

FOR SALE FREESTANDING
PAD WITH DRIVE-THRU



706 Fletcher Parkway

EL CAJON, CALIFORNIA



Smart & Final

DOLLAR TREE

KFC

BIG 5 SPORTING GOODS

CVS pharmacy

THE HOME DEPOT

DUNKIN' DONUTS

WELLS FARGO

TEXAS ROADHOUSE

Applebee's

McDonald's

Panera BREAD

Burlington

DICK'S SPORTING GOODS

FIVE BELOW

ULTA

ALDI

BEST BUY

HomeGoods

PET SMART

Marshalls

BOB'S DISCOUNT FURNITURE

ROSS DRESS FOR LESS

Walmart Save money. Live better.

JCPenney

LEXUS

Mor

THE JOINT
...the chiropractic place
MATTRESS FIRM
IN-N-OUT BURGER
Hampton Inn
FISH & GRILL
Urbane Cafe

34,300 ADT

Fletcher Pkwy

22,200 ADT

Johnson Ave

100,000 ADT

67



Investment Summary

Price:	\$4,500,000
Address:	706 Fletcher Parkway, El Cajon, CA 92020
Tenant:	Boston Market Corporation, A Delaware Corp.
Building Size:	3,414 SF plus drive-thru
Lot Sizes:	0.62 acres
Year Built:	1996
Parking:	33 stalls (approx.)
Lease Term:	20 years with 2-5 year options
Lease Expiration:	June 30, 2037
Rent:	Current through January 2026 - \$184,000 with 10% bumps every five years thereafter

Retail Insite is pleased to present the sale of the existing Boston Market located at 706 Fletcher Parkway, El Cajon, CA 92020. Nestled in a valley surrounded by mountains, the city is just a 15 minute drive to downtown San Diego. Just west of Highway 67 and 1/2 mile North of I-8. This is an amazing opportunity to acquire property in the heart of El Cajon. This property is amongst neighboring regional and national tenants.

Investment Highlights



High Profile Building with Drive-Thru- Leased to Boston Market.

Long-Term, Absolute Triple Net (NNN) Lease

Over 350,000 Residents within 5-Miles of the Subject Property - Average household income exceeds \$113,000 in a 5-mile radius.



Superior Location with High Barriers to Entry - The property is within a supply-constrained, infill trade area. This has secured a long-term growth and success potential.



Hard Corner Location Within Primary Retail Node - The property is located at the main intersection of Fletcher Parkway (20,800 ADT) and Johnson Ave (14,100 ADT). Just one mile west of Highway 67 (106,000 ADT) and a half mile north of the I-8 Freeway (160,000 ADT). This interchange provides unparalleled access. The property is also situated within a retail node featuring dozens of national retailers, providing consistent traffic to the project growth and success.



Located adjacent to Parkway Plaza Mall - Conveniently located at the I-8 and Hwy 67 interchange, Parkway Plaza is an enclosed mall with over 170 stores that features a balanced mix of fashion and destination retailers. Anchored by JCPenney, and Walmart, the Center features on-trend fashion brands such as Home Goods, Aldi, Best Buy, Burlington, and Ross. The mall is a regional draw generating significant traffic to the immediate area.

706 FLETCHER PARKWAY



Boston Market

Headquartered in Golden, Colorado, Boston Market Corporation has given time back to busy families and individuals for more than 30 years with quality, home style meals at a convenient value in more than 310 U.S. locations. Known as the experts in rotisserie cooking, the company prepares fresh chicken and USDA choice Prime Rib in signature rotisserie ovens and features an extensive selection of home style sides and made-from-scratch cornbread. Boston Market has a continued commitment to all their guests to serve all natural and fresh, never frozen, gluten free, whole chicken with no added hormones, steroids, antibiotics or MSG.

