

for sublease

746 FLETCHER

PARKWAY



746 FLETCHER PARKWAY | EL CAJON, CA | 92020

EXCLUSIVE BROKER





±1,751 SF RETAIL SPACE

PROPERTY HIGHLIGHTS

- Across the street from Parkway Plaza Mall which attracts approximately 6+ Million visitors per year
- Ample parking within the Fletcher Village Shopping Center
- Located along high-traffic Fletcher Parkway corridor with convenient access to the Interstate 8

TRAFFIC COUNTS

- Fletcher Parkway: 23,349 ADT
- Highway 67: 68,397 ADT

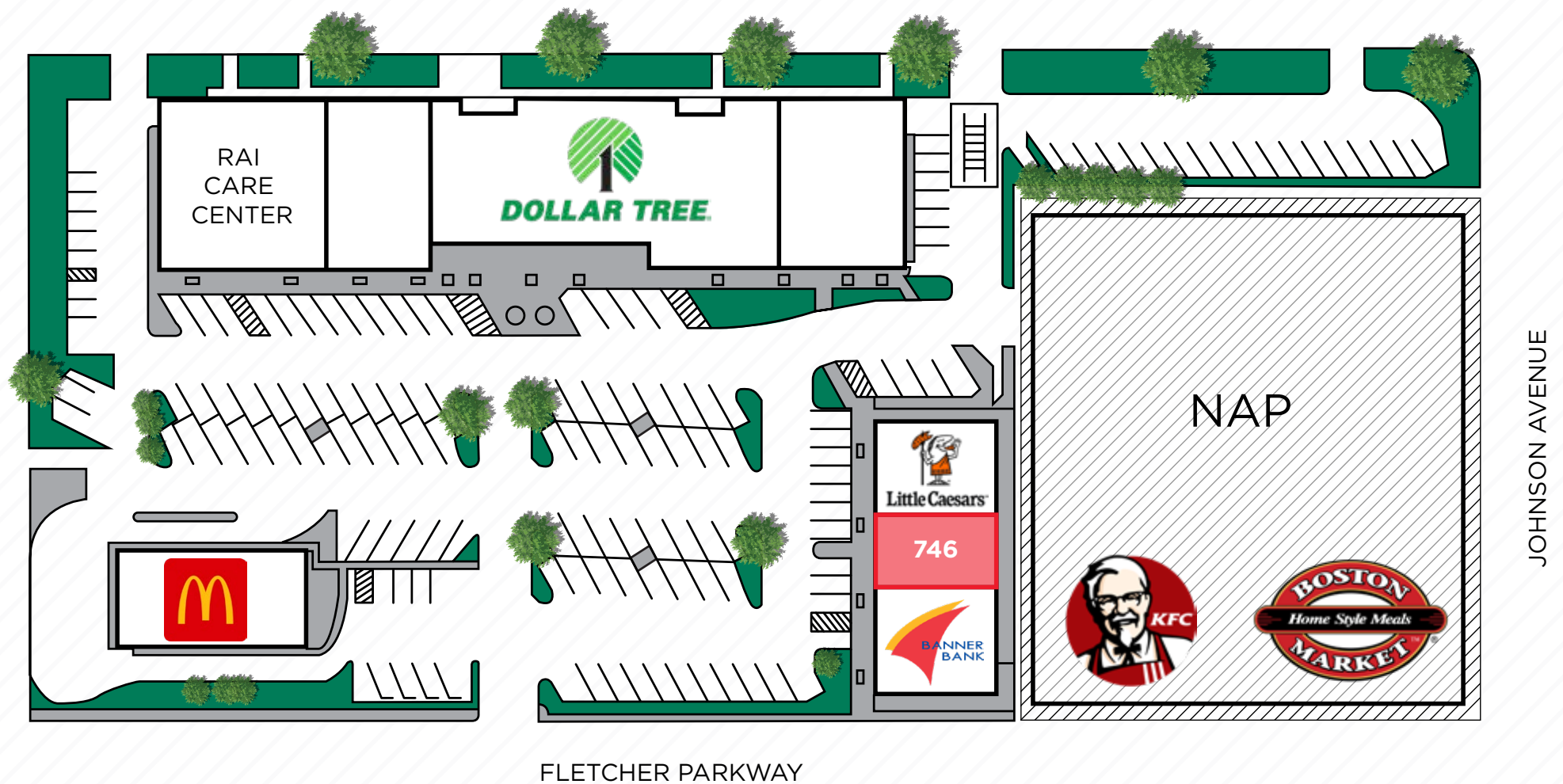
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Pop (2025)	14,926	168,978	345,801
AHH Income	\$104,702	\$111,014	\$126,078
Daytime Pop.	13,986	74,138	117,024

