



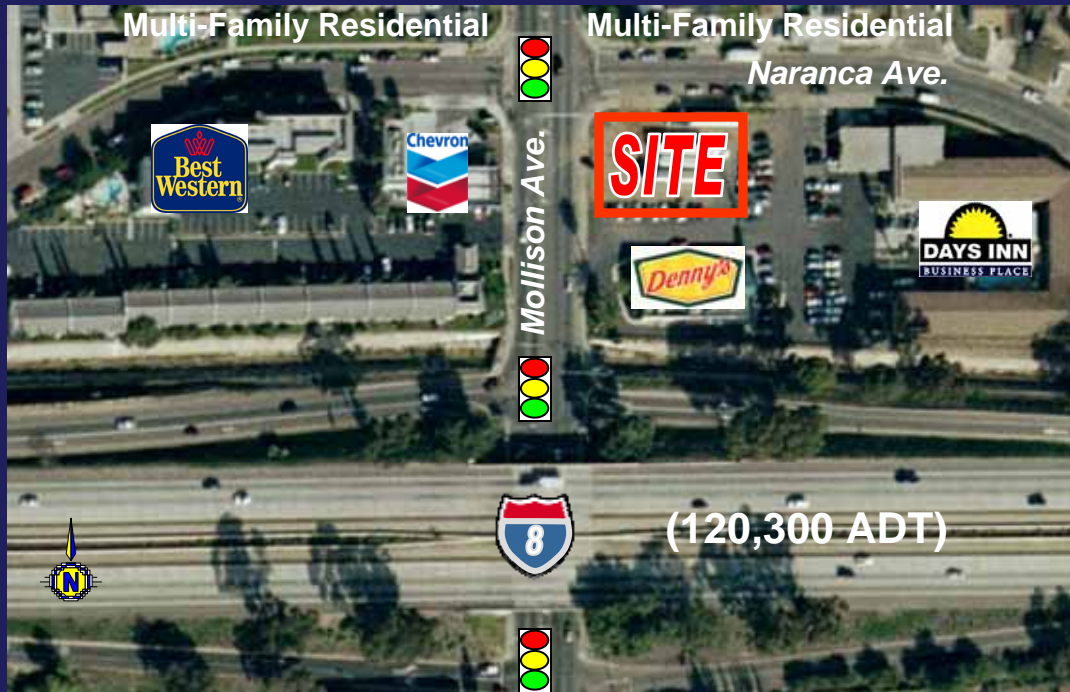
CALIFORNIA'S PREMIER
RETAIL BROKER

SALE, LEASE

or Build-to-Suit

NEC I-8 & Mollison
El Cajon, CA (San Diego County)

FREEWAY VISIBLE



Available

- Approximately 20,700 sf Pad
- Asking Sales Price \$695,000

Features

- Existing Pole Sign Freeway Visible
- 1 Mile Population 40,716
- Immediately at I-8 On/Off Ramp

FOR MORE INFORMATION PLEASE CONTACT:

