

# 535 BROADWAY

El Cajon, CA 92021

**MULTI-TENANT OFFICE BUILDING FOR LEASE**  
± 750 SF - 1,000 SF Spaces Available



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# PROPERTY OVERVIEW



## ADDRESS

535 Broadway, El Cajon 92021



## TOTAL BUILDING SF

±11,554 SF (4 Buildings - 2 Stories)



## TOTAL PROPERTY SF

±32,625 SF (.74 Acres)



## PARKING

44 Stalls



## APN

483-241-05-00



## YEAR BUILT

1980; Recently Remodeled



## ZONING

O-P (Office Professional) ([Link](#))



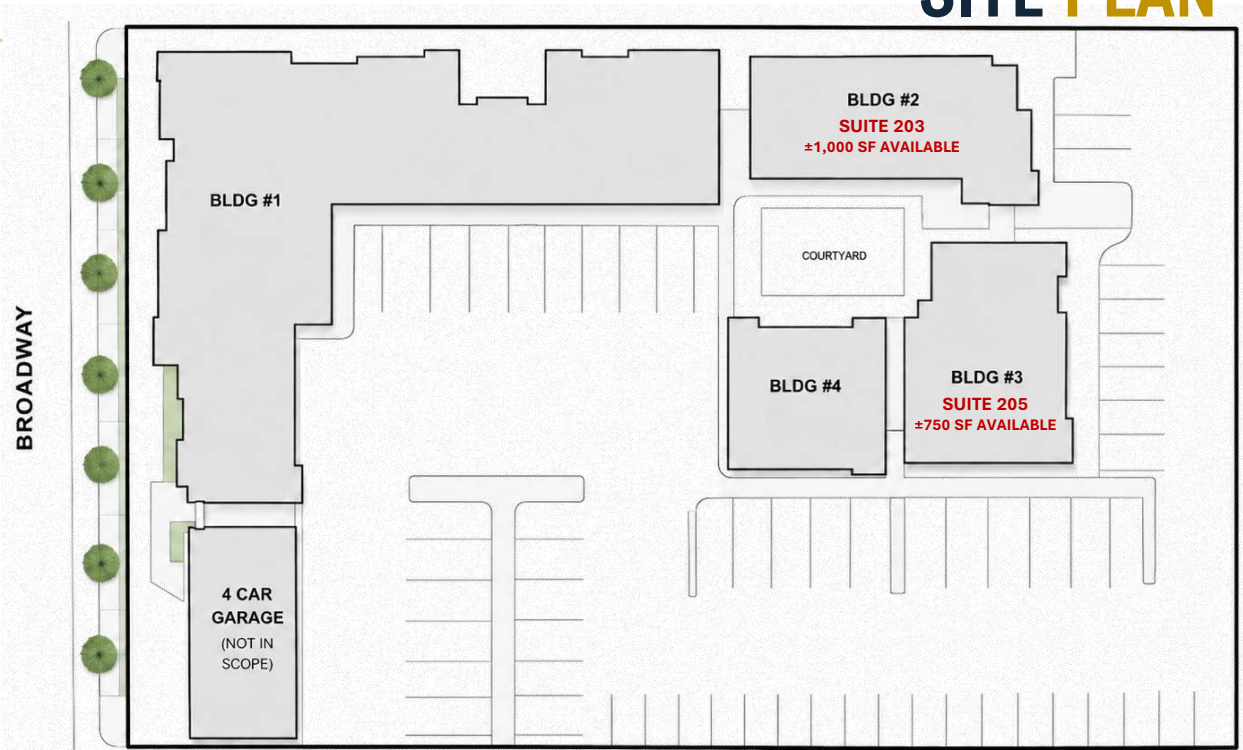
## LEASE RATE

**\$2.25/SF + Electricity**

# PROPERTY HIGHLIGHTS

- Comprehensively Renovated – Contemporary Finishes
- Monument Signage with Tenant Directory on Broadway
- Gated, Secure Parking Lot with Ample Spaces
- Reception / Waiting Area in Each Suite
- Natural Light – Large Windows Throughout
- Private Suite Entrances
- I-8 Freeway Access
- Established Professional Tenant Mix

