

FOR LEASE

AZTEC VILLAGE

6663 EL CAJON BLVD, SAN DIEGO, CA 92115

RETAIL



AVAILABLE

+ 5,518 SF Available

PROPERTY HIGHLIGHTS

- + Strong Visibility and Frontage on El Cajon Blvd
- + Prime Location Directly off the Interstate 8
- + High Traffic Counts of over 22,000 cars per day
- + The center offers a great co-tenancy with excellent exposure and monument signage
- + Great opportunity to expand in one of the most densely populated areas of San Diego
- + Located directly across of an existing Ralphs Supermarket, near San Diego State University

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2017 Population	27,612	210,811	522,314
2022 Proj. Population	29,245	220,315	543,725
Daytime Population	8,452	78,355	153,794
Avg. HH Income	\$67,570	\$73,478	\$75,712

TRAFFIC COUNTS

El Cajon Blvd	22,000 ADT
Montezuma Rd	11,700 ADT

Source: SanDag, 2015

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SITE PLAN



This site plan is not a representation, warranty or guarantee as to size, location or identity of any tenant, and the building, improvements, parking, ingress and egress are subject to such changes, additions and deletions as the architect, Landlord or any governmental agency may direct. Any specified tenant referenced herein is subject to change, deletion, change of location, etc. at any time without prior notice.

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DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2016 Population	26,017	203,822	511,813
2021 Population	27,162	211,656	531,433
2010 Population	24,763	196,005	492,333
2000 Population	24,080	194,543	490,391
Percent Pop Change: 2010 to 2016	5.06%	3.99%	3.96%
Percent Pop Change: 2016 to 2021	4.40%	3.84%	3.83%
HOUSEHOLDS			
2016 Households	9,755	77,862	188,549
2021 Households	10,253	81,220	196,620
2010 Households	9,220	74,382	180,072
2000 Households	9,469	74,602	179,305
Percent HH Change: 2010 to 2016	5.80%	4.68%	4.71%
Percent HH Change: 2016 to 2021	5.11%	4.31%	4.28%
Average Household Size	2.41	2.57	2.68
HOUSEHOLD INCOME			
2000 Average Household Income	\$46,020	\$50,392	\$50,965
2016 Average Household Income	\$68,908	\$71,086	\$73,417
2021 Average Household Income	\$75,696	\$77,754	\$80,638
2000 Median Household Income	\$37,526	\$38,620	\$39,591
2016 Median Household Income	\$51,111	\$50,888	\$55,179
2021 Median Household Income	\$55,283	\$55,336	\$59,853
2016 Per Capita Income	\$25,836	\$27,156	\$27,046
HOUSING UNITS			
2016 Housing Units	10,373	82,335	199,014
2016 Occupied Housing Units	9,755	77,862	188,549
2016 Vacant Housing Units	618	4,473	10,464
2016 Owner-Occupied Housing Units	4,406	36,648	88,864
2016 Renter-Occupied Housing Units	5,349	41,214	99,685
2016 Median Home Value	\$406,310	\$431,612	\$414,070
2016 Average Home Value	\$433,998	\$483,628	\$466,279

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