

FOR LEASE AZTEC CENTER

6360-6390 El Cajon Blvd. San Diego, CA 92115



1,500 SF RETAIL SPACE AVAILABLE



PROPERTY HIGHLIGHTS

- Great Sign Exposure on BUSY El Cajon Blvd. with Approximately 24,500 Cars per Day [SANDAG]
- Located in the Highly Desirable and Expanding SDSU Trade Area
- Elevator Served
- High Visibility Remodeled Center
- Located within feet of 400 NEW Residential Units
- Lease Rate: From \$1.20/SF Modified Gross

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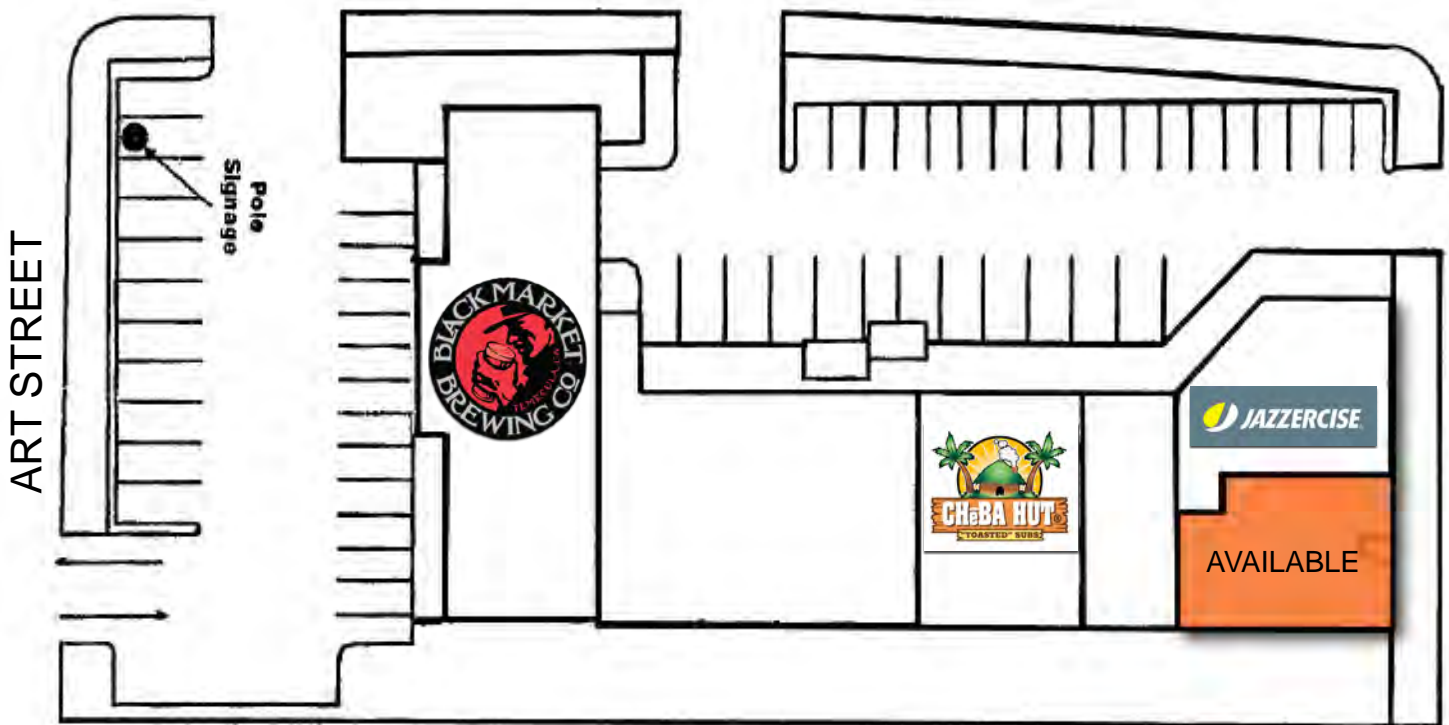
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SITE PLAN

SUITE	SF	RATE	DETAILS
6360	1,500	\$1.20/SF Modified Gross	<ul style="list-style-type: none">• Competitive Lease Rate• Long or Short Term Lease• Highly Trafficked

EL CAJON BLVD.



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AREA REDEVELOPMENT MAP



*Building across the street has 1,400 beds with year long leases. Students stay for the summer.

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DEMOGRAPHICS

Radius	1 Mile		3 Mile		5 Mile	
Population						
2024 Projection	33,157		226,105		525,704	
2019 Estimate	31,706		219,816		513,446	
2010 Census	27,247		209,847		503,694	
Growth 2019 - 2024	4.58%		2.86%		2.39%	
Growth 2010 - 2019	16.37%		4.75%		1.94%	
2019 Population by Hispanic Origin	7,171		73,974		182,659	
2019 Population	31,706		219,816		513,446	
White	22,930	72.32%	153,396	69.78%	354,257	69.00%
Black	2,585	8.15%	23,650	10.76%	61,479	11.97%
Am. Indian & Alaskan	317	1.00%	2,805	1.28%	6,635	1.29%
Asian	4,002	12.62%	28,449	12.94%	61,772	12.03%
Hawaiian & Pacific Island	150	0.47%	1,320	0.60%	4,104	0.80%
Other	1,722	5.43%	10,196	4.64%	25,199	4.91%
U.S. Armed Forces	165		1,816		6,448	
Households						
2024 Projection	11,690		83,481		191,680	
2019 Estimate	11,180		81,278		187,535	
2010 Census	9,602		78,143		185,544	
Growth 2019 - 2024	4.56%		2.71%		2.21%	
Growth 2010 - 2019	16.43%		4.01%		1.07%	
Owner Occupied	4,559	40.78%	34,956	43.01%	83,857	44.72%
Renter Occupied	6,621	59.22%	46,322	56.99%	103,678	55.28%
2019 Households by HH Income						
Income: <\$25,000	2,694	24.09%	17,811	21.91%	35,113	18.72%
Income: \$25,000 - \$50,000	2,275	20.35%	18,539	22.81%	42,241	22.52%
Income: \$50,000 - \$75,000	2,037	18.22%	13,550	16.67%	34,342	18.31%
Income: \$75,000 - \$100,000	1,497	13.39%	10,308	12.68%	25,301	13.49%
Income: \$100,000 - \$125,000	1,198	10.71%	7,674	9.44%	18,083	9.64%
Income: \$125,000 - \$150,000	594	5.31%	4,574	5.63%	11,575	6.17%
Income: \$150,000 - \$200,000	490	4.38%	4,245	5.22%	11,075	5.91%
Income: \$200,000+	397	3.55%	4,577	5.63%	9,805	5.23%
2019 Avg Household Income	\$71,605		\$78,130		\$80,308	
2019 Med Household Income	\$56,399		\$57,185		\$61,418	

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