

FOR LEASE

# RANCHO SAN DIEGO TOWN & COUNTRY

2650-2654 JAMACHA ROAD, EL CAJON, CA 92019



CBRE

## AVAILABLE FOR LEASE

- + ±910 SF Available
- + ±1,594 SF Available
- + ±1,210 SF Available

## PROPERTY HIGHLIGHTS

- + Grocery anchored shopping center with high daily need tenant mix
- + Located in most active trade area in Rancho San Diego
- + Across the street from Target, Regal Cinemas and Albertsons
- + Directly adjacent to Cuyamaca College (±9,424 students), Hillsdale Middle School and Rancho San Diego Elementary
- + Traffic Count: Jamacha Road - 33,575 MPSI (CoStar 2018)
- + Ready for Immediate Move in!

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2023 Population	10,171	62,183	220,612
2028 Population	10,008	61,458	218,498
2023 Average HH Income	\$137,881	\$143,387	\$113,268
2023 Daytime Population	9,074	46,061	180,759



# SITE PLAN

SUITE	TENANT
2650-165	NUTRISHOP
2650-163	MEMO'S BAGEL CAFE
2650-159	ANIMAL CARE CLINIC
2650-155	WERNER OPTOMETRY
2650-153	ANYTIME FITNESS
2650-125	GOODWILL
2650-147	POSTAL CENTER USA
265-145	THE SKIN BOUTIQUE
2650-143	ROUND TABLE PIZZA
2650-139	YI SUSHI
2650-137	FASHION ALTERATIONS
2650-133-135	E-MED SPA
2650-131	EDWARD D. JONES & CO.
2650-129	ALADDIN TRIO
2650-127	NOTHING BUNDT CAKES
<b>2650-125</b>	<b>AVAILABLE ± 910 SF</b>
2650-123	ALADIN TRIO
2650-121	DOLCI CAFE ITALIANO
2652	RALPHS
2654-119	DRYCLEAN USA
<b>2654-115</b>	<b>AVAILABLE ± 1,210 SF</b>
2654-113	DENTAL TOMA PETROS
2654-111	WING FACTORY
2654-109	LE PRINCE SALON
2654-105	EUROPEAN WAX CENTER
2654-103	VANITEA CAFE
2654-101	WAGYU SHAWARMA GRILL
2656-106	EVA NAILS
<b>2656-104</b>	<b>AVAILABLE ± 1,594 SF</b>
2656-102	DAIRY QUEEN
2642	DENNY'S
2644	JP MORGAN CHASE
2646	MCDONALD'S
2650-170	HILBERTO'S MEXICAN FOOD
2648-166	RANCHO SAN DIEGO DENTAL
2658	TOWN & COUNTRY CAR WASH
ATM	WELLS FARGO BANK



# TRADE AREA

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2023 HOUSEHOLDS	3,821	21,485	74,285
2028 HOUSEHOLDS	3,769	21,289	73,759

**RANCHO SAN DIEGO ELEMENTARY**  
Student Count ± 601

**HILLSDALE MIDDLE SCHOOL**  
Student Count ± 1,506

**CUYAMACA COLLAGE**  
Student Count ± 9,424



REGAL CINEMAS

Albertsons

FRIDAYS

STAPLES

TARGET

Tuesday Morning

Party City

DISCOUNT TIRE

FOR LEASE

# 2650-2654 JAMACHA RD

EL CAJON, CA 92019



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