

# Valhalla Village

1480 Jamacha Rd, El Cajon, CA

FOR LEASE. ±1,800 SF END CAP AVAILABLE

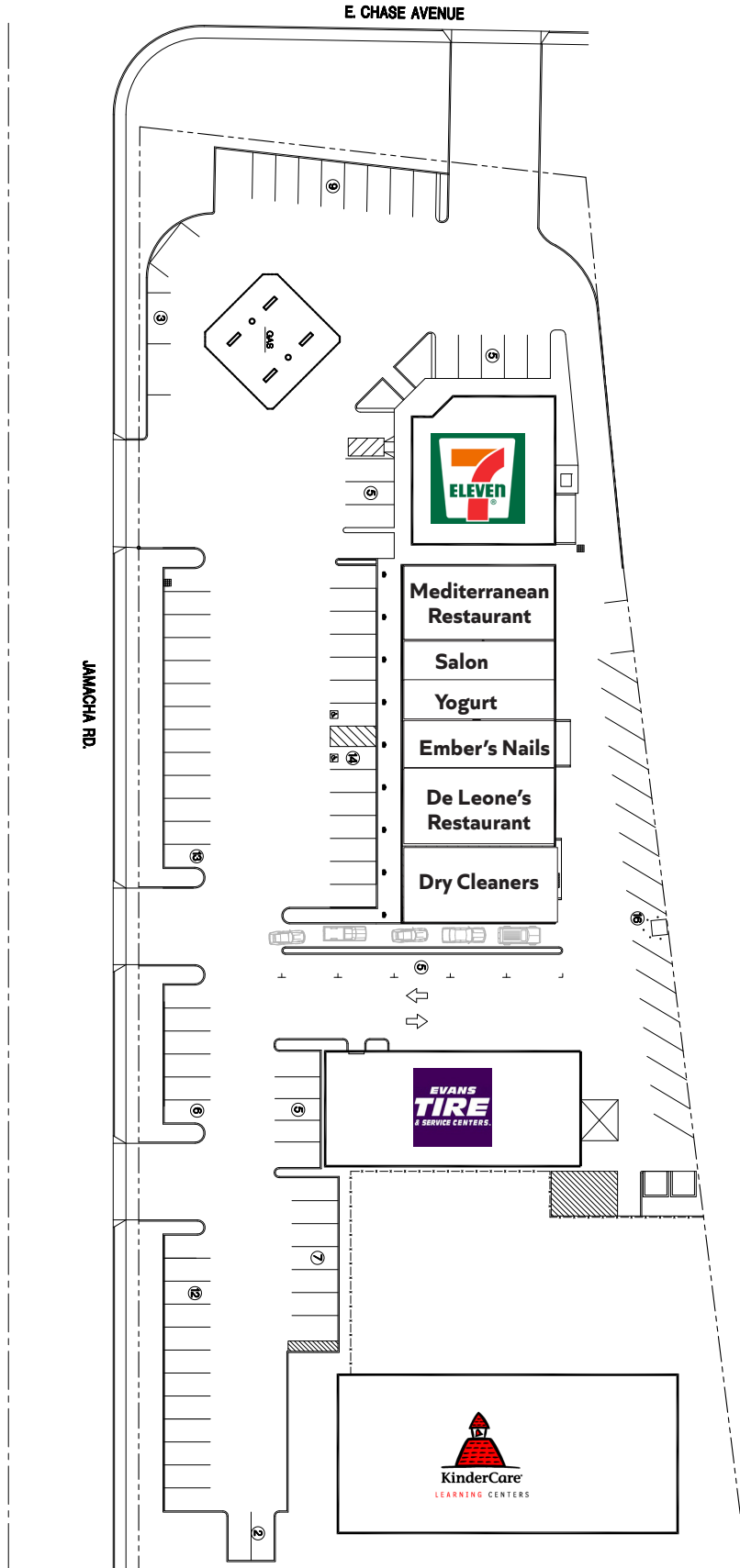
FOR LEASE.

