

FOR LEASE

2315-2325 FLETCHER PARKWAY, EL CAJON, CA 92020



THRIFT STORE

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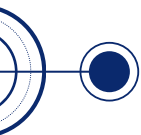
LEASE SUMMARY

THE PROPERTY

Located in El Cajon, CA, this property is minutes from I-125, I-8, the 67 & 52. In close proximity, you also have Parkway Plaza and Grossmont Center, providing plenty of shopping and entertainment. The area has a diverse retail scene and a variety of dining options, making it an ideal location for Retail or Street Retail tenants looking to thrive in this active community.

Schedule a tour. *Contact advisor for more details.*





LEASE SUMMARY

PROPERTY DETAILS

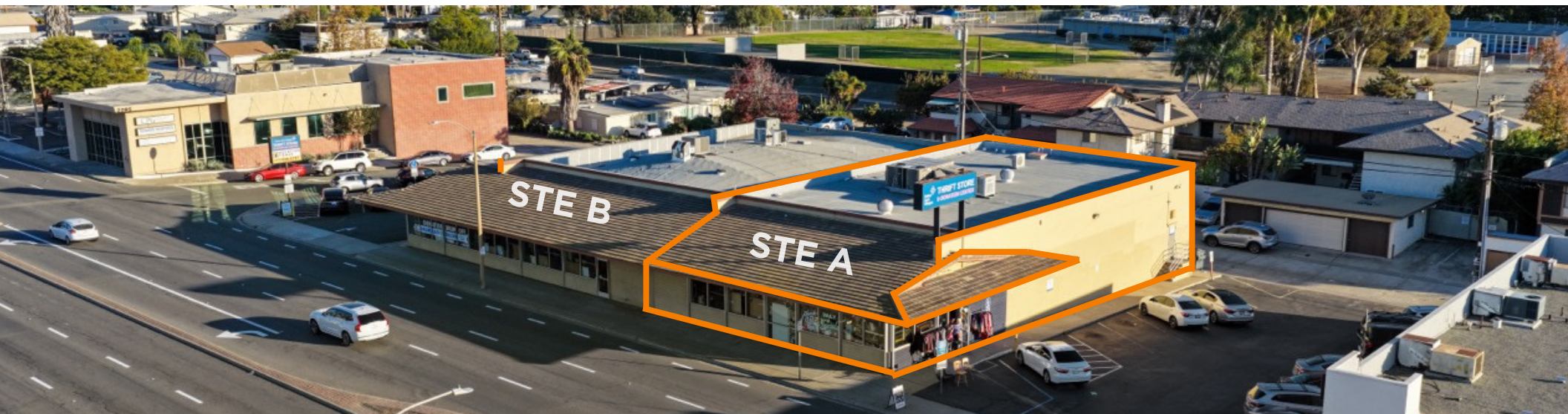
LEASE RATE	Contact Advisor	LOCATION	El Cajon, San Diego, CA
PROPERTY TYPE	Street Retail	FLOORS	1
BUILDING SIZE	±11,319 SF	PARKING	2.83/1,000 SF
TENANCY	Multiple	ZONING	C-G
YEAR BUILT	1986	APN	481-431-04



