

FOR LEASE

2,282 SF CLASS A OFFICE

1380 El Cajon Boulevard • El Cajon • CA 92020



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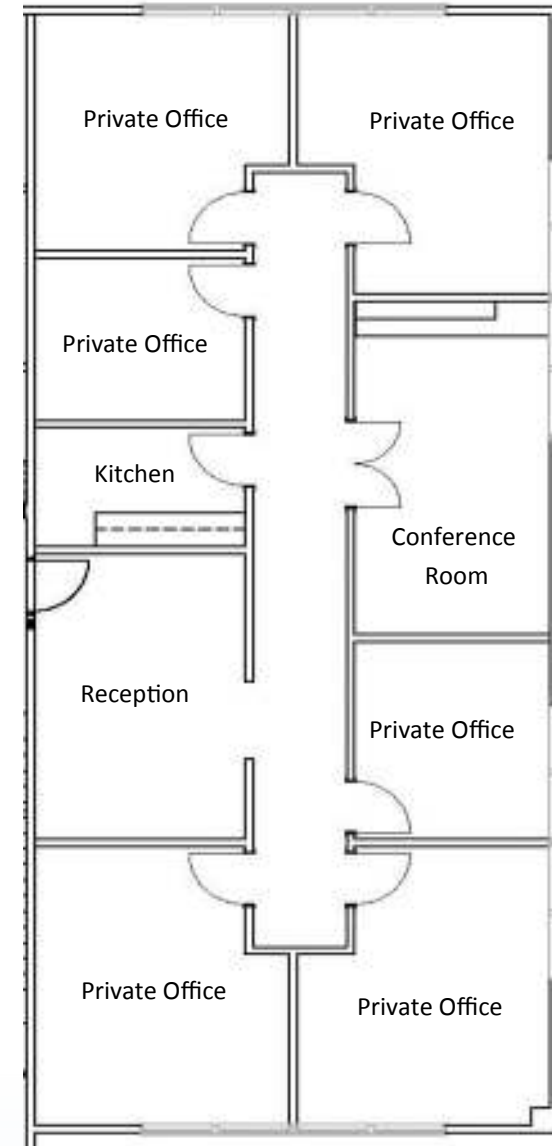
BRE # 01971891

SUITE 220 FEATURES

- Approx. 2,282 SF Office Space
- Fully Furnished in Meticulous Craftsman Style

PROPERTY & LOCATION FEATURES

- Strategic location at the Grossmont Summit neighboring the exclusive Mount Helix community
- Direct Access to I-8 and Hwy 125
- Craftsman Style Architecture Featuring Custom Furnishings and Handmade Finished
- Extensive Window Line
- Superior Common Area Appointments
- Elevator Served
- Subterranean Grade Level Parking

