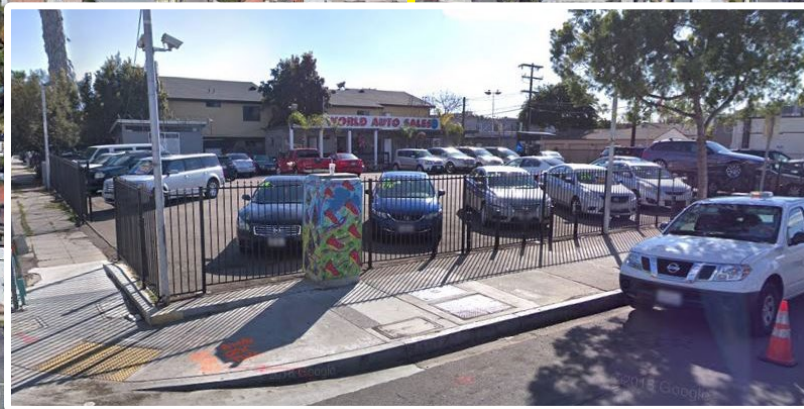
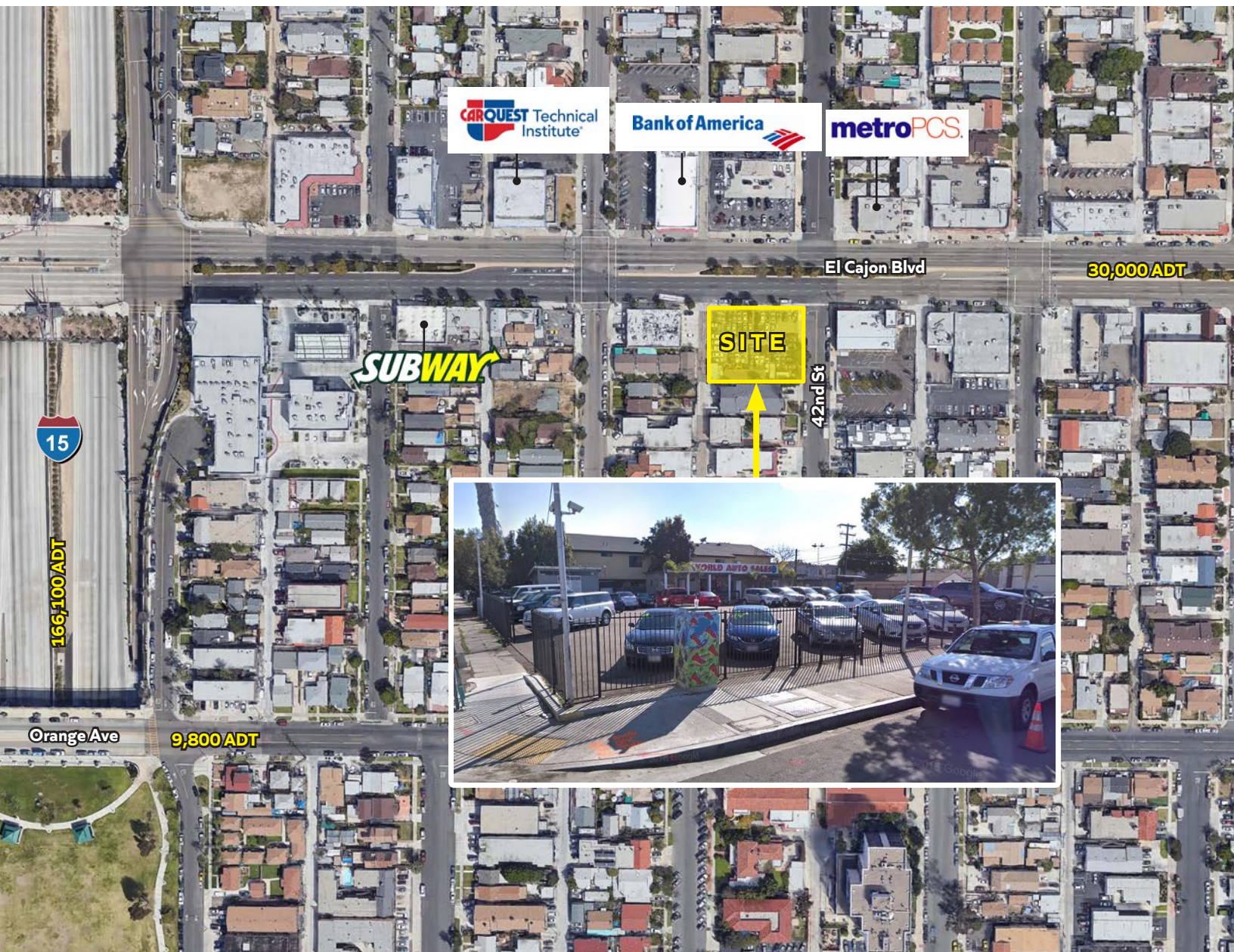


