

# SEQ I-8 & LOS COCHES

13642 CAMINO CANADA

FOR GROUND LEASE. PRIME LAND SITE  
EL CAJON



## Property Features.

- + .52 acre (22,651 SF) vacant land for ground lease
- + Zoned for commercial use
- + Good freeway site at a strong intersection, with Walmart and Smart & Final located behind lot

## Retail Insite

Commercial Real Estate

120 S Sierra Ave, Ste. 110  
Solana Beach, CA 92075

lic. 01206760

To inquire, contact:

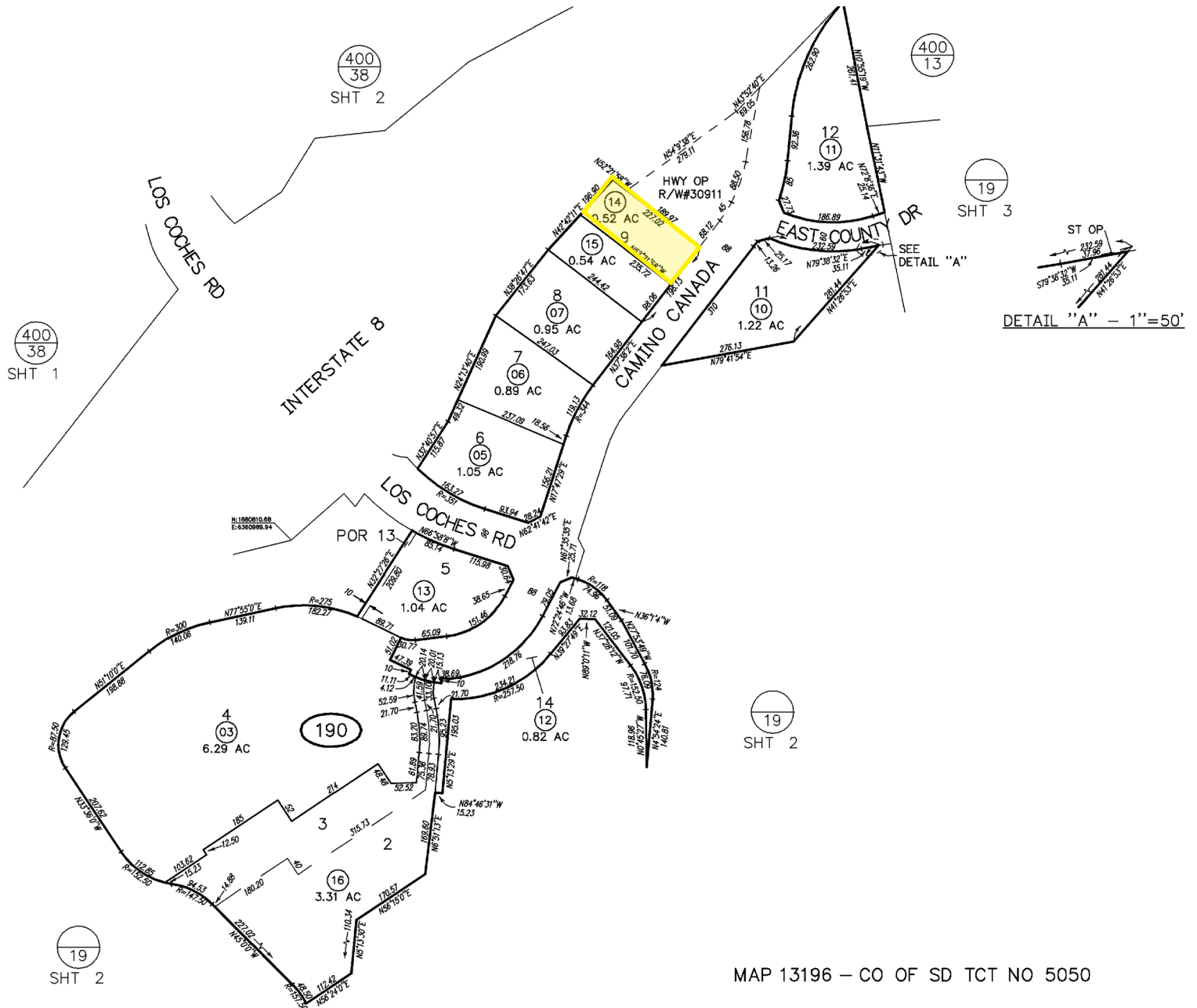
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MAP 13196 – CO OF SD TCT NO 5050



# 13642 Camino Canada, El Cajon, CA 92021

## POPULATION

	1 mile	3 miles	5 miles
Total Population	9,483	83,755	205,686
Projected Population (2022)	9,710	85,421	209,494

## HOUSING

	1 mile	3 miles	5 miles
Total Households	3,217	28,886	71,309
Projected Total Households (2022)	3,284	29,376	72,415

## INCOME

	1 mile	3 miles	5 miles
Median Household Income	\$87,436	\$71,735	\$66,094
Average Household Income	\$103,269	\$92,891	\$89,474
Per Capita Income	\$35,860	\$32,084	\$31,098
Median Disposable Income	\$69,560	\$56,907	\$54,217
Average Disposable Income	\$79,731	\$70,999	\$68,576

## DAYTIME DEMOS

	1 mile	3 miles	5 miles
Total Daytime Population	7,254	70,334	191,343
Daytime Population Workers	2,209	22,607	71,284
Daytime Population Residents	5,045	47,727	120,059

## RACE & ETHNICITY

	1 mile	3 miles	5 miles
White	7,602 <b>80.17%</b>	63,979 <b>76.39%</b>	148,864 <b>72.37%</b>
Black or African American	202 <b>2.13%</b>	2,536 <b>3.03%</b>	9,384 <b>4.56%</b>
American Indian & Alaska Native Population	81 <b>0.85%</b>	800 <b>0.96%</b>	2,146 <b>1.04%</b>
Asian Population	235 <b>2.48%</b>	2,263 <b>2.70%</b>	6,971 <b>3.39%</b>
Pacific Islander Population	21 <b>0.22%</b>	311 <b>0.37%</b>	875 <b>0.43%</b>
Other Race Population	857 <b>9.04%</b>	8,361 <b>9.98%</b>	23,004 <b>11.18%</b>
Population of Two or More Races	484 <b>5.10%</b>	5,506 <b>6.57%</b>	14,442 <b>7.02%</b>
Hispanic Population	2,147 <b>22.64%</b>	20,961 <b>25.03%</b>	55,273 <b>26.87%</b>
Non-Hispanic Population	7,336 <b>77.36%</b>	62,794 <b>74.97%</b>	150,413 <b>73.13%</b>

## EDUCATION

	1 mile	3 miles	5 miles
Bachelor's Degree	1,007 <b>14.80%</b>	7,709 <b>13.24%</b>	21,748 <b>15.51%</b>
Graduate/Professional Degree	438 <b>6.44%</b>	3,971 <b>6.82%</b>	10,370 <b>7.40%</b>

## AGE

	1 mile	3 miles	5 miles
Median Age	42.7	38.4	37.0