

**500-550
NORTH
MAGNOLIA
AVENUE,
EL CAJON,
CA 92020**

**FOR LEASE/
BUILD TO SUIT/
GROUND LEASE:**

**±26,136 SF–
±55,321 SF**



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CAST
CAPITAL PARTNERS

±26,136 SF (0.6 AC)
PARCEL 1: 482-301-06



±29,185 SF (0.67 AC)
PARCEL 2: 482-301-03



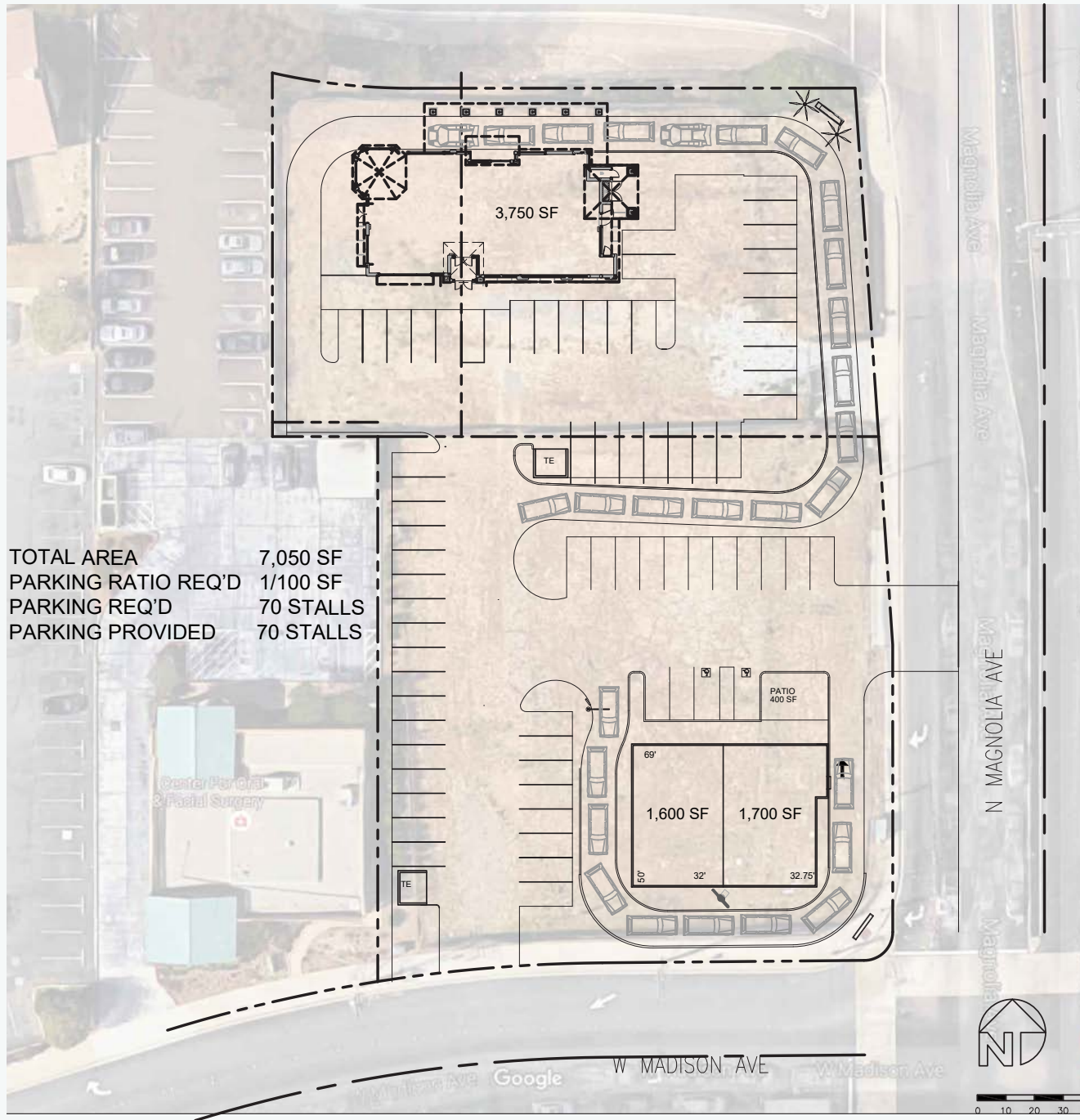
±55,321 SF (1.27 AC)
TOTAL LAND



An aerial photograph of a large, rectangular, green grassy lot outlined in yellow. The lot is situated at a street intersection. To the left, a multi-lane highway (Interstate 8) runs horizontally. A blue and red shield sign for Interstate 8 is visible. In the background, a densely populated suburban area is visible, followed by a range of mountains under a clear blue sky. Two callout boxes with white lines pointing to specific locations are overlaid on the image. The first callout points to the highway area, and the second points to the intersection corner.

LOCATED DIRECTLY
OFF INTERSTATE 8

SIGNALIZED HARD
CORNER



PROPOSED SITE PLAN

- Two (2) Drive-Thru Built-to-Suit Options Available
- Ground Lease Preferred
- Car Wash and Self Storage Use Not Permitted
- Zoning: General Commercial
- Strong Interstate-8 Visibility with Over 120,310 Cars Per Day
- 4/1,000 SF Parking Ratio
- 1 Mile to Trolley Station
- Walkscore: 74 "Very Walkable"