NEIGHBORS



SITEPLAN



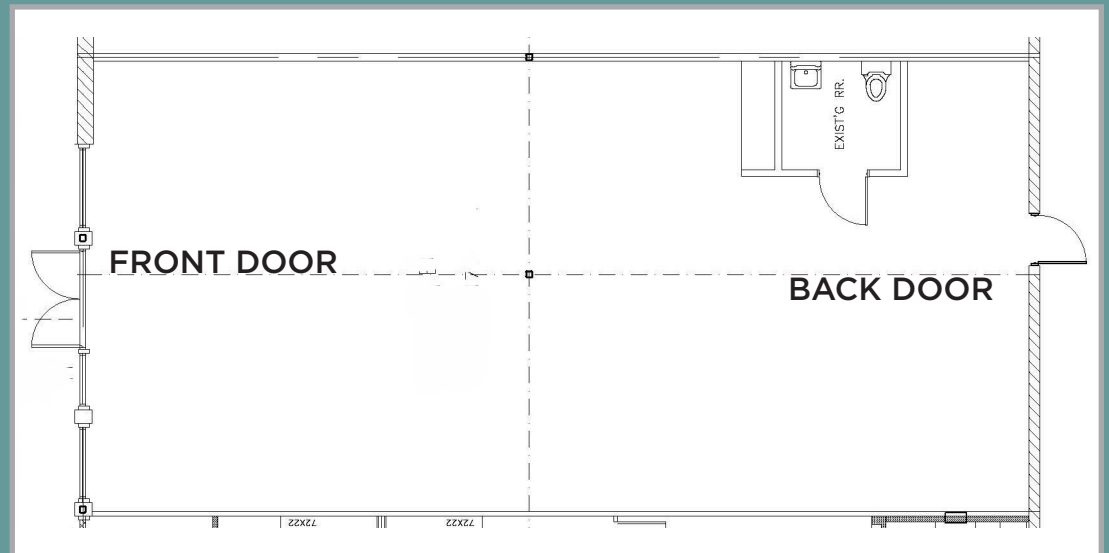
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SUITE 746



Suite Highlights

- Available for Sublease
- Grey Shell Condition
- ±1,751 SF Retail Space
- Direct Storefront/Front Door Access



MARKET AERIAL



DEMOGRAPHICS

Demographic and Income Profile

746 Fletcher Pkwy, El Cajon, California, 92020

Ring: 1 mile radius

1Mile



Latitude: 32.80857, Longitude: -116.97264

Summary	Census 2010	Census 2020	2025	2030	
Population	13,940	15,185	14,926	14,668	
Households	5,296	5,506	5,476	5,437	
Families	3,316	-	3,560	3,543	
Average Household Size	2.63	2.74	2.71	2.68	
Owner Occupied Housing Units	1,679	-	1,717	1,727	
Renter Occupied Housing Units	3,617	-	3,759	3,710	
Median Age	30.5	-	34.9	36.0	
Trends: 2024-2029 Annual Rate	Area	State	National		
Population	-0.35%	0.07%	0.30%		
Households	-0.14%	0.33%	0.49%		
Families	-0.10%	0.32%	0.44%		
Owner HHs	0.12%	0.49%	0.66%		
Median Household Income	2.32%	2.33%	2.57%		
Households by Income	2025		2030		
	Number	Percent	Number	Percent	
	<\$15,000	415	7.6%	348	6.4%
	\$15,000 - \$24,999	274	5.0%	205	3.8%
	\$25,000 - \$34,999	250	4.6%	202	3.7%
	\$35,000 - \$49,999	567	10.4%	481	8.8%
	\$50,000 - \$74,999	868	15.9%	799	14.7%
	\$75,000 - \$99,999	829	15.1%	831	15.3%
	\$100,000 - \$149,999	1,167	21.3%	1,235	22.7%
	\$150,000 - \$199,999	484	8.8%	563	10.4%
\$200,000+	623	11.4%	773	14.2%	
Median Household Income	\$84,195		\$94,413		
Average Household Income	\$104,702		\$116,638		
Per Capita Income	\$39,197		\$44,158		
Census 2010					
Population by Age	Number	Percent	2025	2030	
0 - 4	1,193	8.6%	1,015	6.8%	
5 - 9	899	6.4%	991	6.6%	
10 - 14	814	5.8%	929	6.2%	
15 - 19	932	6.7%	1,025	6.9%	
20 - 24	1,578	11.3%	1,058	7.1%	
25 - 34	2,523	18.1%	2,462	16.5%	
35 - 44	1,753	12.6%	2,181	14.6%	
45 - 54	1,916	13.7%	1,713	11.5%	
55 - 64	1,232	8.8%	1,573	10.5%	
65 - 74	593	4.3%	1,216	8.1%	
75 - 84	376	2.7%	592	4.0%	
85+	133	1.0%	169	1.1%	

