

Second

2ND & BROADWAY

AVAILABLE FOR LEASE



**1303-13011
BROADWAY**

EL CAJON, CA 92021

EXCELLENT HARD CORNER DRIVE-THRU
OPPORTUNITY AVAILABLE IN THE
HEART OF EL CAJON, CA

RYAN KING

858.458.3322

ryan.king@cast-cap.com

License #01885401

JOSH SIMMS

858.458.3336

josh.simms@cast-cap.com

License #02080261

CAST
CAPITAL PARTNERS



HARD CORNER OF SECOND AVENUE AND BROADWAY



PROPERTY HIGHLIGHTS

- ❖ 700 - 1,700 SF Retail strip space available
- ❖ 898 SF PAD with drive-thru (6 car stack)
- ❖ Very close proximity to I-8, Hwy-125, Hwy-94, Hwy-54, Hwy-52, and Hwy-67
- ❖ Hard corner with $\pm 30,000$ cars per day
- ❖ Surrounding tenants include, CVS, Vons, and Walgreens
- ❖ Strong Demographics with over 1,000 homes in a 5-mile radius
- ❖ Flexible zoning standards that allow for many different commercial use, such as office space, beauty shop, restaurant, neighborhood market, and more.

PROPERTY INFORMATION



**6,680 SF RETAIL STRIP AND
898 SF PAD WITH DRIVE-THRU**

TOTAL BUILDING SIZE



30,352 SF / 0.70 AC

LOT SIZE



27 SURFACE

PARKING SPACES

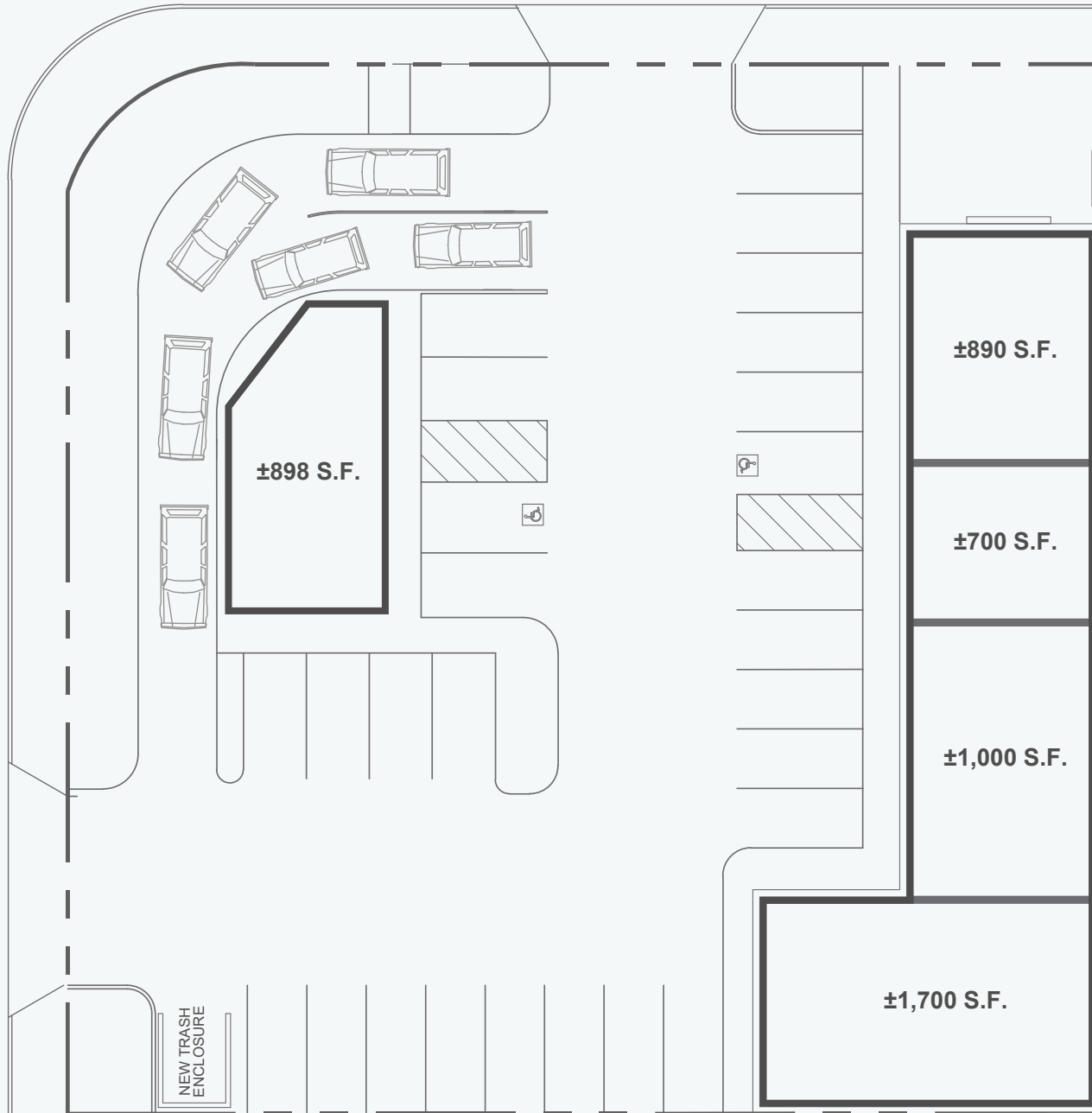


C2 - GENERAL COMMERCIAL

ZONING

N. 2ND STREET

BROADWAY



2ND & BROADWAY

SPEC PLAN

2ND & BROADWAY



Bradley Ave

Pepper Dr

SITE



VONS



Greenfield Dr

Mollison Ave

Main St

Broadway



Food 4 Less

