

706 Fletcher Pkwy.

El Cajon, CA

±3,414 SF FREESTANDING PAD WITH DRIVE-THRU AVAILABLE FOR LEASE



PLEASE DO NOT DISTURB OCCUPANT.

Don Moser

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RI



FREESTANDING PAD
AVAILABLE FOR LEASE

THE JOINT
...the chiropractic place

MATTRESS FIRM

IN-N-OUT BURGER

Hampton Inn

FISH & GRILL
fresh seafood eatery

Urbane Cafe



Smart & Final



BIG 5
SPORTING GOODS

CVS
pharmacy



Carl's Jr.

Bank of America

DUNKIN'
DONUTS

WELLS
FARGO



Applebee's

67

100,000 ADT

29,700 ADT



Panera
BREAD

34,300 ADT

Fletcher Pkwy

five BELOW

ULTA
BEAUTY

Burlington

DICK'S
SPORTING GOODS



PET SMART

Marshalls

BOB'S
FURNITURE

HomeGoods

22,200 ADT

Johnson Ave

ROSS
DRESS FOR LESS

JCPenney

Walmart
Save money. Live better.

Marshall Ave



Mor
IMPORTERS OF THE YEAR

148,000 ADT



Neighborhood Aerial

Property Highlights

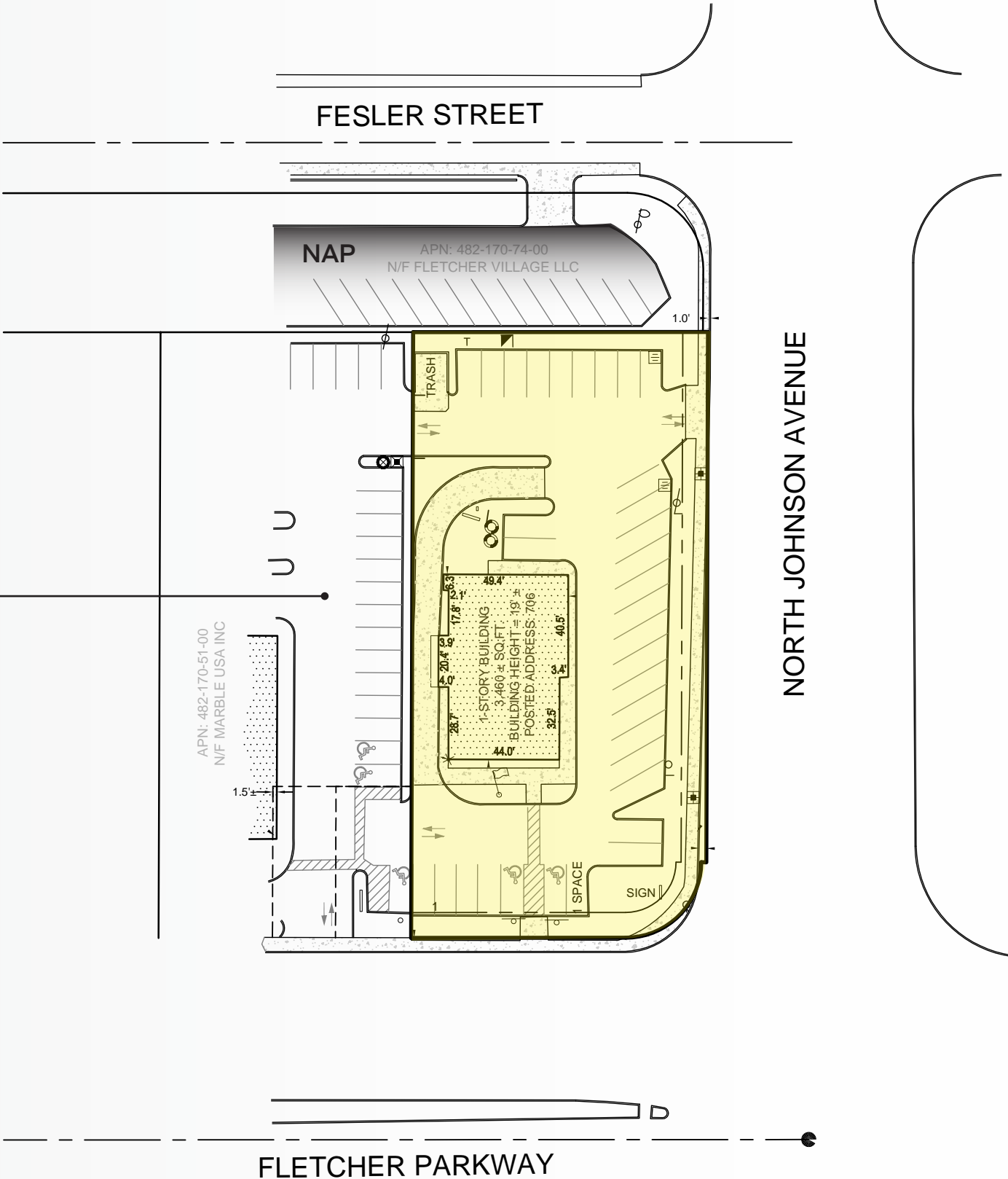
706 FLETCHER PKWY.
EL CAJON, CA

- High Profile Freestanding Building with Drive-Thru
- Over 350,000 Residents within 5-Miles with an Average Household Income of \$113,000
- Superior Location with High Barriers to Entry and is within a supply-constrained, infill trade area
- This interchange provides unparalleled access and is 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 which is a regional draw generating significant traffic to the immediate area. Anchored by JCPenney, and Walmart, the Center features on-trend fashion brands such as Home Goods, Aldi, Best Buy, Burlington, and Ross
- Conveniently located at the I-8 and Hwy 67 interchange. 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)



