

FOR LEASE AZTEC CENTER

6360-6390 El Cajon Blvd. San Diego, CA 92115



4k sq ft of retail space available.
1,700/2,300 sq ft | Turn Key dance/fitness studio.



PROPERTY HIGHLIGHTS

- Asking \$1.50 + NNN
- Available with 60 day notice
- Great Sign Exposure on BUSY El Cajon Blvd. with Approximately 24,500 Cars per Day (SANDAG)
- Located in the Highly Desirable and Expanding SDSU Trade Area
- Elevator Served
- High Visibility Remodeled Center
- Located within feet of 400 NEW Residential Units

Daniel Bonin

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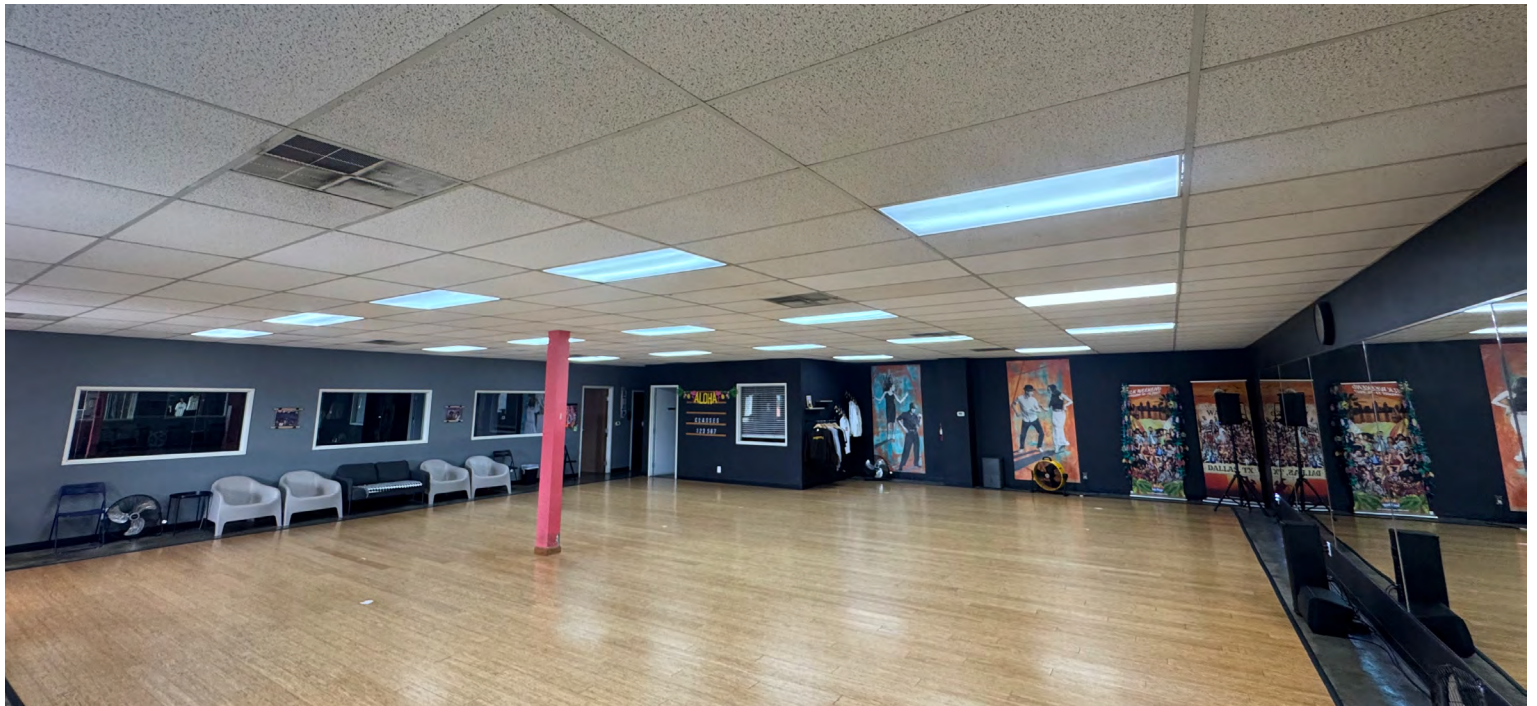
619.442.9200

4455 Murphy Canyon Road Suite
200 San Diego, CA 92123



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AREA REDEVELOPMENT MAP

Housing Across
New Student the
Street!*



*Building across the street has 1,400 beds with year long leases. Students stay for the summer.

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DEMOGRAPHICS

Radius	1 Mile		3 Mile		5 Mile	
Population						
2025 Projection	31,047		227,336		552,172	
2020 Estimate	30,215		222,914		541,021	
2010 Census	27,197		210,238		508,018	
Growth 2020 - 2025	2.75%		1.98%		2.06%	
Growth 2010 - 2020	11.10%		6.03%		6.50%	
2020 Population by Hispanic Origin	7,035		77,161		195,961	
2020 Population	30,215		222,914		541,021	
White	21,712	71.86%	155,104	69.58%	372,640	68.88%
Black	2,570	8.51%	24,370	10.93%	65,424	12.09%
Am. Indian & Alaskan	317	1.05%	2,938	1.32%	7,300	1.35%
Asian	3,817	12.63%	28,759	12.90%	64,424	11.91%
Hawaiian & Pacific Island	148	0.49%	1,334	0.60%	4,299	0.79%
Other	1,650	5.46%	10,408	4.67%	26,934	4.98%
U.S. Armed Forces	140		1,687		6,709	
Households						
2025 Projection	10,909		83,459		202,496	
2020 Estimate	10,631		81,954		198,554	
2010 Census	9,660		78,059		187,464	
Growth 2020 - 2025	2.61%		1.84%		1.99%	
Growth 2010 - 2020	10.05%		4.99%		5.92%	
Owner Occupied	4,676	43.98%	36,403	44.42%	89,697	45.18%
Renter Occupied	5,955	56.02%	45,551	55.58%	108,857	54.82%
2020 Households by HH Income	10,631		81,955		198,554	
Income: <\$25,000	2,237	21.04%	16,289	19.88%	33,793	17.02%
Income: \$25,000 - \$50,000	2,234	21.01%	17,689	21.58%	40,977	20.64%
Income: \$50,000 - \$75,000	2,101	19.76%	13,900	16.96%	36,628	18.45%
Income: \$75,000 - \$100,000	1,139	10.71%	10,300	12.57%	25,728	12.96%
Income: \$100,000 - \$125,000	1,233	11.60%	8,044	9.82%	20,459	10.30%
Income: \$125,000 - \$150,000	640	6.02%	4,780	5.83%	12,969	6.53%
Income: \$150,000 - \$200,000	583	5.48%	5,249	6.40%	14,507	7.31%
Income: \$200,000+	464	4.36%	5,704	6.96%	13,493	6.80%
2020 Avg Household Income	\$76,690		\$84,159		\$87,369	
2020 Med Household Income	\$58,361		\$61,294		\$66,393	

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