# SITE PLAN



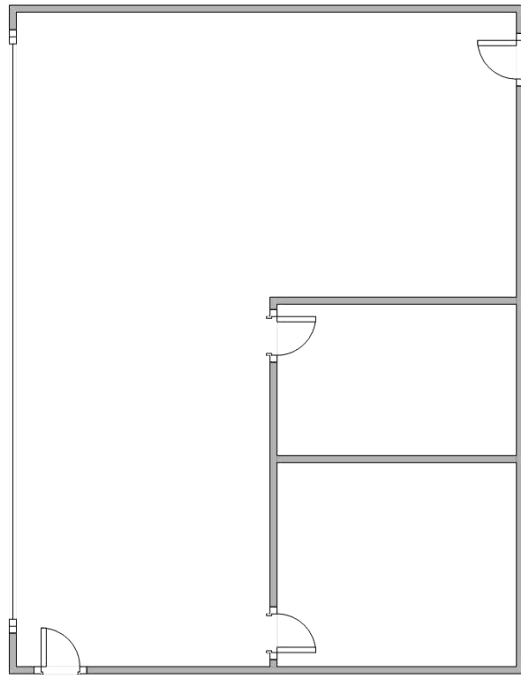
# AVAILABLE SUITES

## BUILDING 3 | SUITE 205

- Approx. 750 Square Feet
- Open Office / Reception
- 2 Private Offices
- \$1,700 Per Month (\$2.25/SF) + Electric



Take a Tour

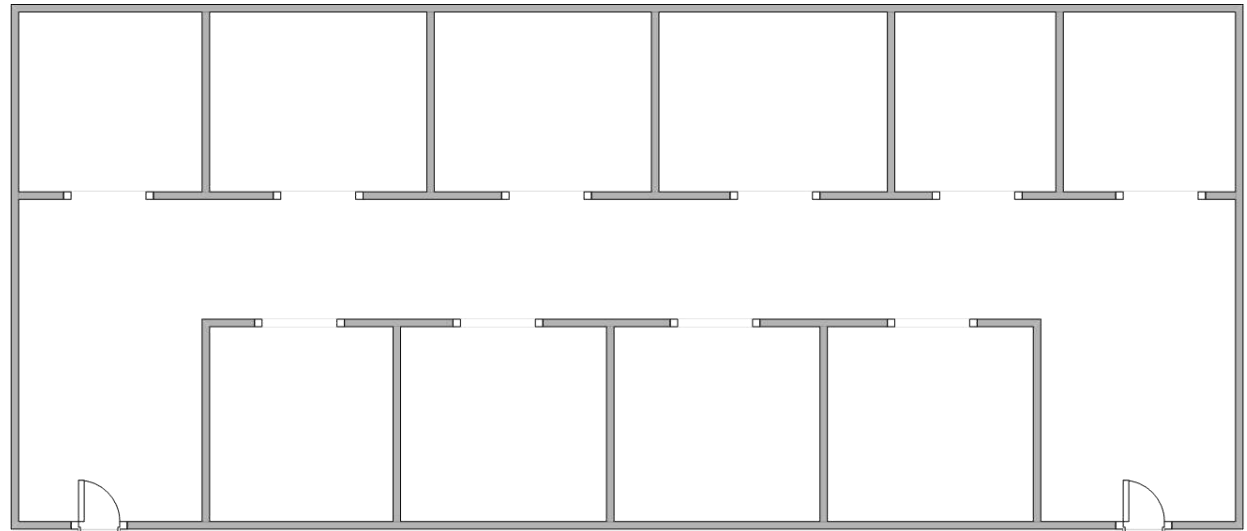


## BUILDING 2 | SUITE 203

- Approx. 1,000 Square Feet
- Open Office / Reception
- 10 Private Offices
- \$2,250 Per Month (\$2.25/SF) + Electric





Take a Tour



Floor Plans are not to scale; for reference purposes only.

# DEMOGRAPHICS

 POPULATION	1 MILE	3 MILES	5 MILES
2020 Population	34,945	164,441	336,264
2025 Population	34,204	161,984	329,824
2030 Population Projection	34,152	161,971	329,470

 HOUSEHOLDS & CONSUMER SPENDING	1 MILE	3 MILES	5 MILES
2025 Households	11,702	54,717	116,472
Owner Occupied Households	2,891	25,296	63,914
Renter Occupied Households	8,771	29,331	52,271
Total Specified Consumer Spending	\$319.4M	\$319.4M	\$4.3B



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