

OFFICE AVAILABLE FOR LEASE

343 EAST LEXINGTON AVENUE, EL CAJON, CA 92020



MICHAEL PAUL

Associate | Lic. #02219768
760.472.5622 | mpaul@voitco.com

MAX STONE

Vice President | Lic. #01944151
858.458.3348 | mstone@voitco.com

Voit

REAL ESTATE SERVICES

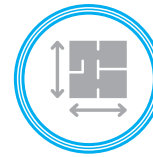


PROPERTY HIGHLIGHTS

- » ±900 SF available for lease
- » Abundant Parking
- » Street Visibility
- » Walk Score: 90
- » Lease Rate: \$1,950/Mo



5,340 SF
BUILDING SIZE



0.54 AC
LOT SIZE



6.14/1,000
PARKING RATIO

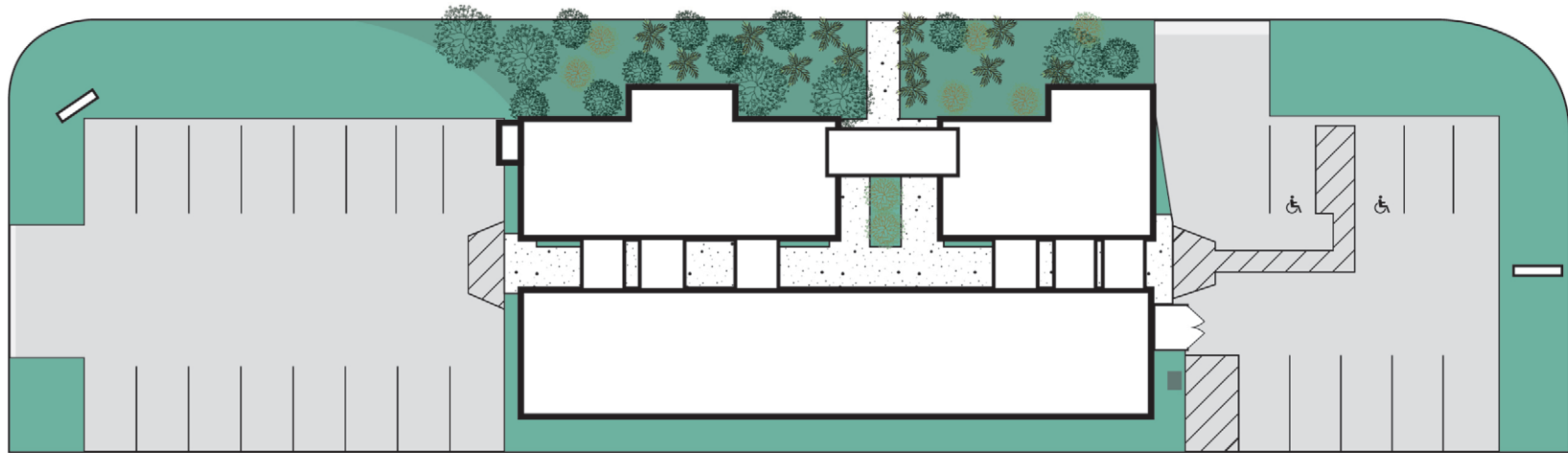


OP, EL CAJON
ZONING



LEXINGTON AVE

CLAYDELLE AVE



AVOCADO AVE





TRAFFIC COUNTS

8,147 CPD

East Lexington Avenue +
Avocado Avenue

14,950 CPD

Avocado Avenue +
East Camden Avenue

15,534 CPD

Avocado Avenue +
Alley

15,094 CPD

East Main Street +
West Hall Drive

10,998 CPD

South Magnolia Avenue +
West Lexington Avenue

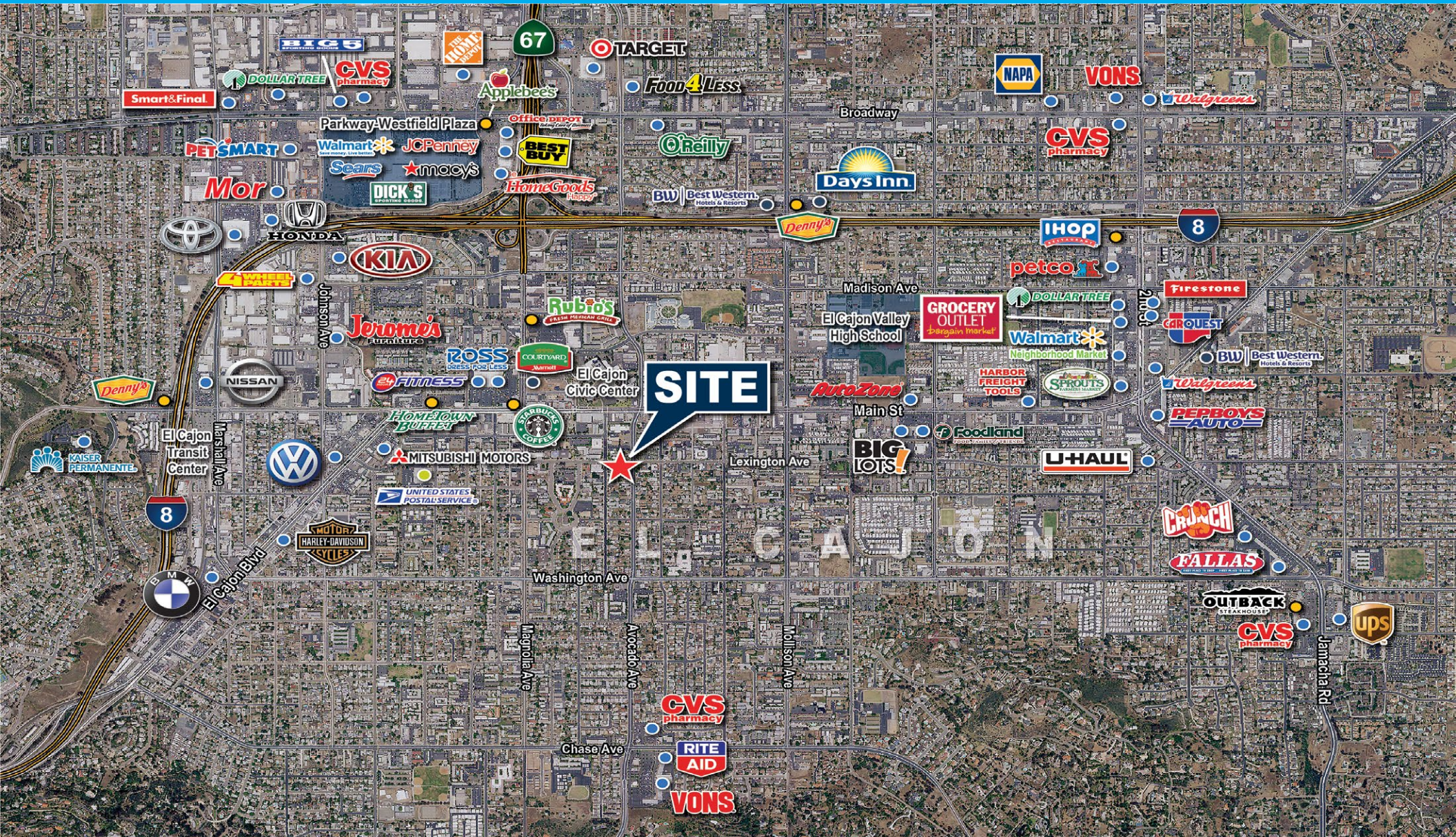
14,782 CPD

Avocado Avenue +
East Camden Avenue

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2019 Total Population:	47,290	150,506	339,552
2024 Population:	48,980	154,053	349,757
Pop Growth 2019-2024:	3.57%	2.36%	3.01%
Average Age:	34.60	37.60	38.30
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2019 Total Households:	15,869	52,972	124,976
HH Growth 2019-2024:	3.60%	2.34%	2.98%
Median Household Inc:	\$36,802	\$57,074	\$66,416
Avg Household Size:	2.90	2.80	2.70
2019 Avg HH Vehicles:	1.00	2.00	2.00
HOUSING	1 MILE	3 MILE	5 MILE
Median Home Value:	\$348,590	\$489,271	\$473,536
Median Year Built:	1973	1972	1974





MICHAEL PAUL
 Associate | Lic. #02219768
 760.472.5622 | mpaul@voitco.com

MAX STONE, CCIM
 Vice President | Lic. # 01944151
 858.458.3348 | mstone@voitco.com

4180 La Jolla Village Drive, Suite 100, La Jolla, CA 92037 | 858.453.0505 | 858.408.3976 F | Lic #01991785 | www.voitco.com

Licensed as Real Estate Salespersons by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2024 Voit Real Estate Services, Inc. All Rights Reserved.

Voit
 REAL ESTATE SERVICES