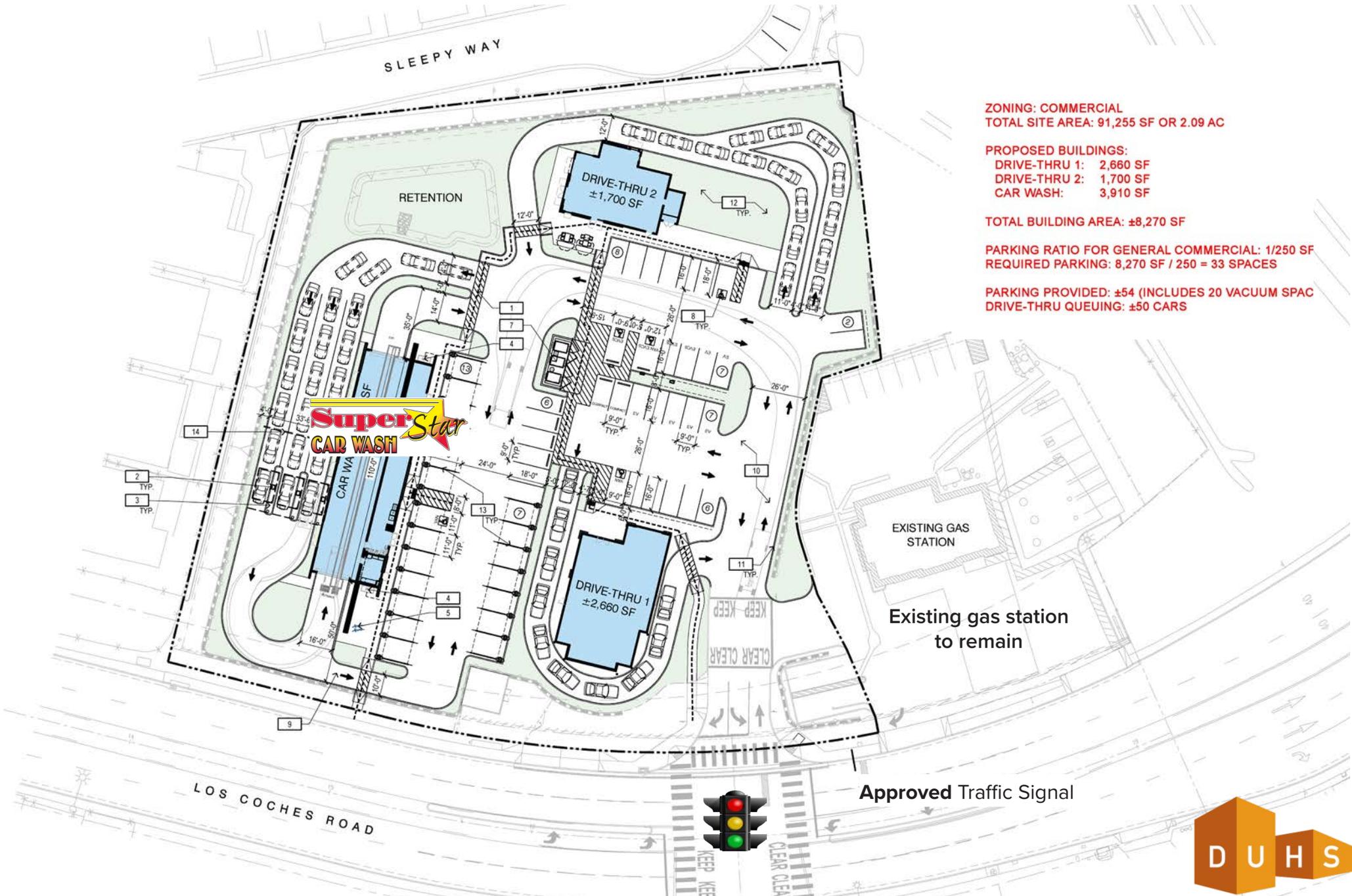
Entitled Pad Development



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Potential Pad Development

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

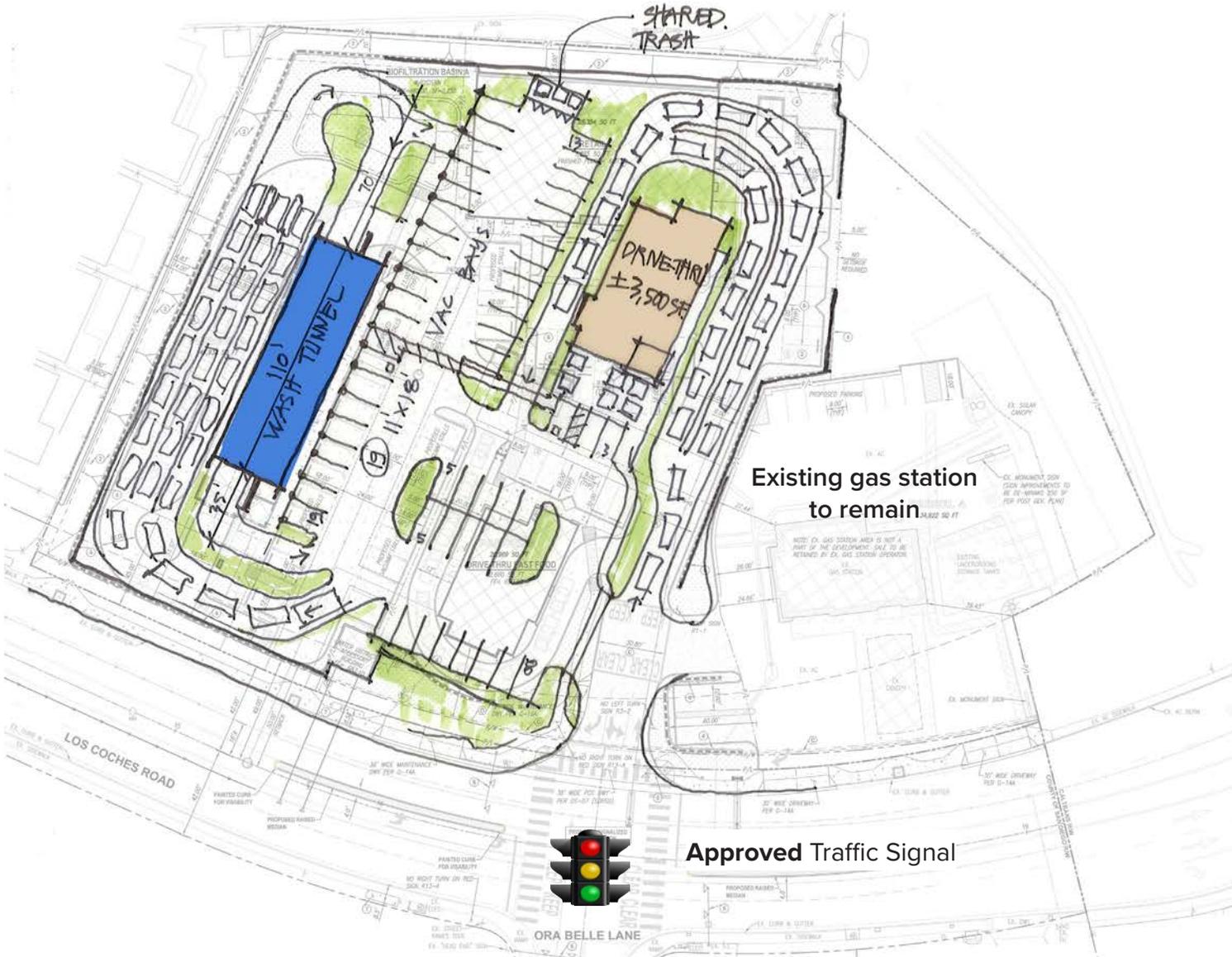
TOTAL BUILDING AREA: ±8,270 SF

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

