

BROADWAY RETAIL CENTER FOR LEASE

1303 - 1311 BROADWAY, EL CAJON CA



**3026 University Ave Ste. B
San Diego, CA 92104**

**ofc. 619.491.0335
fax. 619.491.0696**



- 1800 SF End Cap Available
- Corner of Busy Signalized Intersection
- Vons, CVS Pharmacy, and Proposed Walgreens Occupy Other Three Corners of Intersection
- Join Conroy's Flowers in a High Visibility Retail Center
- Located Along One of the Busiest Corridors in East County
- Easy Access to the I-8, 125, and 67 Freeways
- Neighboring Tenants Include: Westfields Parkway Plaza, CVS, Walmart, Vons, and many others
- Densely Populated Area



FOR MORE INFORMATION:

Brian G Pyke | 619.491.0335 x 17 | brian@duhscommercial.com

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ADDITIONAL INFORMATION



Demographics:

Population

2008 Estimated Population: 3 Mile Radius.....	153,146
2008 Estimated Population: 5 Mile Radius.....	323,570
2008 Estimated Population: 7 Mile Radius.....	470,591

Income

2008 Average Household Income 1 Mile Radius.....	\$62,350
2008 Average Household Income 3 Mile Radius.....	\$71,109
2008 Average Household Income 5 Mile Radius.....	\$72,255

Average Cars Per Day (2006 Sandag)

Broadway.....	21,200 ADT
Second St.....	32,400 ADT
Interstate 8.....	197,000 ADT

Potential Uses:

Pizza Shops, Card/Gift Stores, Small Restaurants, Boutique Shops, Small Retailers, Electronics, Tanning Salons, Etc.

Space Available:

The space is a 1,800 SF end cap suite within a highly visible, heavily trafficked retail center. Located at a busy, signalized intersection, the center boasts excellent frontage and benefits greatly from the daily traffic. There is ample parking and signage is available above the suite and on the monument sign.



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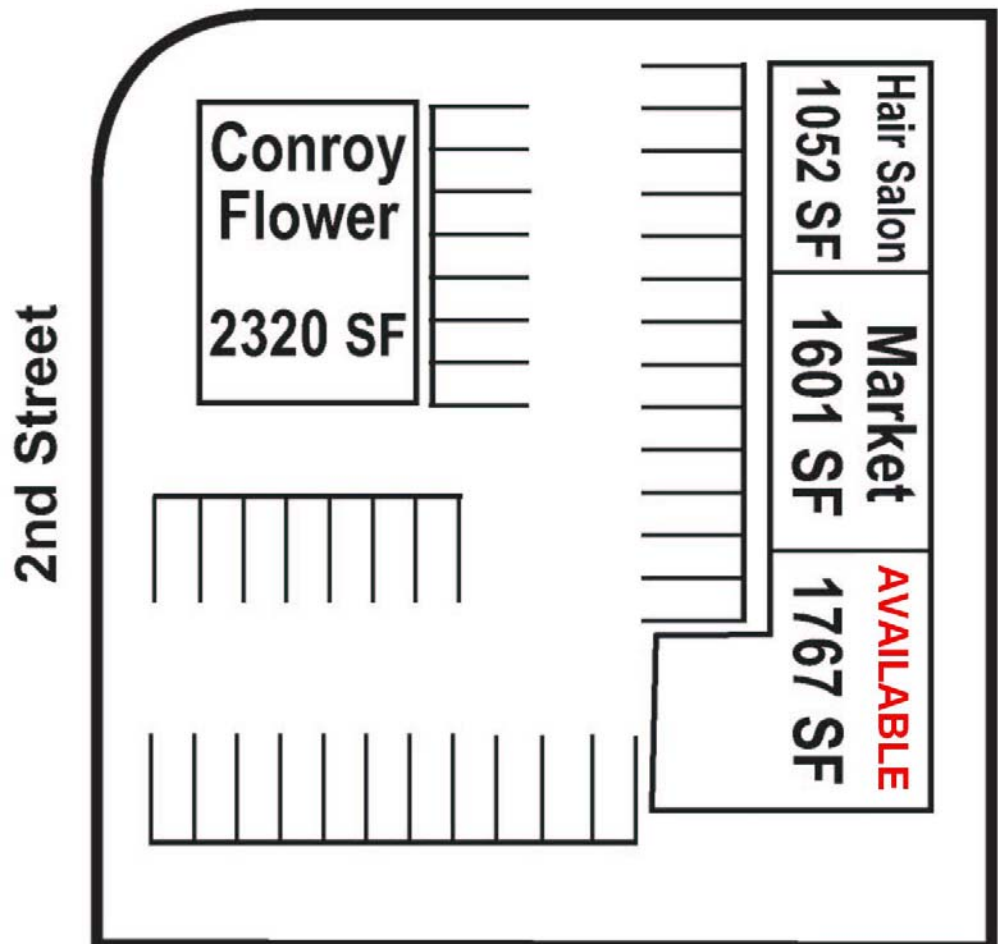
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1303 E. Broadway Street, El Cajon, CA 92021

SITE PLAN

E. Broadway Street



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