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Demographic and Income Profile

746 Fletcher Pkwy, El Cajon, California, 92020

Ring: 3 mile radius

3Mile



Latitude: 32.80857, Longitude: -116.97264

Summary	Census 2010		Census 2020		2025	2030		
Population	157,533		170,446		168,978	168,071		
Households	56,076		58,728		59,272	59,592		
Families	38,156		-		40,875	41,167		
Average Household Size	2.75		2.83		2.78	2.75		
Owner Occupied Housing Units	26,862		-		27,778	28,353		
Renter Occupied Housing Units	29,214		-		31,494	31,238		
Median Age	35.1		-		37.8	38.8		
Trends: 2024-2029 Annual Rate		Area		State		National		
Population		-0.11%		0.07%		0.30%		
Households		0.11%		0.33%		0.49%		
Families		0.14%		0.32%		0.44%		
Owner HHs		0.41%		0.49%		0.66%		
Median Household Income		2.75%		2.33%		2.57%		
Households by Income			2025		2030			
			Number	Percent	Number	Percent		
<\$15,000			4,532	7.6%	3,940	6.6%		
\$15,000 - \$24,999			3,965	6.7%	3,152	5.3%		
\$25,000 - \$34,999			3,245	5.5%	2,698	4.5%		
\$35,000 - \$49,999			6,140	10.4%	5,575	9.4%		
\$50,000 - \$74,999			8,882	15.0%	8,110	13.6%		
\$75,000 - \$99,999			7,772	13.1%	7,635	12.8%		
\$100,000 - \$149,999			9,755	16.5%	10,277	17.2%		
\$150,000 - \$199,999			6,748	11.4%	7,778	13.1%		
\$200,000+			8,233	13.9%	10,426	17.5%		
Median Household Income			\$82,672		\$94,683			
Average Household Income			\$111,014		\$124,521			
Per Capita Income			\$39,184		\$44,418			
			Census 2010		2025		2030	
Population by Age			Number	Percent	Number	Percent	Number	Percent
0 - 4			11,368	7.2%	10,320	6.1%	10,116	6.0%
5 - 9			10,043	6.4%	10,712	6.3%	9,920	5.9%
10 - 14			10,345	6.6%	11,038	6.5%	10,531	6.3%
15 - 19			11,386	7.2%	11,233	6.6%	10,687	6.4%
20 - 24			12,513	7.9%	10,568	6.3%	11,774	7.0%
25 - 34			22,982	14.6%	23,633	14.0%	21,995	13.1%
35 - 44			20,296	12.9%	24,194	14.3%	23,716	14.1%
45 - 54			22,916	14.5%	19,703	11.7%	20,944	12.5%
55 - 64			16,658	10.6%	19,089	11.3%	17,384	10.3%
65 - 74			9,471	6.0%	16,323	9.7%	16,930	10.1%
75 - 84			6,671	4.2%	8,925	5.3%	10,396	6.2%
85+			2,881	1.8%	3,240	1.9%	3,679	2.2%

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DEMOGRAPHICS (cont.)