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: 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

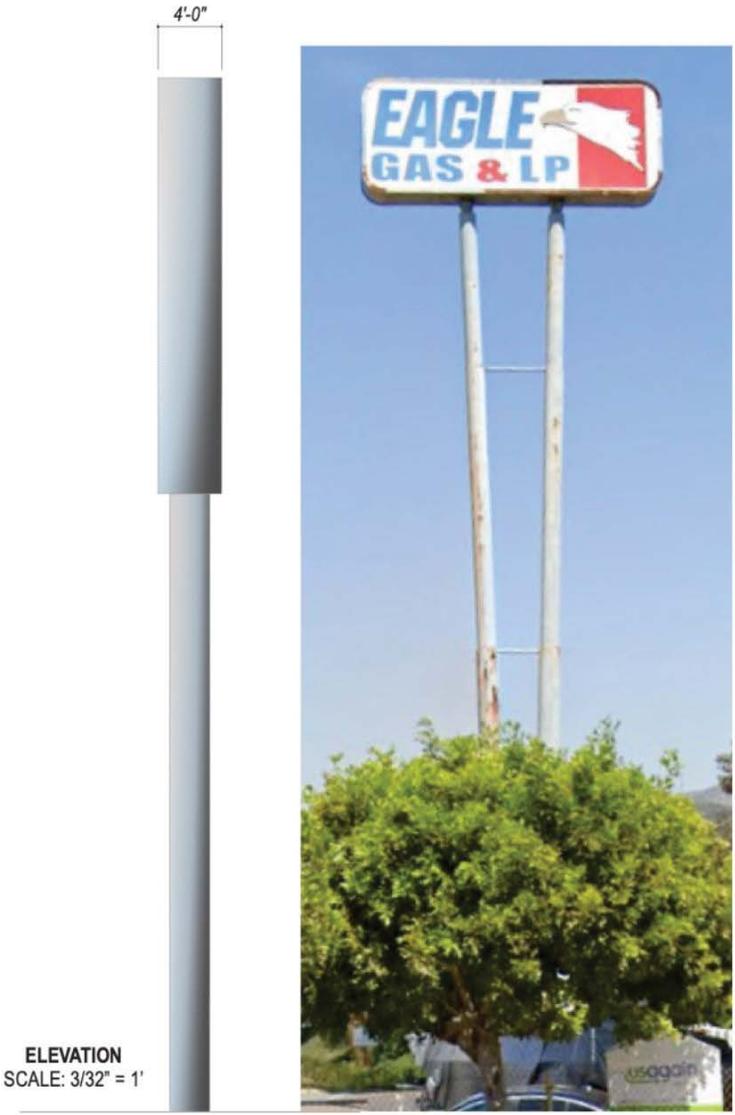
PARKING PROVIDED: ±53 (INCLUDES 19 VACUUM SPACES)
DRIVE-THRU QUEUING: ±56 CARS

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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West Aerial