# 4191 El Cajon Blvd

AVAILABLE FOR SALE | SAN DIEGO, CA 92105



**Mike Moser**

858.523.2089

mikemoser@retailinsite.net

**Retail Insite**

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

lic. 01206760 t. 858 523 2090

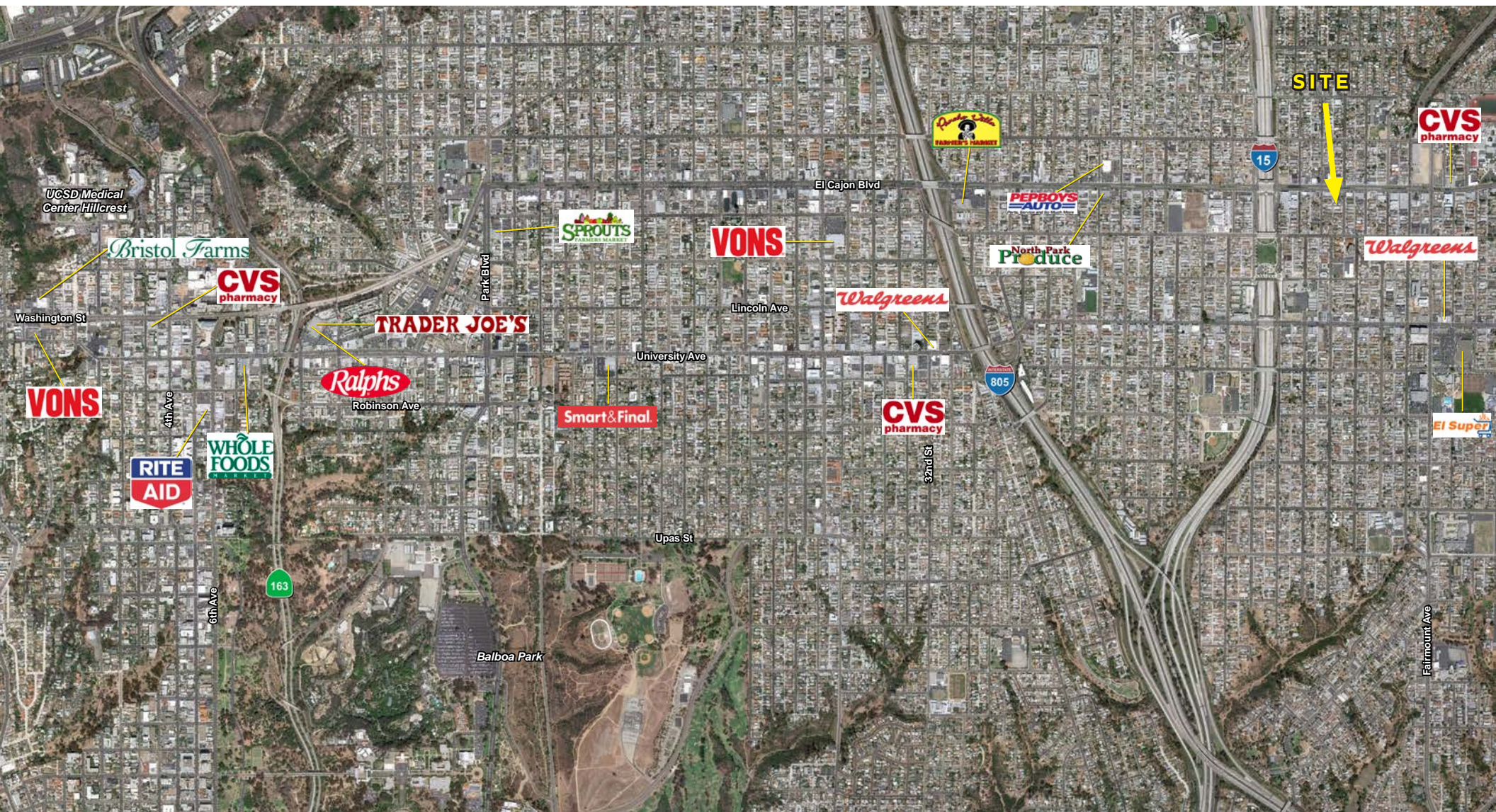




- Corner lot available For Sale
- Central San Diego location
- Ideal for Owner User
- Retail pad opportunity
- Easy access to Interstate 15 and Interstate 805
- Land Area: 12,000 SF
- APN: 454-744-38-00
- Zoning: CUPD-CU-2-3 (Central Urbanized Planned District)
- Property has approximately 125 ft of frontage along El Cajon Blvd

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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## Rings: 1, 3, 5 mile radii



## POPULATION

## 1 mile

## 3 miles

## 5 miles

Total Population

59,371

262,167

641,219

Projected Population (2022)

60,758

270,467

668,107



## HOUSING

Total Households

20,687

105,211

247,879

Projected Total Households (2022)

21,158

108,521

259,968



## INCOME

Median Household Income

\$41,714

\$57,676

\$61,488

Average Household Income

\$63,038

\$80,756

\$86,776

Per Capita Income

\$22,072

\$32,444

\$33,798

Median Disposable Income

