

El Cajon Blvd & 33rd St



±27,878 SF OF AVAILABLE LAND | SAN DIEGO, CA



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PROPERTY HIGHLIGHTS

- Co-Tenants: Proposed Sprouts and Wells Fargo Bank
- Property is adjacent to 805 Freeway at El Cajon Blvd exit
- Increased density in the market with urban residential growth
- Centrally located with dense population
- Great opportunity for new retail building/drive thru or other commercial use



ESTIMATED 2024 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

El Cajon Blvd & 33rd St, San Diego, CA 92104

Rings: 1, 3, 5 mile radii

POPULATION

	1 mile	3 miles	5 miles
Total Population	50,062	250,142	590,195
Projected Population (2029)	50,053	250,392	600,380

HOUSING

	1 mile	3 miles	5 miles
Total Households	24,692	112,561	238,430
Projected Total Households (2029)	25,310	115,402	249,814

INCOME

	1 mile	3 miles	5 miles
Median Household Income	\$81,462	\$85,802	\$84,921
Average Household Income	\$105,826	\$118,900	\$118,755
Per Capita Income	\$52,235	\$53,689	\$48,617
Median Disposable Income	\$64,452	\$68,444	\$68,005
Average Disposable Income	\$78,539	\$85,177	\$85,000

DAYTIME DEMOS

	1 mile	3 miles	5 miles
Total Daytime Population	30,476	263,994	730,044
Daytime Population Workers	13,898	161,329	461,951
Daytime Population Residents	16,578	102,665	268,093

RACE & ETHNICITY

	1 mile	3 miles	5 miles
White	22,494 44.93%	110,705 44.26%	251,208 42.56%
Black or African American	4,042 8.07%	20,696 8.27%	52,312 8.86%
American Indian & Alaska Native Population	752 1.50%	3,024 1.21%	7,577 1.28%
Asian Population	4,008 8.01%	31,240 12.49%	68,241 11.56%
Pacific Islander Population	151 0.30%	901 0.36%	2,646 0.45%
Other Race Population	10,756 21.49%	45,811 18.31%	118,769 20.12%
Population of Two or More Races	7,858 15.70%	37,765 15.10%	89,442 15.15%
Hispanic Population	20,001 39.95%	88,852 35.52%	225,242 38.16%
Non-Hispanic Population	30,061 60.05%	161,290 64.48%	364,953 61.84%

EDUCATION

	1 mile	3 miles	5 miles
Bachelor's Degree	13,242 33.74%	57,382 30.46%	116,862 27.67%
Graduate/Professional Degree	6,789 17.30%	34,351 18.23%	70,663 16.73%

AGE

	1 mile	3 miles	5 miles
Median Age	35.0	35.9	35.3

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