

4288 El Cajon Blvd.

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San Diego, CA 92105
www.cbre.com/sandiego

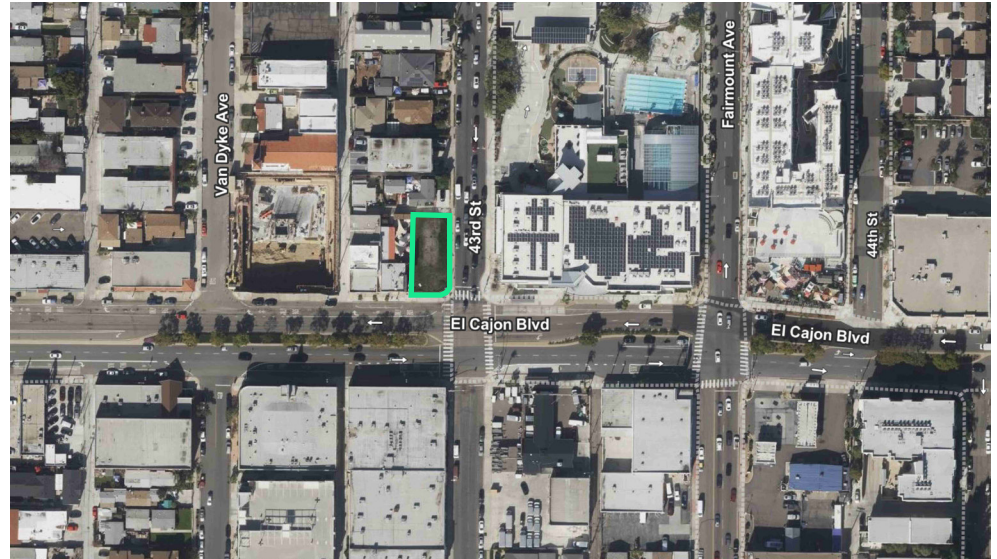
Features

PROPERTY HIGHLIGHTS

- + Land parcel for Sale or Lease: 4,692 SF
- + Parcel number – 471-061-29
- + Zoning: [CUPD-CU-2-4](#)
- + Commercial zone of the Central Urbanized Planned District
- + Signalized Intersection
- + Sale Price \$800,000