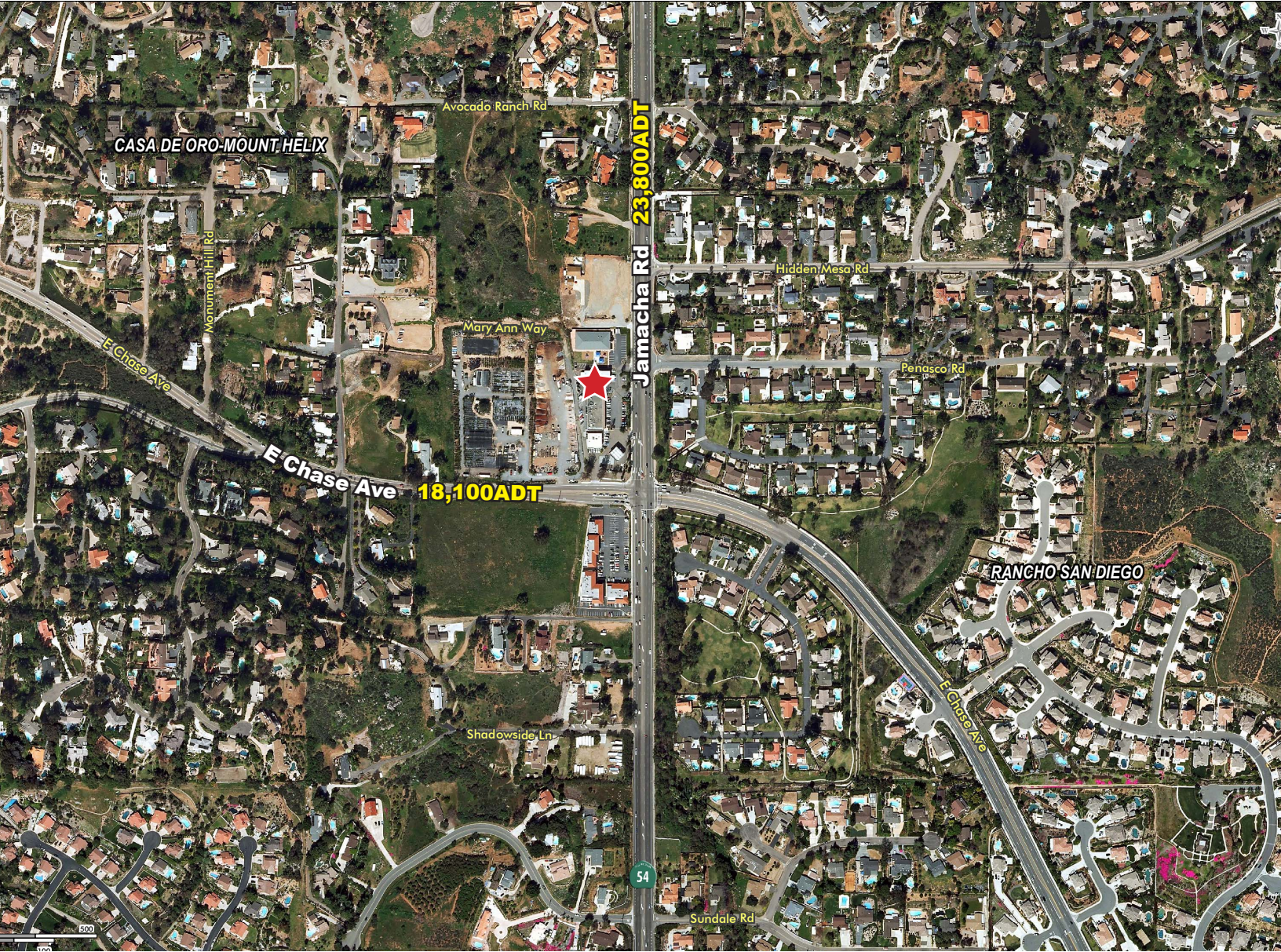


## Property Features.

- + Anchored by 7-Eleven/Gas Station
- + Highly Visible Location
- + Monument signage available
- + Densely populated trade area











# 1480 Jamacha Rd, El Cajon, CA 92019

## POPULATION

	1 mile	3 miles	5 miles
Total Population	8,806	118,127	234,669
Projected Population (2022)	8,808	119,824	239,049

## HOUSING

	1 mile	3 miles	5 miles
Total Households	3,074	40,017	82,240
Projected Total Households (2022)	3,064	40,442	83,507

## INCOME

	1 mile	3 miles	5 miles
Median Household Income	\$104,648	\$62,138	\$69,793
Average Household Income	\$127,611	\$90,921	\$95,574
Per Capita Income	\$44,594	\$30,835	\$33,510
Median Disposable Income	\$82,783	\$51,941	\$56,442
Average Disposable Income	\$93,799	\$68,412	\$72,142

## DAYTIME DEMOS

	1 mile	3 miles	5 miles
Total Daytime Population	7,265	103,107	215,663
Daytime Population Workers	2,497	31,646	79,198
Daytime Population Residents	4,768	71,461	136,465

## RACE & ETHNICITY

	1 mile	3 miles	5 miles
White	7,330 <b>83.23%</b>	80,990 <b>68.56%</b>	162,511 <b>69.25%</b>
Black or African American	191 <b>2.17%</b>	7,129 <b>6.04%</b>	14,680 <b>6.26%</b>
American Indian & Alaska Native Population	49 <b>0.56%</b>	873 <b>0.74%</b>	1,712 <b>0.73%</b>
Asian Population	313 <b>3.55%</b>	5,053 <b>4.28%</b>	10,502 <b>4.48%</b>
Pacific Islander Population	25 <b>0.28%</b>	484 <b>0.41%</b>	1,160 <b>0.49%</b>
Other Race Population	433 <b>4.92%</b>	14,725 <b>12.47%</b>	27,237 <b>11.61%</b>
Population of Two or More Races	466 <b>5.29%</b>	8,871 <b>7.51%</b>	16,869 <b>7.19%</b>
Hispanic Population	1,598 <b>18.15%</b>	34,732 <b>29.40%</b>	65,313 <b>27.83%</b>
Non-Hispanic Population	7,208 <b>81.85%</b>	83,395 <b>70.60%</b>	169,357 <b>72.17%</b>

## EDUCATION

	1 mile	3 miles	5 miles
Bachelor's Degree	1,483 <b>22.89%</b>	13,938 <b>17.47%</b>	30,457 <b>18.87%</b>
Graduate/Professional Degree	1,124 <b>17.35%</b>	7,470 <b>9.36%</b>	15,971 <b>9.89%</b>

## AGE

	1 mile	3 miles	5 miles
Median Age	45.2	36.7	37.4



**1480  
Jamacha Rd,  
El Cajon, CA**

**Mike Moser**  
858.523.2089  
mikemoser@retailinsite.net  
lic. 00977876

**Maya Grim**  
858.523.2094  
mgrim@retailinsite.net  
lic. 01273486

**Retail Insite**  
*Commercial Real Estate*

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

**lic.** 01206760

**t.** 858 523 2090

**w.** retailinsite.net