Site Plan

Reciprocal access with adjoining parcel



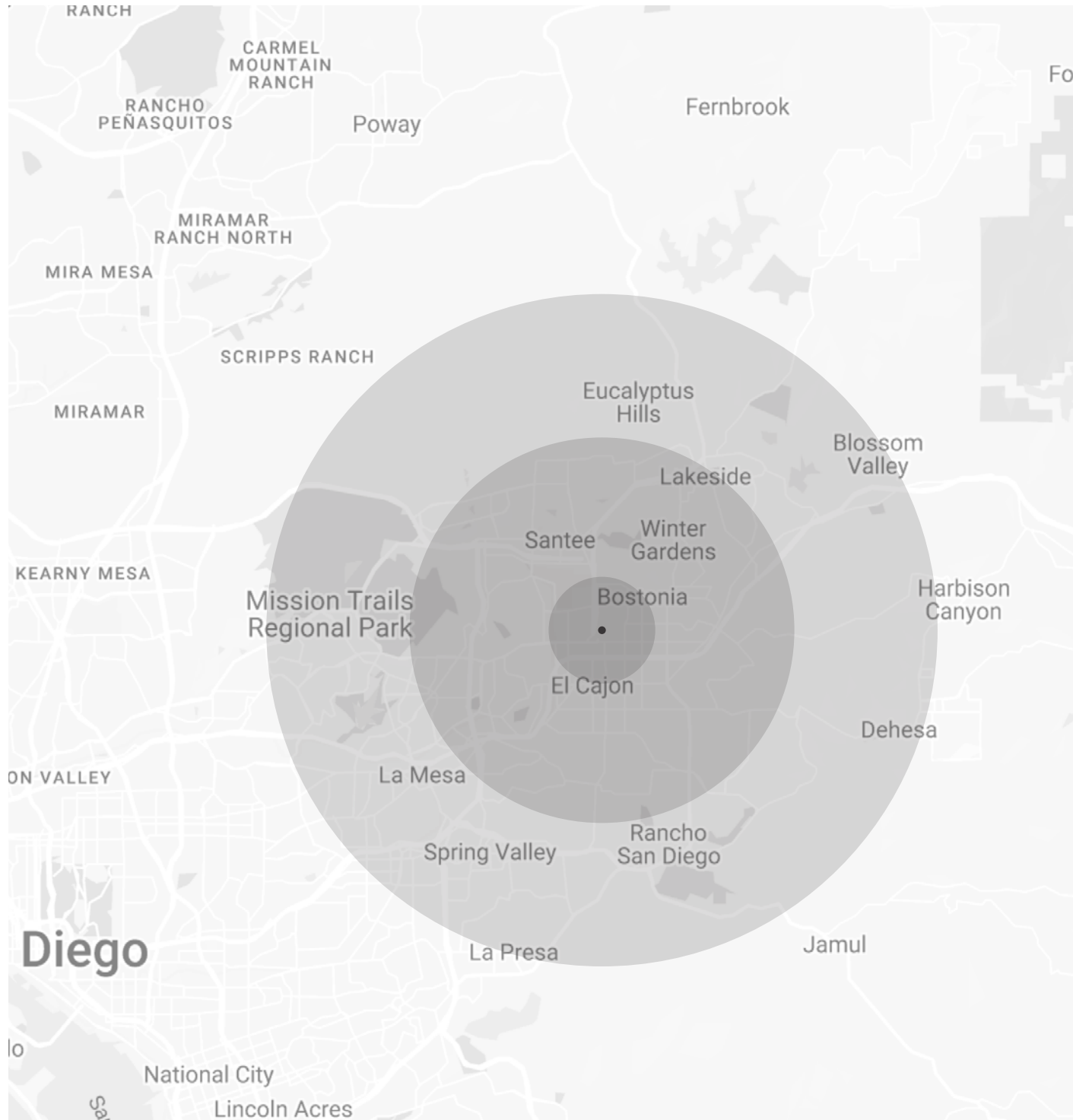
The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions,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



Property Photos



Demographics



2022 EXPANDED DEMOGRAPHIC PROFILE

Population	1 Mile	3 Miles	5 Miles
Estimated Population	16,533	170,179	350,508
Forecasted Population (2027)	16,566	169,423	348,334

Daytime Demos	1 Mile	3 Miles	5 Miles
Total Daytime Population	23,766	166,545	311,044

Median HH Income	1 Mile	3 Miles	5 Miles
Estimated Median Household Income	\$60,326	\$73,309	\$83,733
Median Disposable Income	\$51,493	\$58,439	\$67,194

Avg HH Income	1 Mile	3 Miles	5 Miles
Estimated Avg Household Income	\$84,988	\$100,309	\$113,529
Avg Disposable Income	\$64,791	\$75,213	\$83,959

Age	1 Mile	3 Miles	5 Miles
Median Age	33.2	36.2	38.7

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