



## 2nd Floor Retail Space for Lease

1524 GRAVES AVENUE, EL CAJON, CA 92021

### AVAILABLE

Suite C: ±950 SF  
Rent: \$1.75 PSF/Mo., NNN

### PROPERTY HIGHLIGHTS

- Strip center located at the corner of Graves Avenue and E. Bradley Avenue at the on-ramp to the 67 Freeway
- Across from 7-11 and gas station
- On-site parking at no charge

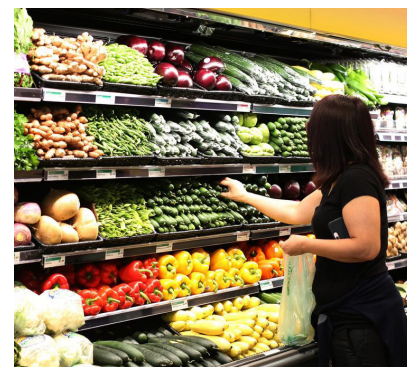
*Prospective tenants are hereby advised that all uses are subject to City approval*

### NEIGHBORING TENANTS



## DEMOGRAPHICS

|                                                    | 0.5 Mile        | 1 Mile           | 2 Miles          |
|----------------------------------------------------|-----------------|------------------|------------------|
| <b>POPULATION</b>                                  |                 |                  |                  |
| <b>2024 Estimated Population</b>                   | <b>6,254</b>    | <b>17,963</b>    | <b>78,130</b>    |
| 2029 Projected Population                          | 6,009           | 17,451           | 75,612           |
| 2020 Census Population                             | 6,157           | 18,281           | 80,175           |
| 2010 Census Population                             | 5,590           | 16,093           | 73,198           |
| Projected Annual Growth 2024 to 2029               | -0.8%           | -0.6%            | -0.6%            |
| Historical Annual Growth 2010 to 2024              | 0.8%            | 0.8%             | 0.5%             |
| 2024 Median Age                                    | 34.5            | 34.9             | 36.3             |
| <b>HOUSEHOLDS</b>                                  |                 |                  |                  |
| 2024 Estimated Households                          | 2,196           | 6,260            | 27,387           |
| 2029 Projected Households                          | 2,109           | 6,082            | 26,476           |
| 2020 Census Households                             | 2,190           | 6,281            | 27,660           |
| 2010 Census Households                             | 2,117           | 5,900            | 26,202           |
| Projected Annual Growth 2024 to 2029               | -0.8%           | -0.6%            | -0.7%            |
| Historical Annual Growth 2010 to 2024              | 0.3%            | 0.4%             | 0.3%             |
| <b>RACE &amp; ETHNICITY</b>                        |                 |                  |                  |
| 2024 Estimated White                               | 48.7%           | 53.3%            | 55.6%            |
| 2024 Estimated Black or African American           | 9.2%            | 8.5%             | 7.6%             |
| 2024 Estimated Asian or Pacific Islander           | 6.8%            | 7.2%             | 7.7%             |
| 2024 Estimated American Indian or Native Alaskan   | 1.2%            | 1.1%             | 1.0%             |
| 2024 Estimated Other Races                         | 34.1%           | 29.8%            | 28.1%            |
| 2024 Estimated Hispanic                            | 38.6%           | 33.7%            | 31.6%            |
| <b>INCOME</b>                                      |                 |                  |                  |
| <b>2024 Estimated Average Household Income</b>     | <b>\$92,725</b> | <b>\$105,279</b> | <b>\$105,351</b> |
| 2024 Estimated Median Household Income             | \$78,818        | \$88,086         | \$85,733         |
| 2024 Estimated Per Capita Income                   | \$32,648        | \$36,851         | \$37,093         |
| <b>EDUCATION</b>                                   |                 |                  |                  |
| 2024 Estimated High School Graduate                | 29.1%           | 28.6%            | 28.0%            |
| 2024 Estimated Some College                        | 27.0%           | 24.0%            | 24.4%            |
| 2024 Estimated Associates Degree Only              | 8.1%            | 8.4%             | 8.6%             |
| 2024 Estimated Bachelors Degree Only               | 16.1%           | 20.9%            | 18.1%            |
| 2024 Estimated Graduate Degree                     | 3.7%            | 6.0%             | 7.6%             |
| <b>BUSINESS</b>                                    |                 |                  |                  |
| 2024 Estimated Total Businesses                    | 223             | 1,079            | 4,335            |
| <b>2024 Estimated Total Employees</b>              | <b>2,108</b>    | <b>10,880</b>    | <b>39,861</b>    |
| 2024 Estimated Employee Population per Business    | 9.5             | 10.1             | 9.2              |
| 2024 Estimated Residential Population per Business | 28.1            | 16.6             | 18.0             |



## LOCATION