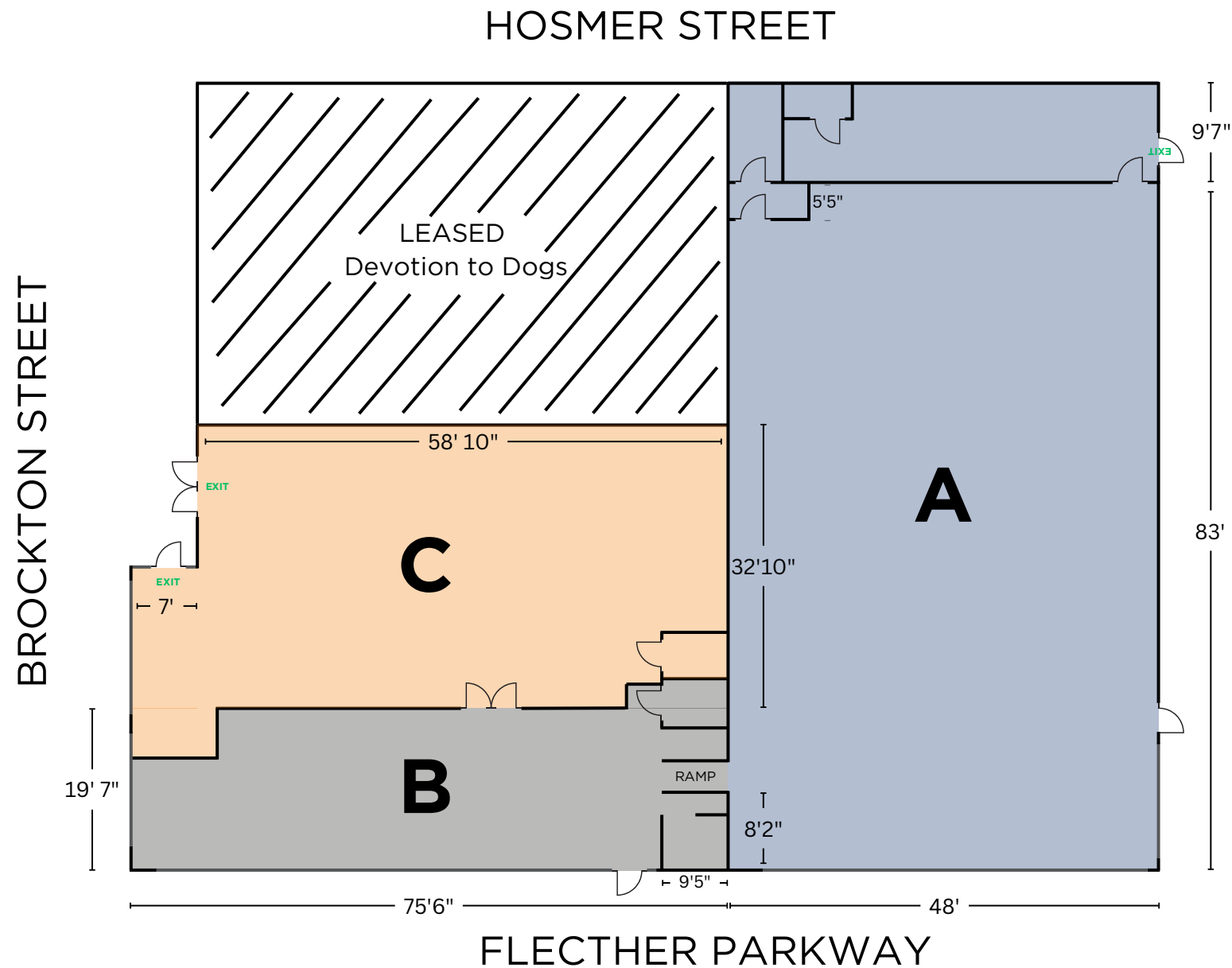
LEASE SUMMARY

SPACE(S) AVAILABLE

SUITE	SPACE SIZE	POTENTIAL USES	LEASE RATE
2315 SUITE A	4,750 SF	Retail Sales, Boxing, MMA, Fitness, Gym, Pilates, Crossfit, Showroom	Contact Advisor