bostonmarket.com

706 FLETCHER PARKWAY



Golden, CO
HEADQUARTERS



± 310
LOCATIONS

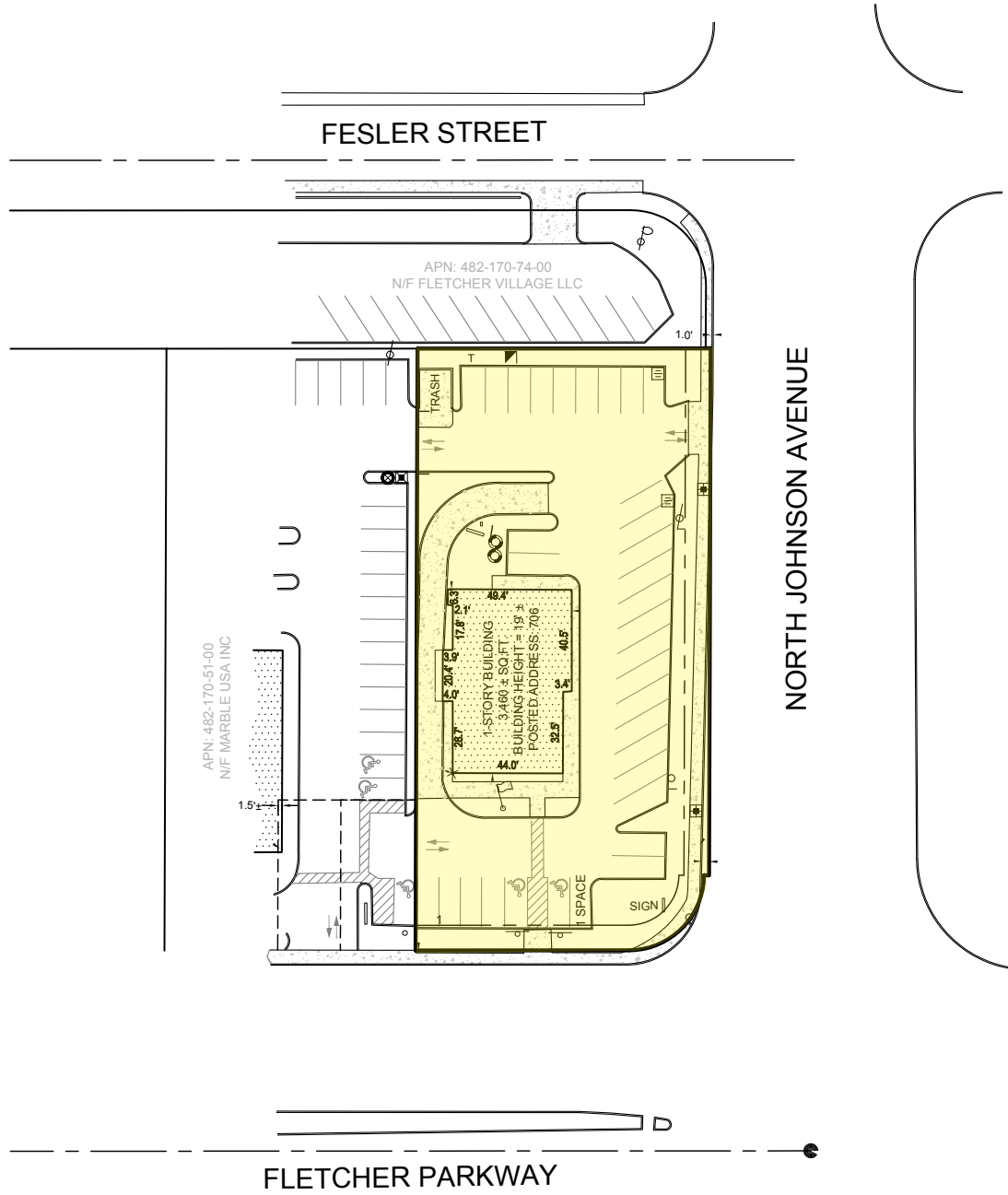


± 2,145
EMPLOYEES



\$377M+
REVENUE (2021)

Site Plan



706 FLETCHER PARKWAY

El Cajon Overview

El Cajon is one of the largest cities in San Diego County with a population of over 106,000 residents. It is one of the most diverse and vibrant communities across San Diego and has long been one of the fastest growing cities. El Cajon is the perfect location for families and young professionals alike. Through El Cajon's economic development efforts, the City has created a dynamic business environment while retaining its community values and charm. The city is home to nationally known corporations and houses the Parkway Plaza Mall with over 170 stores and entertainment venues. El Cajon is well known for the 14 car dealerships that reside within the city's boundaries as well as the electric downtown business district that contains an array of shops and restaurants for everyone. There are numerous commercial and recreational amenities, fine restaurants, distinctive boutiques, art galleries, museums and parks are clustered along the route.

