

for lease

# EL CAJON SHOPPING CENTER



250 N. 2ND STREET | EL CAJON | CA | 92021



DRONE TOUR AVAILABLE

EXCLUSIVE BROKER



CUSHMAN &  
WAKEFIELD

OWNED & OPERATED

SIHI





# ±25,432 SF SHOPPING CENTER

## PROPERTY HIGHLIGHTS

- ±76,000 SF Sprouts and Walmart anchored Neighborhood Center
- Dominant Neighborhood Grocery Center in Trade Area
- Excellent Traffic Counts: Over 70,000 cars per day at Main St. and 2nd St. intersection
- Pad Opportunity for Ground Lease or Build to Suit

## TRAFFIC COUNTS

- 2nd Street.: 36,179 ADT
- Main Street: 34,965 ADT

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Pop (2023)	40,100	147,869	296,490
AHH Income	\$73,533	\$105,988	\$116,657
Daytime Pop.	9,387	44,528	105,545

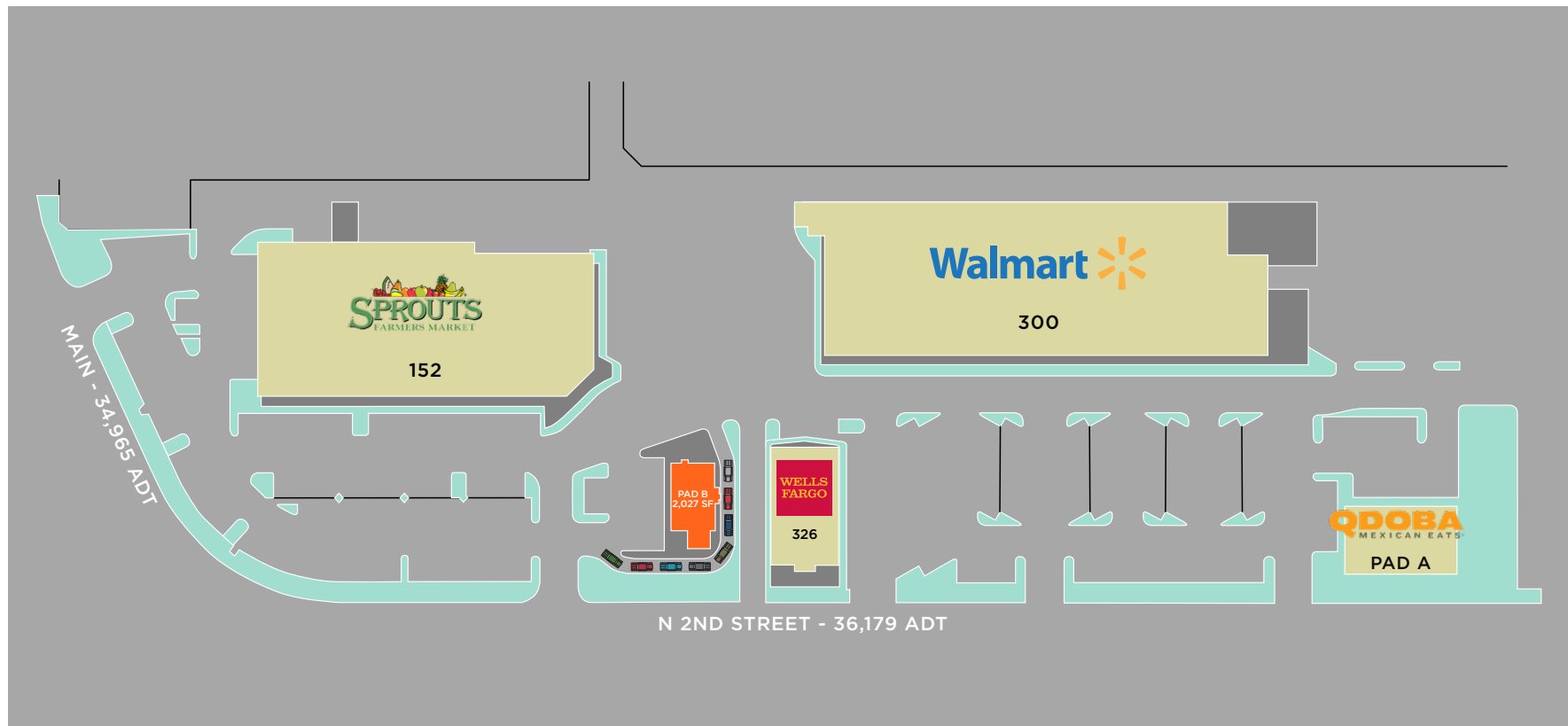
[LINK TO FULL DEMOGRAPHICS REPORT](#)