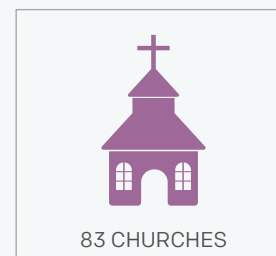
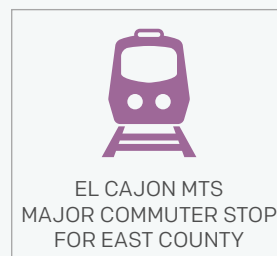
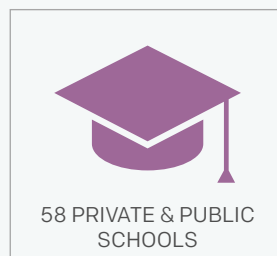
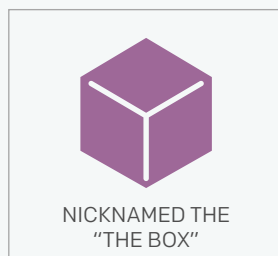
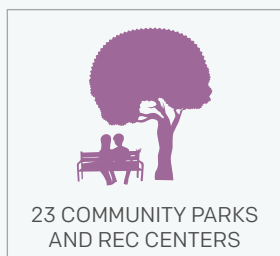




POPULATION	1 MILE	3 MILE	5 MILE
2022 Total Population:	31,179	148,217	286,765
2027 Population:	31,016	148,204	286,877
Pop Growth 2022-2027:	-0.10%	0.00%	0.00%
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2022 Total Households:	10,445	51,355	102,148
HH Growth 2022-2027:	-0.10%	0.00%	0.00%
Average Household Inc:	\$74,825	\$87,142	\$99,601
Median Home Value:	\$440,342	\$487,520	\$584,937

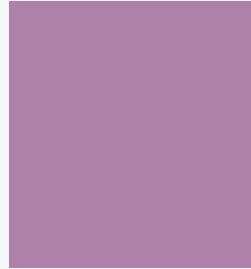
TRAFFIC COUNTS (CARS PER DAY)
32,542 CPD North 2nd Street + Broadway
21,920 CPD North 2nd Street + Clarendon Street South
26,170 CPD North 2nd Street + Marline Avenue North
20,088 CPD North 2nd Street + Persimmon Avenue North
20,864 CPD I-8 + North 2nd Street
37,058 CPD North 2nd Street + Oakdale Avenue South

EL CAJON QUICK FACTS



2ND & BROADWAY

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— EL CAJON, CALIFORNIA 92021 —



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CAPITAL PARTNERS

5090 Shoreham Place Suite 100
San Diego, CA 92122
information@cast-cap.com
(702)-802-4660

www.Cast-Cap.com

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