The summer months attract locals and visitors for events along the Prescott Promenade, including Concerts on the Green and Cruising Main. The central location is ideal. Highway 67, 125, 52 and 94 are in close proximity. The Walk Score is 93 and the Bike Score is 59, making this community highly desirable. One of 18 cities in the County of San Diego, El Cajon has an arid Mediterranean climate and a rich local history spanning over 100 years. The El Cajon valley is surrounded by the coastal mountains with views in every direction.





La Jolla

Mira Mar

Scripps Ranch

Santee

La Mesa

125

52

67

Mt. Helix

8

El Cajon

8

Granite Hills

706
Fletcher
Parkway

Hillsdale

Rancho San Diego

54

Jamacha

94

Parcel Map

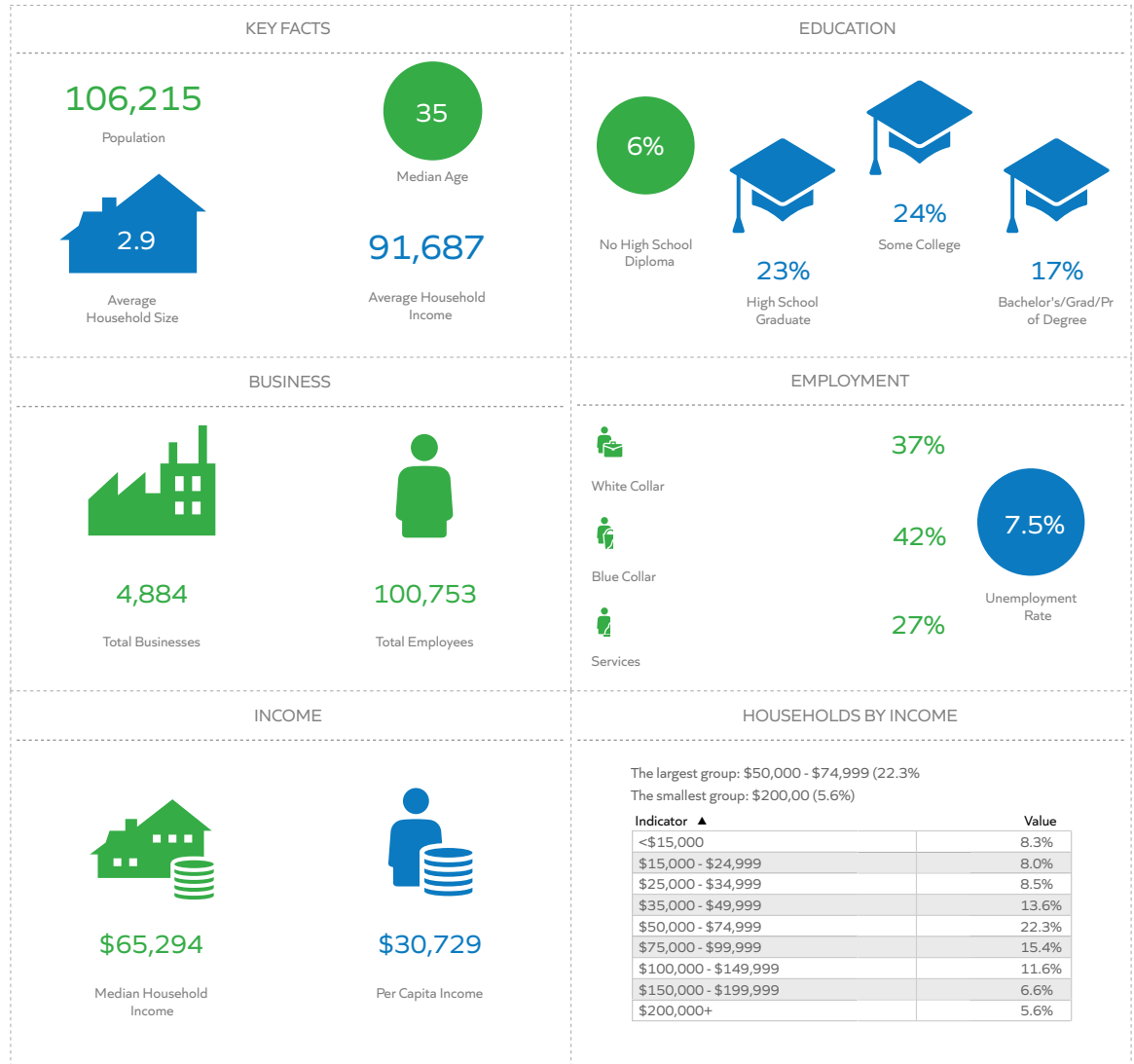


Fletcher Pkwy (ADT 34,300)

