



*Excess Properties*

For Sale/Lease



## 250 BROADWAY | EL CAJON, CA

- Located near San Vicente Fwy (Hwy 67) with 99,950 cars per day passing through
- Located at a signalized intersection with great visibility
- In close proximity to Parkway Plaza anchored by Regal Theaters, Macy's, Walmart, Dicks Sporting Goods and Best Buy

### Size

± 6,500 SF Outparcel

### Traffic Counts

Hwy 67 : 99,950

Broadway : 11,400

### Erik Westedt

RE License #CA - 01372758

Tel +1 213 545 4500

[erik.westedt@am.jll.com](mailto:erik.westedt@am.jll.com)

### Blake Kaplan

RE License #CA - 02001158

Tel +1 909 702 3367

[blake.kaplan@am.jll.com](mailto:blake.kaplan@am.jll.com)

## Aerials









## Key Area Retailers

**Target**  
**Food 4 Less**

**Home Depot**  
**Macy's**

**Walmart**  
**Dicks Sporting Goods**

## Area Profile

	1 Mile Radius	3 Mile Radius	5 Mile Radius
 Estimated Population	<b>26,930</b>	<b>162,026</b>	<b>330,588</b>
 Daytime Population	<b>32,890</b>	<b>160,113</b>	<b>289,060</b>
 Total Housing Units	<b>9,677</b>	<b>56,492</b>	<b>120,912</b>
 Median Age	<b>31</b>	<b>36</b>	<b>38</b>
 Average Household Income	<b>\$55,633</b>	<b>\$80,720</b>	<b>\$93,374</b>
 Median Household Income	<b>\$42,560</b>	<b>\$58,630</b>	<b>\$71,284</b>

## Top Tapestry Lifestyle Segments 3 Mile Radius



### METRO FUSION

**17.9%**

We are young, highly mobile, and live in culturally-diverse neighborhoods. Despite our income and language challenges, we work hard and aspire for better professional and social lives. We are very anxious to impress with the latest fashions and electronics.



### INTERNATIONAL MARKETPLACE

**8.3%**

We live in culturally-diverse, densely-populated, urban and suburban neighborhoods in New York, New Jersey, or California. Most of us are young, Hispanic families. Some of us have children. We visit theme parks, go to the beach, play soccer, and eat fast food.



### PLEASANTVILLE

**7.7%**

We live in older housing in the Northeast but are increasingly settling in the West. Our families are older, with adult children (some of whom still live at home). We maintain dual income households with higher net worths.