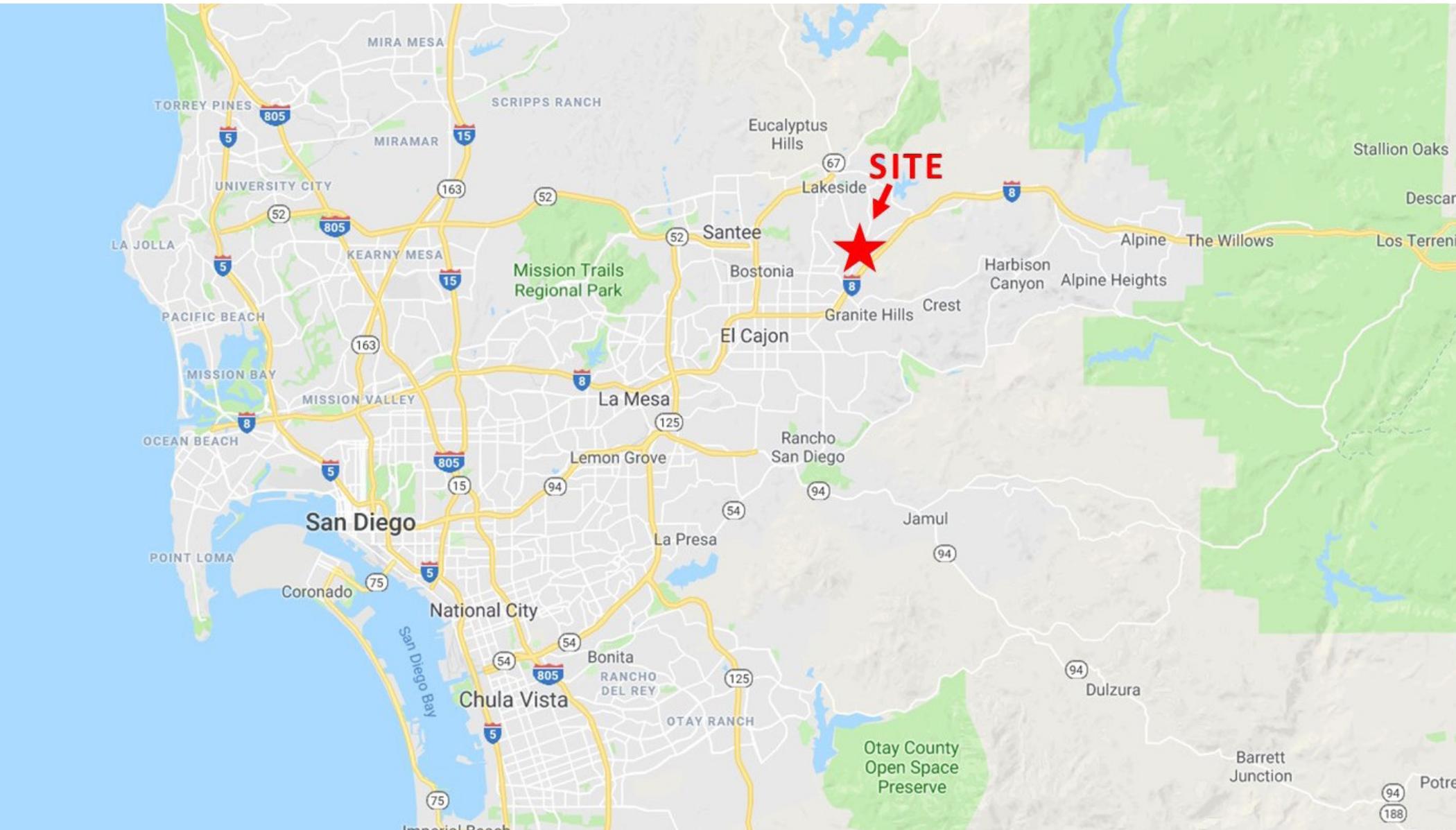


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Regional Map



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Demographics



Population

2024 Population
2029 Projection

1 Mile

10,482
10,289

3 Miles

87,596
86,581

5 Miles

210,746
208,243



Households

2024 Households
2029 Projection

3,525
3,452

29,349
28,950

71,132
70,150



Average Household Income

2024

\$116,603

\$104,688

\$99,495

Median Household Income

2024

\$98,474

\$79,589

\$75,144



Traffic Count

I-8 / Los Coches Road 2020

79,178

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