FLOOR PLAN



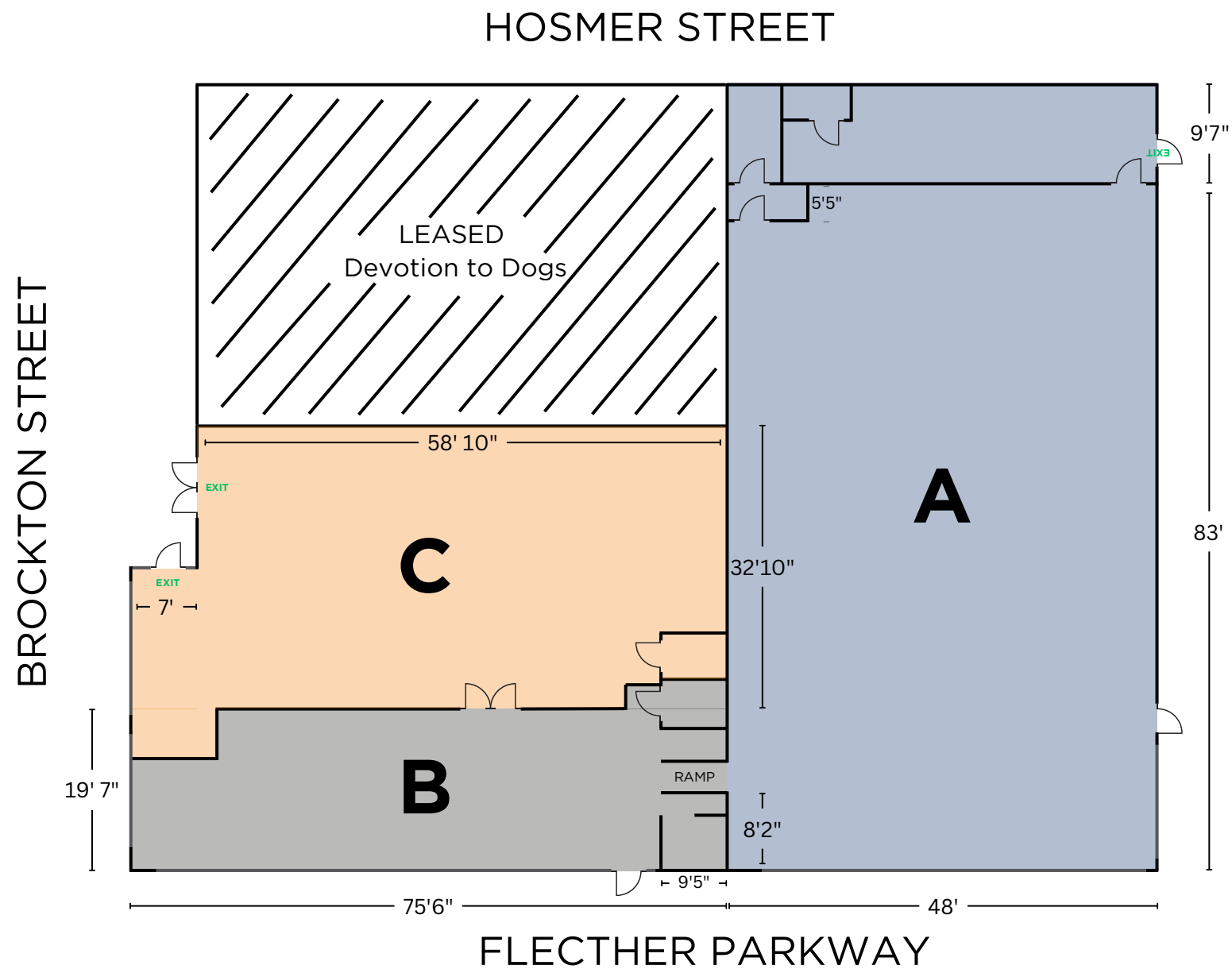
SUITES

A= 4,750 SF

B= 1,650 SF

C= 2,150 SF

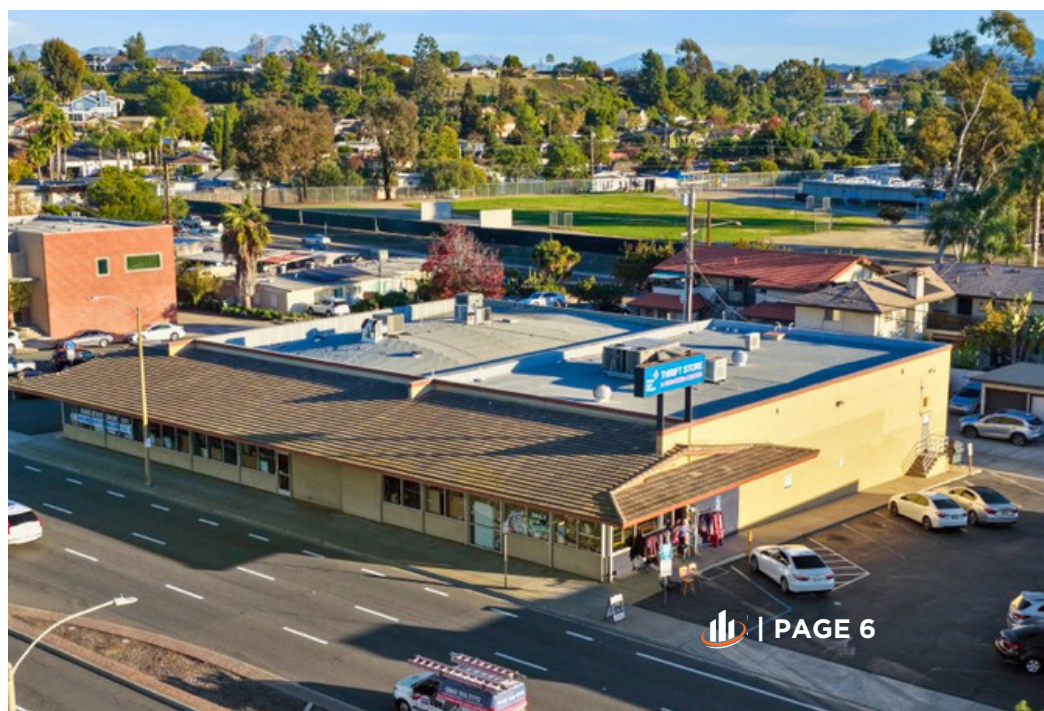
FLOOR PLAN



PROPERTY IMAGES



2315-2325 FLETCHER PARKWAY, EL CAJÓN, CA 92020

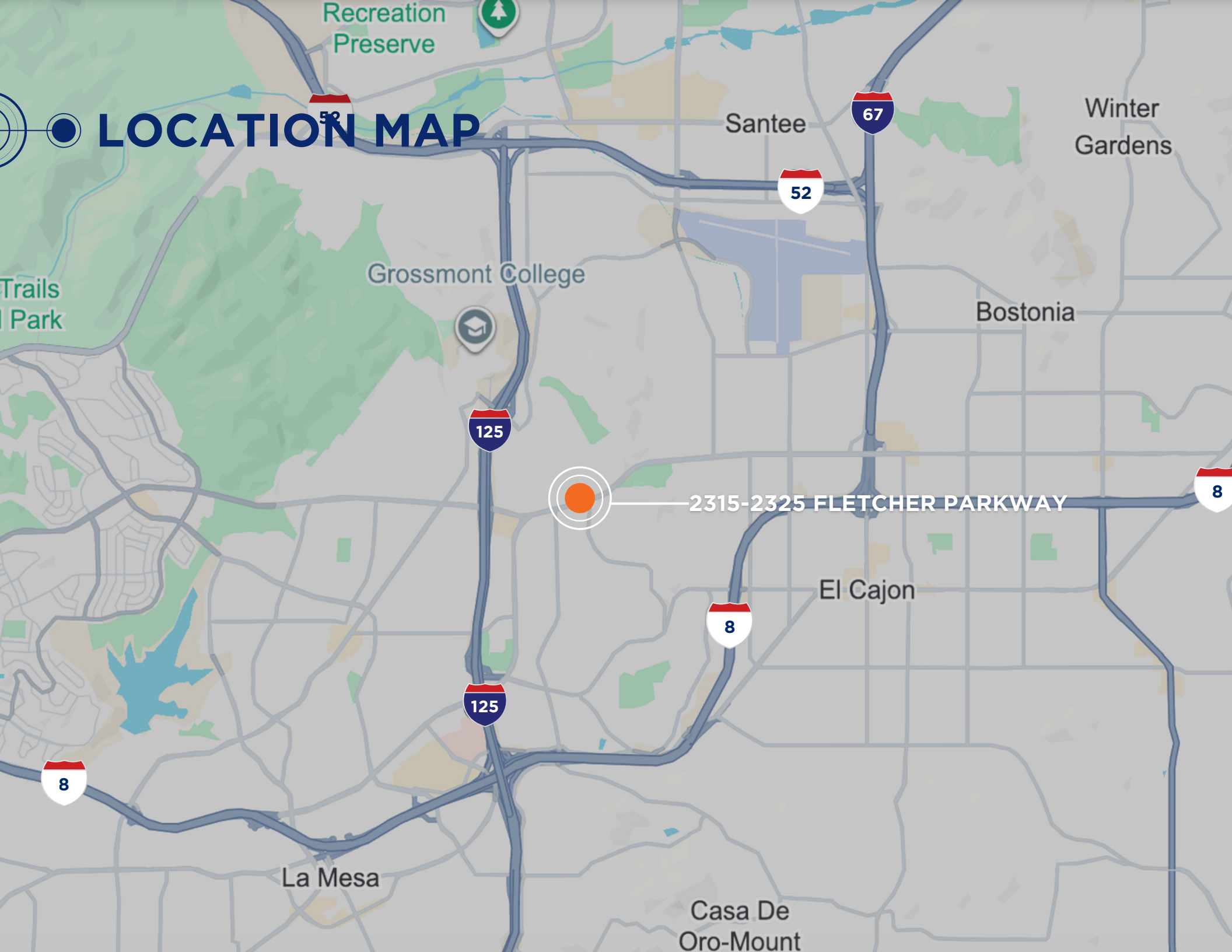


LOCATION SUMMARY



EL CAJON, SAN DIEGO, CA

Situated along the heavily trafficked Fletcher Parkway corridor, this property benefits from exceptional visibility and connectivity in the heart of East San Diego County. Just minutes from I-8 and Hwy 125, the location offers direct access to El Cajon, La Mesa, and greater San Diego. The surrounding area features a dense mix of residential neighborhoods, national retailers, medical offices, and service businesses, making it a prime location for customer-facing or professional use. Strong traffic counts, nearby transit, and established commercial activity position this site for long-term success and convenience.