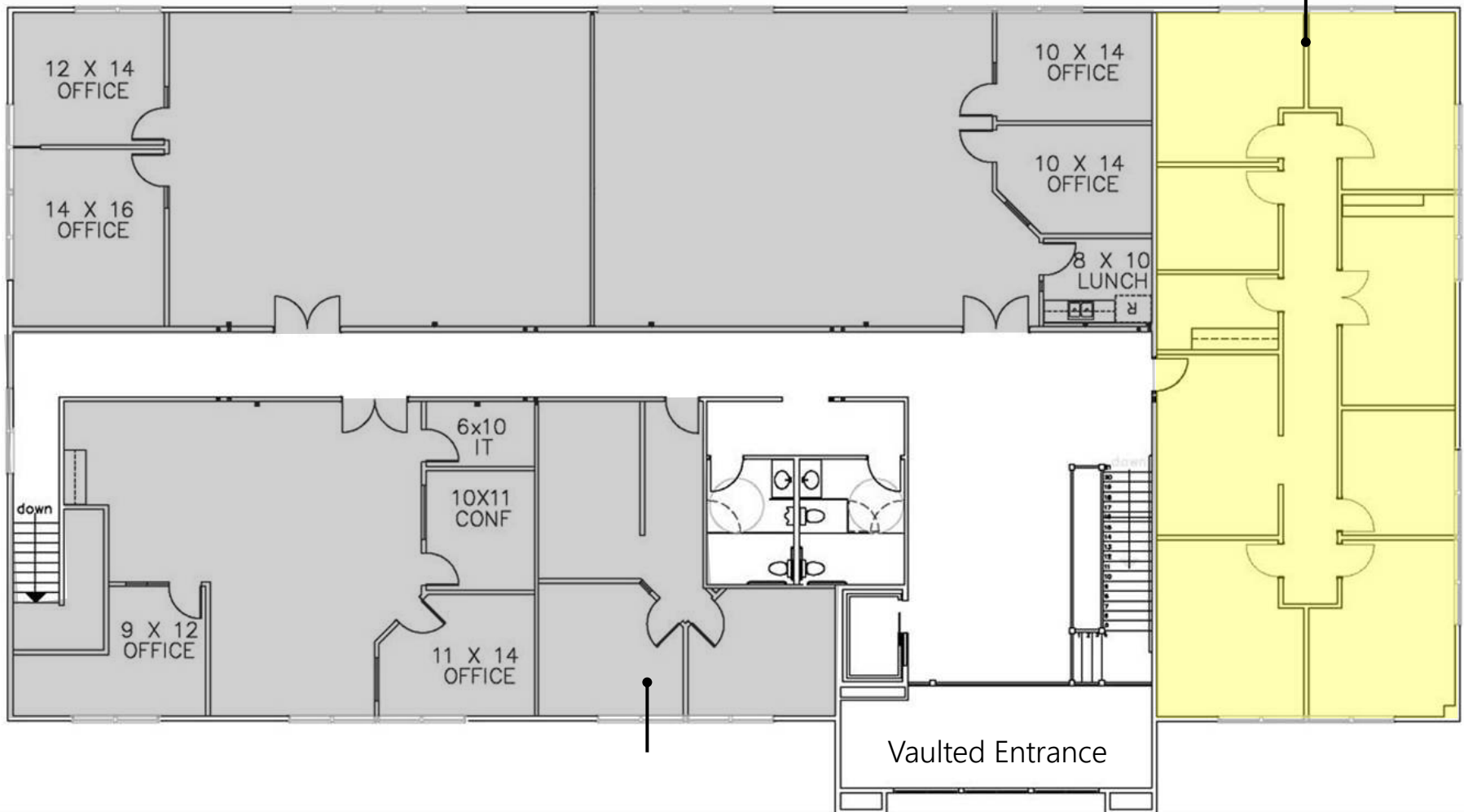


Floor plan is not to scale; for reference purposes only

SECOND FLOOR SITE PLAN

Approx. 2,282 SF AVAILABLE

SUITE 220
AVAILABLE



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DEMOGRAPHIC SUMMARY

158,356

2017 Estimated Population
(3-Mile Radius)

\$93,031

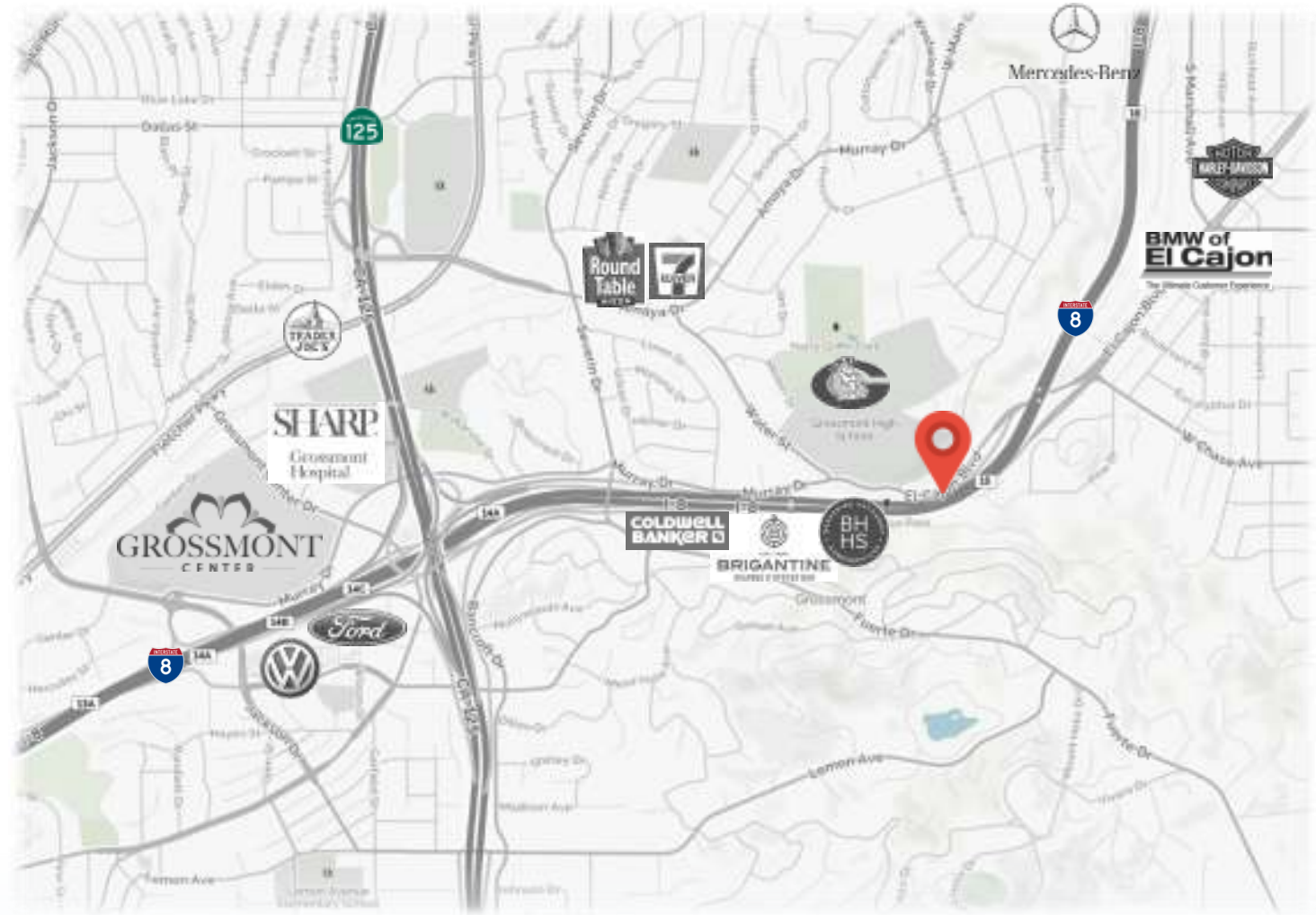
Average Household Income
(1-Mile Radius)

8,222

Number of Businesses
(3-Mile Radius)

25,500

Average Daily Traffic
(El Cajon Blvd/I-8 On Ramp)





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El Cajon, California

~ *Fifth largest city in San Diego County*

The City of El Cajon is located 15 miles due east of San Diego, situated in a valley surrounded by mountains. El Cajon was incorporated as a city in 1912, and in 2012 voters opted to change its status to be a chartered city. It covers approximately 14 square miles with a population of around 100,000.

The city is home to Parkway Plaza, an indoor shopping center totaling over 1.3 million square feet, with over 170 stores including Macy's, Best Buy, Sears and JC Penney. El Cajon is home to several award-winning schools and 3 of the top 10 employers in the city are school districts.

San Diego Metropolitan Area

San Diego is a major city in Southern California, located approximately 120 miles south of Los Angeles and adjacent to the border with Mexico. It is the second largest city in California and the eighth largest in the United States. It is known for its mild year-round climate, natural deep-water harbor, extensive beaches and exceptionally high quality of life.

The city has a long association with the U.S. Navy and its economy is expected to benefit from a strategic military shift as the key defense hub for the Pacific Rim. This is influenced by its deep-water port, with the only major submarine and shipbuilding yards on the West Coast. A renaissance in technology development over the past 40 years has transformed the region with a vibrant innovation economy. San Diego is a recognized leader in biotech, telecom., micro processing and healthcare sectors with long term growth forecasts. Tourism remains a major economic driver for the region and is poised for continued growth.

San Diego Office

~ *East County Submarket*

The East County Market for office boasts one of the largest inventories in the county, however, most of the stock is older, Class C buildings. Most large office tenants in the area are government employers, as the tech companies tend toward the coastal cities. Current submarket trends reflect low vacancy rates (currently at 3.4%). East County has few office developments underway, and a current Net Absorption of 32,000 SF in the last year.



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Shaping commercial real estate where you work and live