TRAFFIC COUNTS

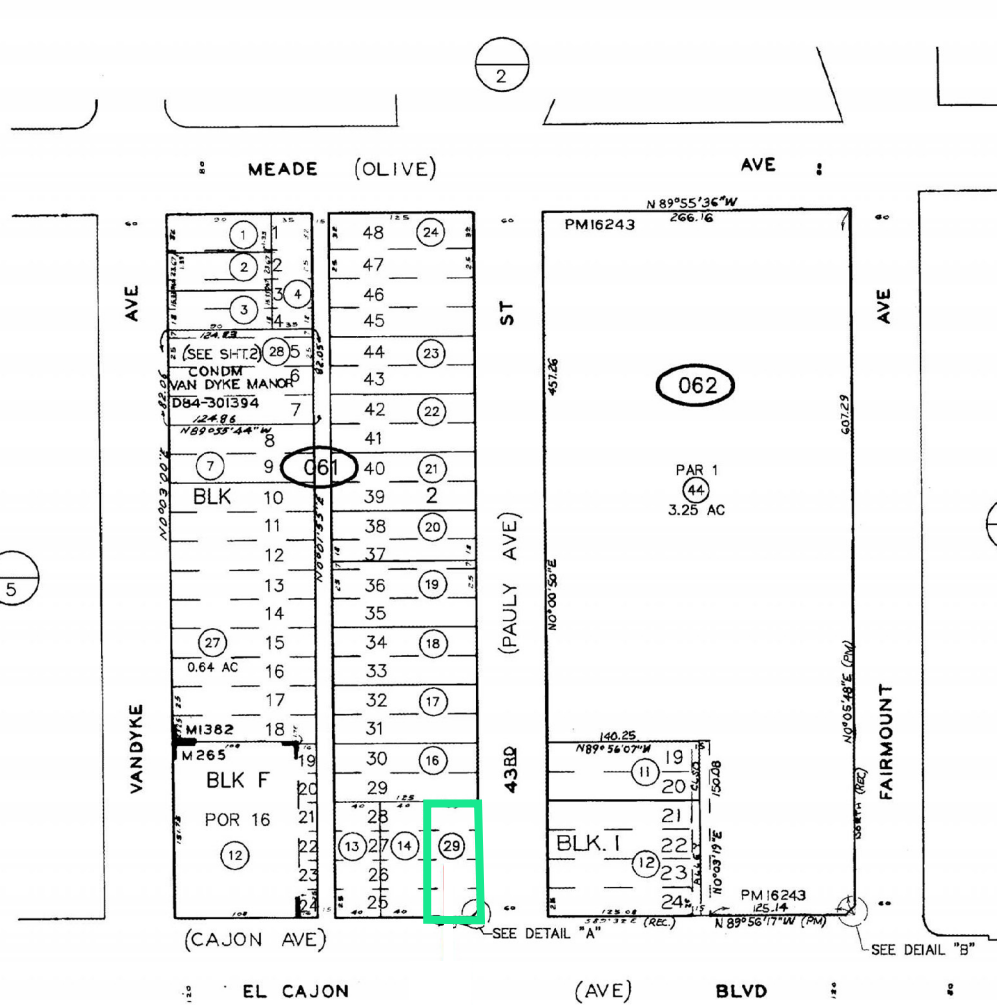
- + 43rd Street: 7,414 AWDT
- + El Cajon Blvd: 27,840 AWDT
- + Fairmont Ave: 7,441 AWDT



Parcel Map

08

471-061-062



471-06
SHT 1 OF 2

1"=100'

N

09/10/2014 DJS

CHANGES				
BLK	OLD	NEW	YR	CUT
061	8-9	26	72	1926
062	30-40	41	72	3479
061	25426	27	81	1976
061	516	28	86	513
062	3-5, 9, 10	42, 43	90	1511
062	1, 12	SAME	91	5570
062	4243	44	91	1813
061	15	29830	14	1575
062	44	SAME & ST GP	15	4540