Demographic and Income Profile

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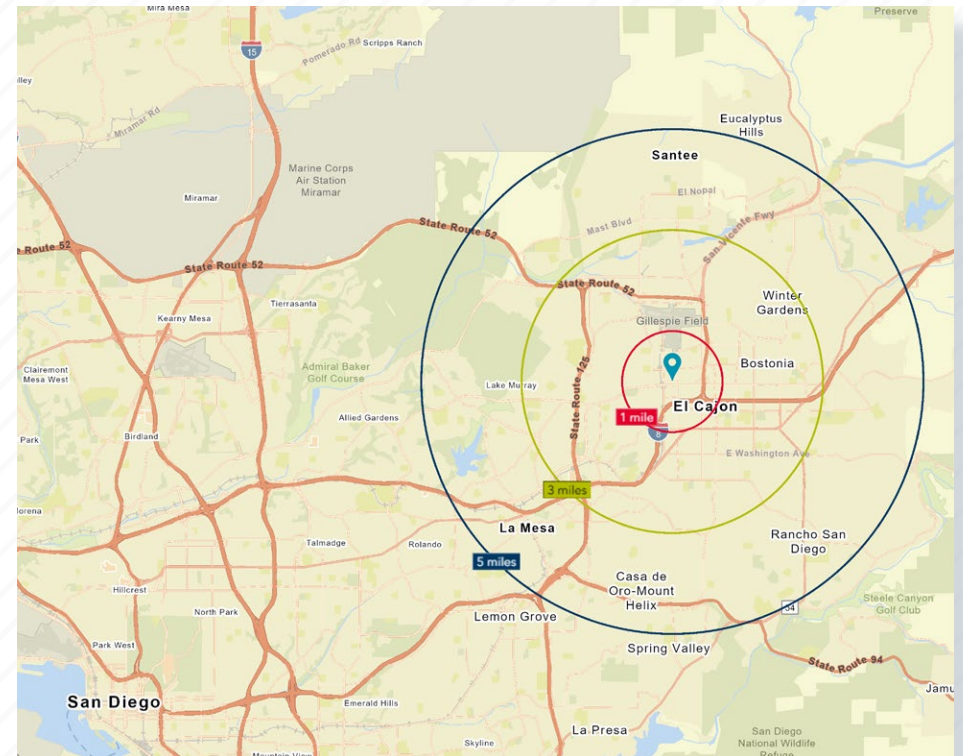
Ring: 5 mile radius

5 Mile



Latitude: 32.80857, Longitude: -116.97264

Summary	Census 2010	Census 2020	2025	2030		
Population	326,320	350,487	345,801	343,280		
Households	121,143	126,110	126,863	127,363		
Families	82,105	-	86,776	87,229		
Average Household Size	2.65	2.73	2.68	2.65		
Owner Occupied Housing Units	67,338	-	69,875	70,965		
Renter Occupied Housing Units	53,805	-	56,988	56,399		
Median Age	37.2	-	39.5	40.6		
Trends: 2024-2029 Annual Rate	Area	State	National			
Population	-0.15%	0.07%	0.30%			
Households	0.08%	0.33%	0.49%			
Families	0.10%	0.32%	0.44%			
Owner HHs	0.31%	0.49%	0.66%			
Median Household Income	2.25%	2.33%	2.57%			
Households by Income	2025		2030			
	Number	Percent	Number	Percent		
	<\$15,000	7,628	6.0%	6,674	5.2%	
	\$15,000 - \$24,999	6,465	5.1%	5,125	4.0%	
	\$25,000 - \$34,999	5,778	4.6%	4,796	3.8%	
	\$35,000 - \$49,999	10,889	8.6%	9,563	7.5%	
	\$50,000 - \$74,999	17,614	13.9%	15,908	12.5%	
	\$75,000 - \$99,999	16,097	12.7%	15,377	12.1%	
	\$100,000 - \$149,999	23,542	18.6%	23,600	18.5%	
	\$150,000 - \$199,999	16,676	13.1%	18,520	14.5%	
\$200,000+	22,174	17.5%	27,799	21.8%		
Median Household Income	\$97,951		\$109,496			
Average Household Income	\$126,078		\$140,376			
Per Capita Income	\$46,305		\$52,127			
Census 2010						
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	21,353	6.5%	19,564	5.7%	19,005	5.5%
5 - 9	19,715	6.0%	20,944	6.1%	19,244	5.6%
10 - 14	20,798	6.4%	21,833	6.3%	20,866	6.1%
15 - 19	22,947	7.0%	21,414	6.2%	20,869	6.1%
20 - 24	24,665	7.6%	19,674	5.7%	21,417	6.2%
25 - 34	44,825	13.7%	46,941	13.6%	43,059	12.5%
35 - 44	41,693	12.8%	49,882	14.4%	48,718	14.2%
45 - 54	49,909	15.3%	41,212	11.9%	44,064	12.8%
55 - 64	38,348	11.8%	40,613	11.7%	36,778	10.7%
65 - 74	21,133	6.5%	35,984	10.4%	36,664	10.7%
75 - 84	14,330	4.4%	20,297	5.9%	23,961	7.0%
85+	6,604	2.0%	7,444	2.2%	8,634	2.5%



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