LEASE RATE: CONTACT BROKER FOR DETAILS

HOUSEHOLD INCOME

\$45,940

1 MILE

\$67,176

3 MILE

\$78,048

5 MILE

OF HOUSES

11,809

1 MILE

57,288

3 MILE

128,022

5 MILE

21%

MEDIAN
BACHELOR'S
DEGREE OR HIGHER

1972

MEDIAN
YEAR HOME BUILT

2.7

MEDIAN
HOUSEHOLD SIZE

35.6

MEDIAN
AGE

HOME VALUE

\$392,897

1 MILE

\$537,370

3 MILE

\$586,676

5 MILE

TRAFFIC COUNTS

COLLECTION
STREET

CROSS
STREET

TRAFFIC
VOLUME

INTERSTATE- 8

MAGNOLIA AVE

120,310

N MAGNOLIA AVE

MAGNOLIA AVE

28,700

N MAGNOLIA AVE

W MADISON AVE N

23,320

BEECH ST

GRAVES AVE SW

17,346

E MADISON AVE

BALLANTYNE ST E

9,388

POPULATION

33,608

1 MILE

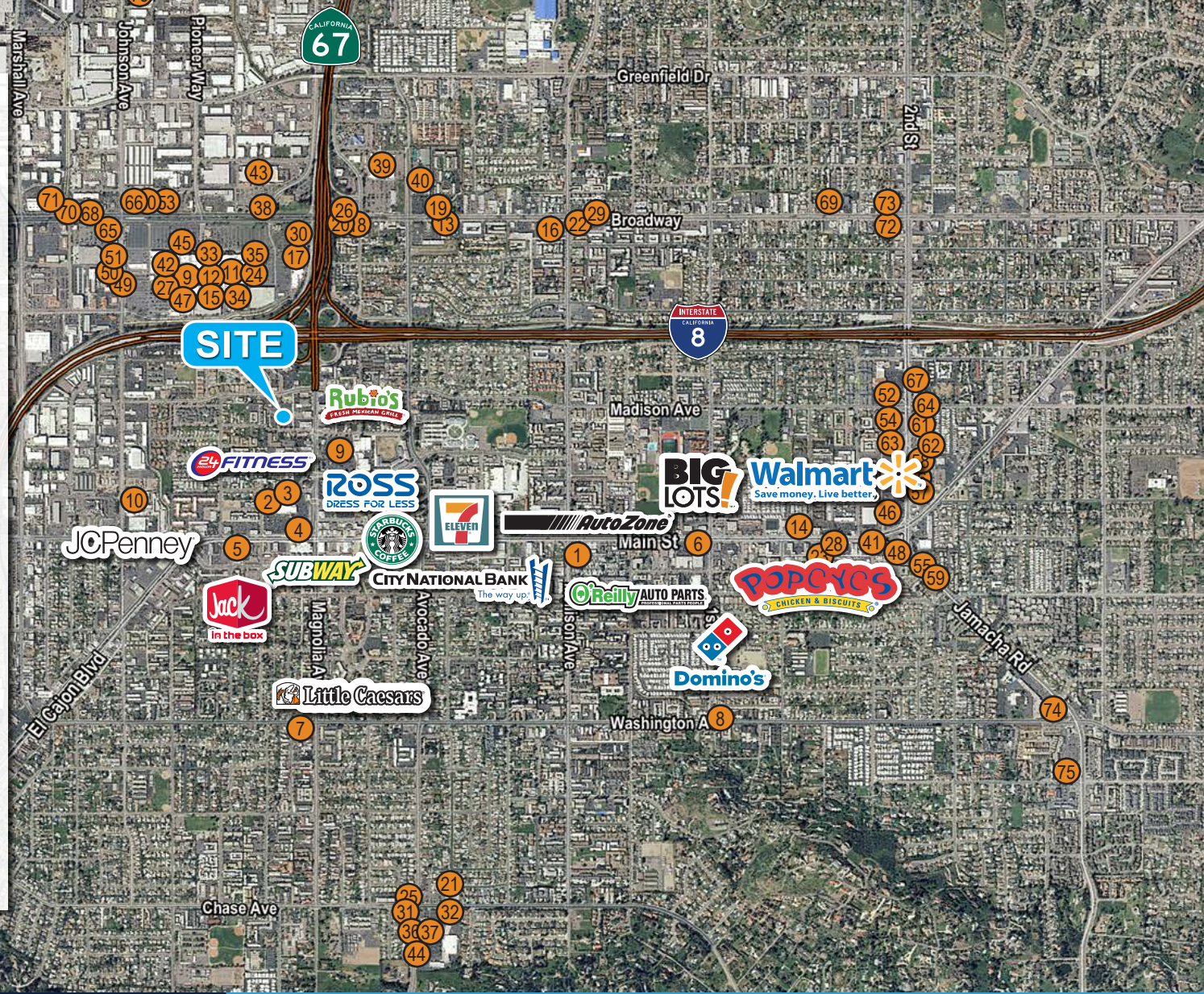
161,302

3 MILE

347,928

5 MILE

#	Name	#	Name
1	O'Reilly Auto Parts	40	Food 4 Less
2	24 Hour Fitness	41	Wienerschnitzel
3	Ross Dress For Less	42	Sears
4	Subway	43	Home Depot
5	Jack In The Box	44	Pizza Hut
6	Big Lots	45	Dick's Sporting Goods
7	Little Caesars Pizza	46	Sprouts Farmers Market
8	Domino's	47	Walmart