LOCATION MAP

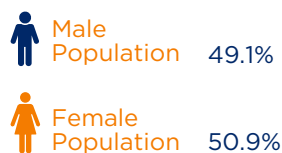
2315-2325 FLETCHER PARKWAY

DEMOGRAPHICS

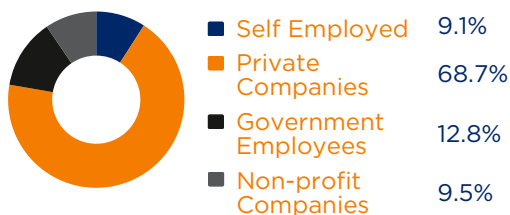
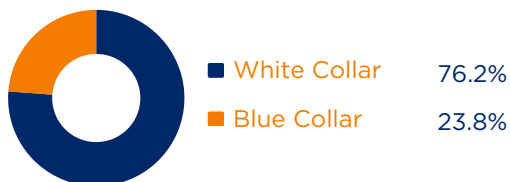
EL CAJON, SAN DIEGO, CA

El Cajon is home to approximately 104,909 residents, with a median age of 35. The population is nearly evenly split, with 49.1% male and 50.9% female. A total of 87,280 residents currently live in the same home as they did one year ago, highlighting a stable and rooted community. The city's diverse and growing population supports a wide range of commercial, residential, and retail activity throughout the region.

POPULATION



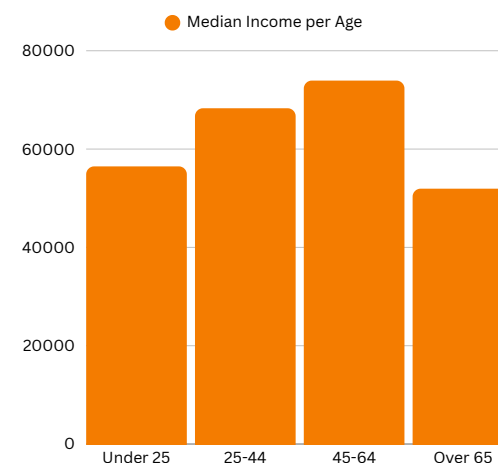
EMPLOYMENT



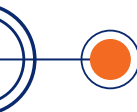
HOUSEHOLDS



INCOMES



By Point2homes. Demographic data shown in this section was gathered from the latest U.S. Census Bureau release.



DISCLAIMER

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DISCLAIMER STATEMENT:

The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax, zoning, property condition, and other factors which should be evaluated by your tax, financial, legal, and other advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

No representation or recommendation is made by SVN | Vanguard as to the legal sufficiency or tax consequences of this document or the transaction to which it relates. These are questions for your attorney and/ or other advisors. In any real estate transaction, it is recommended that you consult with a professional such as an attorney, accountant, civil engineer, property inspector or other person, with experience in evaluating the transaction, and the legal documents prepared in connection therewith.

SVN® VANGUARD COMMERCIAL REAL ESTATE ADVISORS

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STE C

STE B

STE A