N Johnson Ave (ADT 22,200)

706 FLETCHER PARKWAY

Demographics

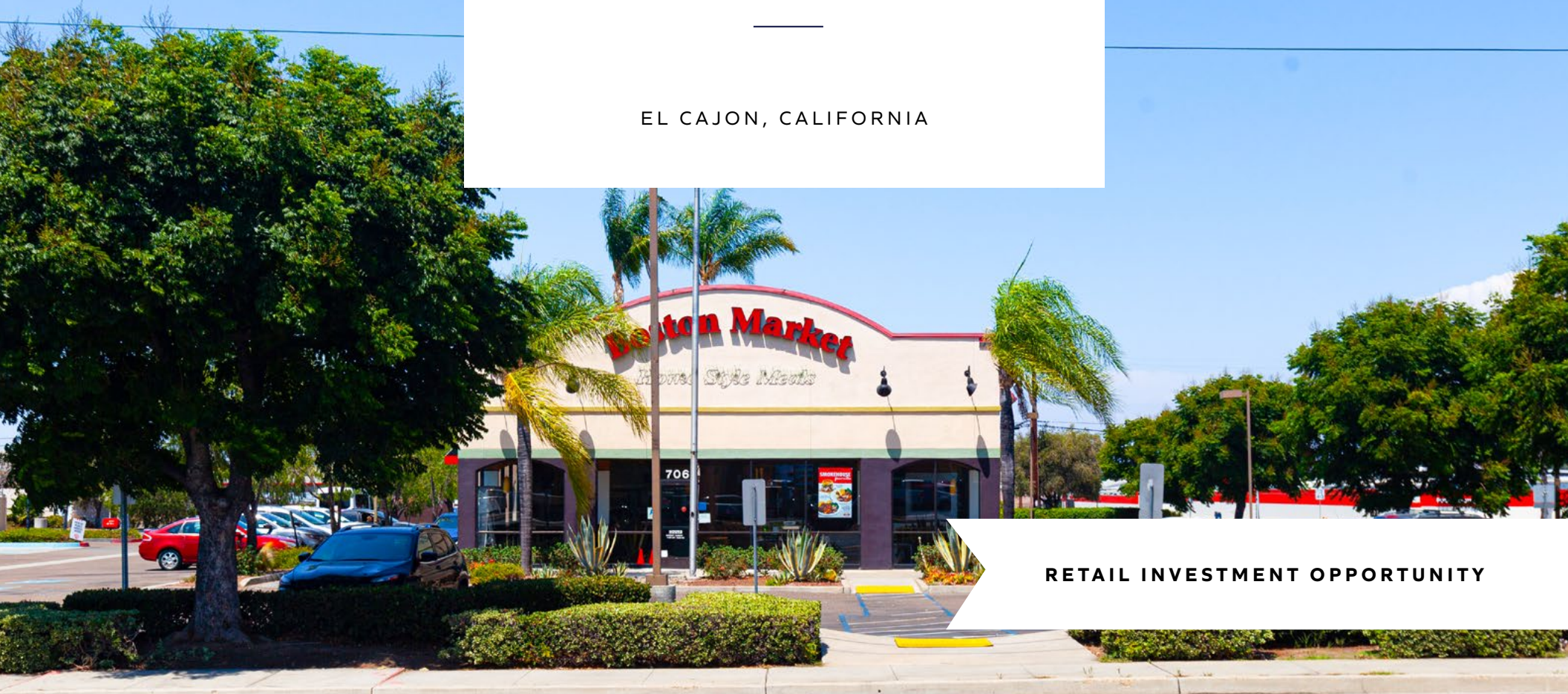


This infographic contains data provided by American Community Survey, Esri, InfoGroup, GfK MRI, and Bureau of Labor Statistics. The vintage of the data is 2022, 2027.

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EL CAJON, CALIFORNIA



RETAIL INVESTMENT OPPORTUNITY

The information above has been obtained from sources believed to be 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.

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