9	Rubio's	48	Popeyes Louisiana Kitchen
10	J C Penney	49	Subway
11	Arby's	50	Goodyear Tire Center
12	Panda Express	51	Burger King
13	O'Reilly Auto Parts	52	Carl's Jr
14	Harbor Freight Tools	53	CVS Pharmacy
15	J C Penney	54	Dollar Tree
16	Wendy's	55	Pep Boys
17	Best Buy	56	McDonald's
18	Del Taco	57	Walgreens
19	El Pollo Loco	58	Arby's
20	Panda Express	59	Burger King
21	CVS Pharmacy	60	Carl's Jr
22	Subway	61	Firestone Auto Care
23	Papa John's Pizza	62	Subway
24	Macy's	63	CarQuest
25	Jack In The Box	64	Jack In The Box
26	Jack In The Box	65	La-Z-Boy Furniture
27	Payless ShoeSource	66	Big 5 Sporting Goods
28	Payless ShoeSource	67	KFC
29	Domino's	68	Dollar Tree
30	Office Depot	69	NAPA Auto Parts
31	Little Caesars Pizza	70	McDonald's
32	Rite Aid Pharmacy	71	Smart & Final
33	Subway	72	CVS Pharmacy
34	J C Penney	73	Vons
35	Macy's	74	Wendy's
36	Subway	75	CVS Pharmacy
37	El Pollo Loco	76	NAPA Auto Parts
38	Long John Silver's	77	In-N-Out Burger
39	Target	78	Subway



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