Joe Wojdowski
jwojdowski@epsteensd.com
Lic #01237995



9524 Kearny Villa Rd, Suite 203, San Diego, CA 92126
Phone (858) 536-8383 Fax (858) 536-8384
www.epsteen.com



CALIFORNIA'S PREMIER
RETAIL BROKER

Potential Site Plan & Area Map

690 N. Mollison Avenue
El Cajon, CA 92021

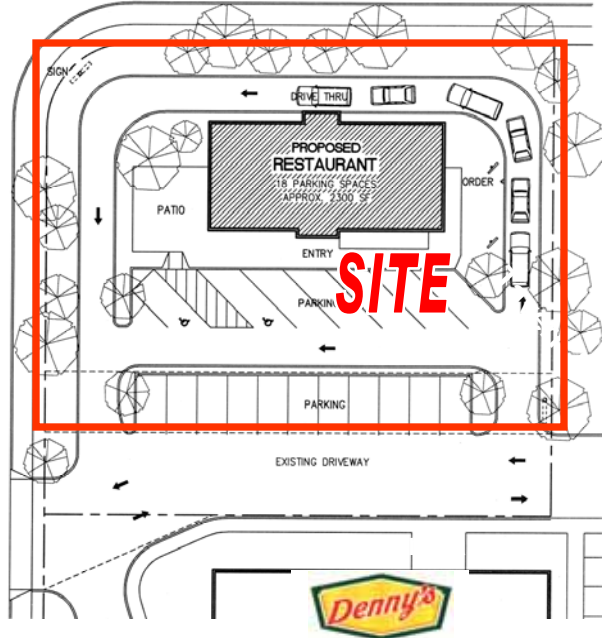
Multi-Family
Residential



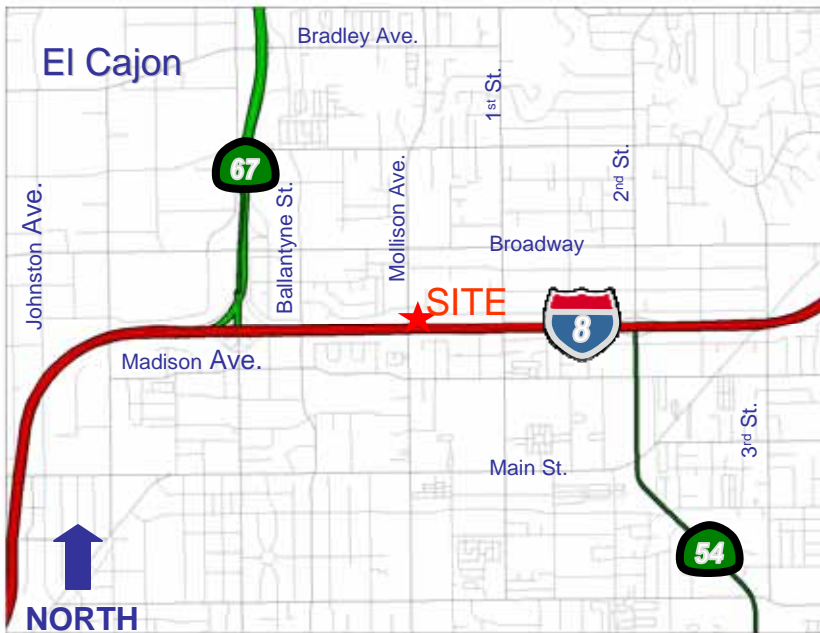
Multi-Family Residential
Naranca Ave.



Mollison Avenue (22,900 ADT)



(120,300 ADT)



Joe Wojdowski
jwojowski@epsteensd.com
Lic #01237995

9524 Kearny Villa Rd, Suite 203
San Diego, CA 92126
Phone (858) 536-8383
Fax (858) 536-8384
www.epsteen.com

The information being provided by Epstein & Associates and/or its sources is deemed reliable. While we have no reason to doubt its accuracy, we do not guarantee it. Any information, measurements, facts and actual drawings shown are approximate, subject to change, or withdrawal without notice and should be independently verified by you and may not be relied upon as a precise representation by this office. No warranties or representations are made as to the condition of the property or any hazards contained therein nor any to be implied.