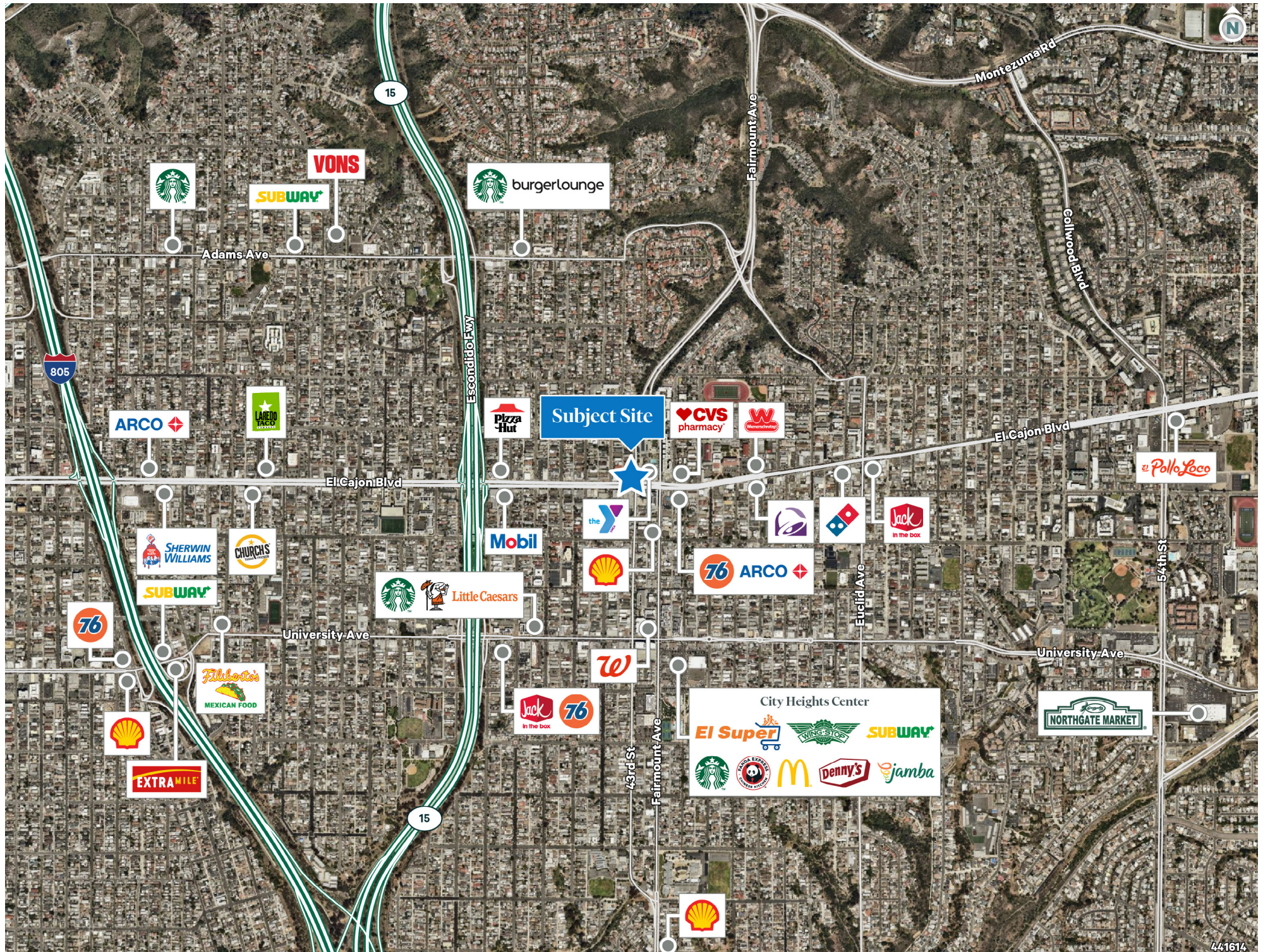


8" 10-15-14

SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 471 PAGE 06 SHT 1 OF 2

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

MAP 1382 - WILSHIRE PLACE
MAP 265 - TERALTA
ROS 9598



Demographics

Population

	1 Mile	3 Miles	5 Miles
2025 Population - Current Year Estimate	53,232	256,149	637,163
2030 Population - Five Year Projection	52,525	256,047	645,809
2020 Population - Census	54,987	260,203	636,555
2010 Population - Census	58,170	253,975	603,716
2020-2025 Annual Population Growth Rate	-0.62%	-0.30%	0.02%
2025-2030 Annual Population Growth Rate	-0.27%	-0.01%	0.27%

Households

	1 Mile	3 Miles	5 Miles
2025 Households - Current Year Estimate	20,497	106,472	259,172
2030 Households - Five Year Projection	20,586	108,014	268,687
2020 Households - Census	20,452	105,188	250,446
2010 Households - Census	19,770	101,221	231,716

Source: Esri

Average Income

	1 Mile	3 Miles	5 Miles
2025 Average Household Income	\$97,009	\$114,057	\$118,576
2030 Average Household Income	\$107,492	\$124,810	\$130,194

Median Income

	1 Mile	3 Miles	5 Miles
2025 Median Household Income	\$70,295	\$86,639	\$90,030
2030 Median Household Income	\$79,030	\$95,763	\$100,699

Housing Units

	1 Mile	3 Miles	5 Miles
2025 Housing Units	21,468	113,006	279,275
2025 Vacant Housing Units	971	6,534	20,103
2025 Occupied Housing Units	20,497	106,472	259,172
2025 Owner Occupied Housing Units	4,668	34,135	92,267
2025 Renter Occupied Housing Units	15,829	72,337	166,905

Contact Us

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