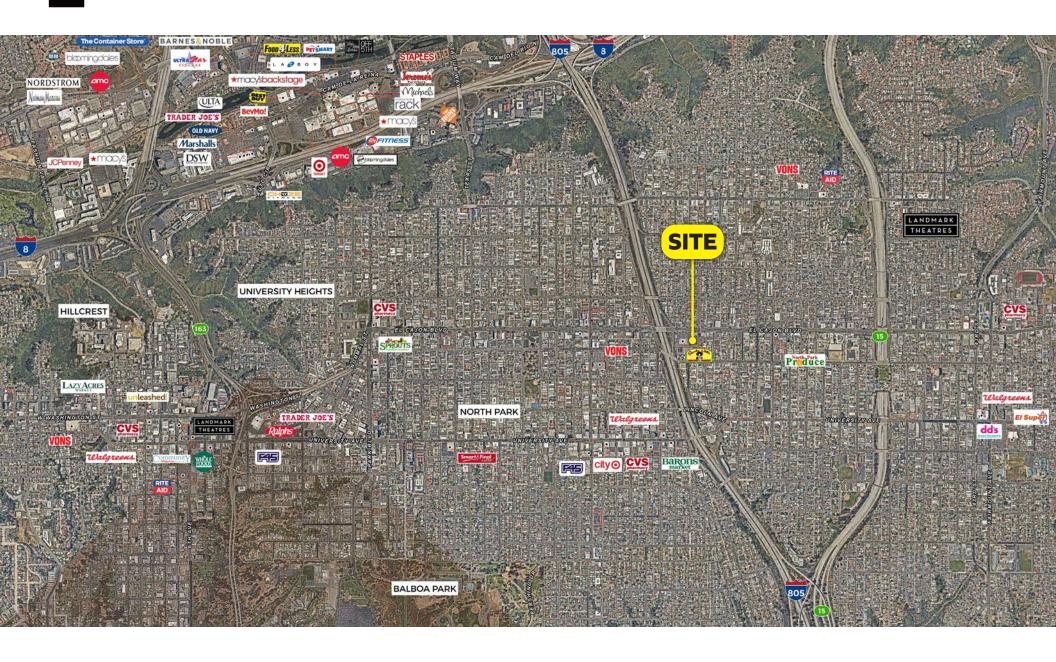
## $\mathbf{3I}$

## El Cajon Blvd & 33rd St

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







## 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 E	3lvd & 33rd	l St, San	Diego,	CA 92104
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	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			
Total Households	24,692	112,561	238,430
Projected Total Households (2029)	25,310	115,402	249,814
INCOME			
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
Ç DAYTIME DEMOS			
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
TTT RACE & ETHNICITY			
White	22,494 <b>44.93%</b>	110,705 <b>44.26%</b>	251,208 <b>42.56%</b>
Black or African American	4,042 <b>8.07%</b>	20,696 <b>8.27%</b>	52,312 <b>8.86%</b>
American Indian& Alaska Native Population	752 <b>1.50%</b>	3,024 <b>1.21%</b>	7,577 <b>1.28%</b>
Asian Population	4,008 <b>8.01%</b>	31,240 <b>12.49%</b>	68,241 <b>11.56%</b>
Pacific Islander Population	151 <b>0.30%</b>	901 <b>0.36%</b>	2,646 <b>0.45%</b>
Other Race Population	10,756 <b>21.49%</b>	45,811 <b>18.31%</b>	118,769 <b>20.12%</b>
Population of Two or More Races	7,858 <b>15.70%</b>	37,765 <b>15.10%</b>	89,442 <b>15.15%</b>
Hispanic Population	20,001 <b>39.95%</b>	88,852 <b>35.52%</b>	225,242 <b>38.16%</b>
Non-Hispanic Population	30,061 <b>60.05%</b>	161,290 <b>64.48%</b>	364,953 <b>61.84%</b>
EDUCATION			
Bachelor's Degree	13,242 <b>33.74%</b>	57,382 <b>30.46%</b>	116,862 <b>27.67%</b>
Graduate/Professional Degree	6,789 <b>17.30%</b>	34,351 <b>18.23</b> %	70,663 <b>16.73%</b>
♣ AGE			
Median Age	35.0	35.9	35.3