\$36,926

\$49,300

\$51,783

Average Disposable Income

\$50,155

\$62,139

\$65,738



## DAYTIME DEMOS

Total Daytime Population

39,942

211,189

719,020

Daytime Population Workers

8,913

90,669

413,755

Daytime Population Residents

31,029

120,520

305,265



## RACE &amp; ETHNICITY

White

22,978 **38.70%**132,462 **50.53%**333,433 **52.00%**

Black or African American

6,057 **10.20%**27,670 **10.55%**67,566 **10.54%**

American Indian &amp; Alaska Native Population

474 **0.80%**2,004 **0.76%**4,856 **0.76%**

Asian Population

8,595 **14.48%**33,176 **12.65%**71,581 **11.16%**

Pacific Islander Population

182 **0.31%**1,055 **0.40%**3,396 **0.53%**

Other Race Population

18,109 **30.50%**50,673 **19.33%**122,902 **19.17%**

Population of Two or More Races

2,977 **5.01%**15,128 **5.77%**37,486 **5.85%**

Hispanic Population

33,312 **56.11%**103,557 **39.50%**254,592 **39.70%**

Non-Hispanic Population

26,060 **43.89%**158,611 **60.50%**386,627 **60.30%**

## EDUCATION

Bachelor's Degree

5,963 **16.38%**41,964 **23.97%**100,883 **23.19%**

Graduate/Professional Degree

3,224 **8.86%**25,036 **14.30%**60,245 **13.85%**

## AGE

Median Age

31.2

33.5

34.1