## TENANTS



# AVAILABILITIES

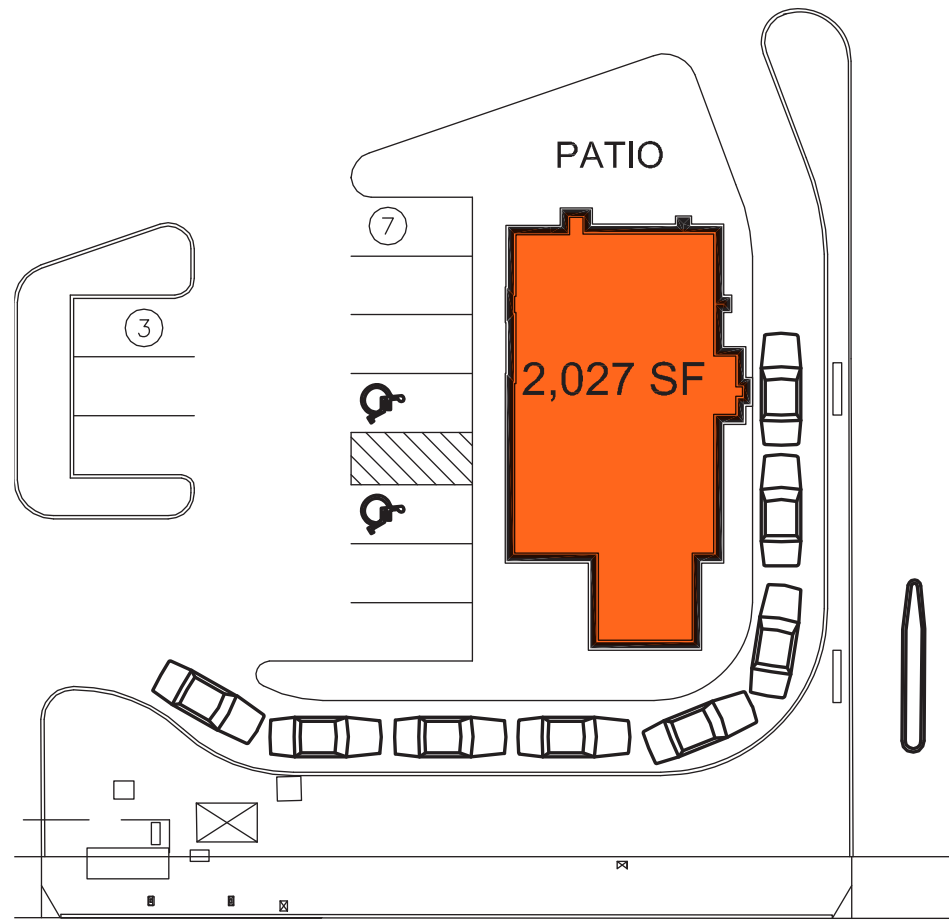
Tenant	Suite	SF
Sprouts	152	31,160
Walmart	300	40,368
Wells Fargo	326	4,480
Qdoba Mexican Eats (Coming Soon)	Pad A	4,200
Proposed Pad Opportunity	Proposed Pad B	2,027



# AVAILABILITIES

---

## Pad B Plan - 2,027 /SF





# PROPERTY AERIAL





# GALLERY

---







# EL CAJON SHOPPING CENTER

250 N. 2ND STREET | EL CAJON | CA | 92021

**Phil Lyons, CCIM**

+1 760 431 4210

[phil.lyons@cushwake.com](mailto:phil.lyons@cushwake.com)

LIC #01093731

**Chad Iafrate, CCIM**

+1 760 431 4234

[chad.iafrate@cushwake.com](mailto:chad.iafrate@cushwake.com)

LIC #01329943

**Vince Provenzano**

+1 760 431 4212

[vince.provenzano@cushwake.com](mailto:vince.provenzano@cushwake.com)

LIC #01926894

12830 El Camino Real, Suite 100  
San Diego, CA 92130  
[cushmanwakefield.com](http://cushmanwakefield.com)

EXCLUSIVE BROKER



OWNED & OPERATED

SIHI