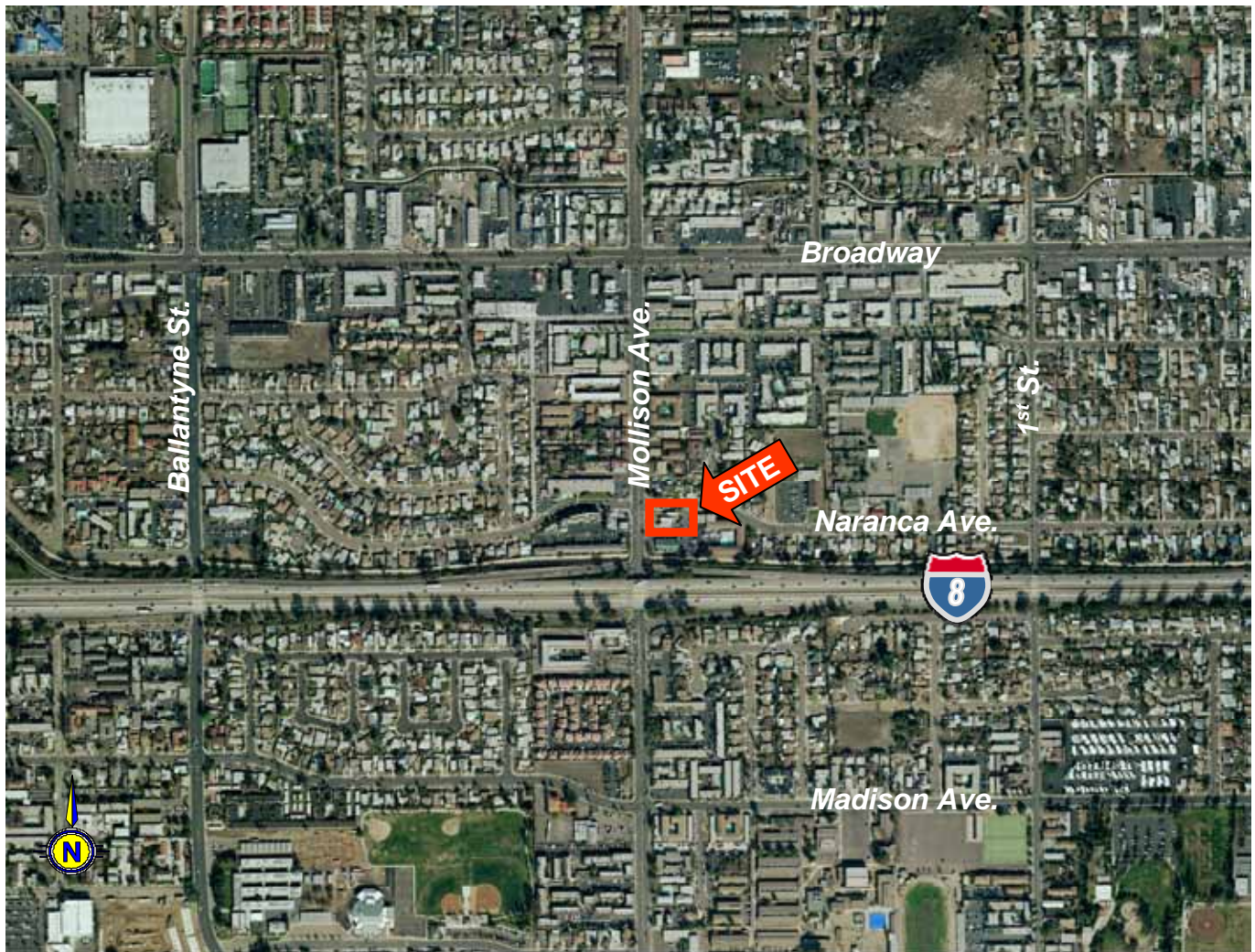


CALIFORNIA'S PREMIER
RETAIL BROKER

AERIAL

NEC I-8 & Mollison

APN 484-321-36



FOR MORE INFORMATION PLEASE CONTACT:

Joe Wojdowski
jwojowski@epsteensd.com
Lic #01237995

9524 Kearny Villa Rd, Suite 203, San Diego, CA 92126
Phone (858) 536-8383 Fax (858) 536-8384
www.epsteen.com

The information being provided by Epstein & Associates and/or its sources is deemed reliable. While we have no reason to doubt its accuracy, we do not guarantee it. Any information, measurements, facts and actual drawings shown are approximate, subject to change, or withdrawal without notice and should be independently verified by you and may not be relied upon as a precise representation by this office. No warranties or representations are made as to the condition of the property or any hazards contained therein nor any to be implied.

SUMMARY DEMOGRAPHIC PROFILE

2000 - 2010 Census, 2011 Estimates & 2016 Projections

Calculated using Proportional Block Groups

Prepared For Epsteen & Associates



Lat/Lon: 32.803/-116.95097

RS1

EL CAJON		1.00 mi	2.00 mi	3.00 mi	5.00 mi
Mollison Ave & I-8		radius	radius	radius	radius
POPULATION	2011 Estimated Population	40,716	102,179	151,769	313,277
	2016 Projected Population	44,322	110,648	163,162	332,583
	2010 Census Population	39,719	100,116	148,917	308,538
	2000 Census Population	37,432	94,700	141,987	301,487
	Historical Annual Growth 2000 to 2011	0.8%	0.7%	0.6%	0.4%
	Projected Annual Growth 2011 to 2016	1.8%	1.7%	1.5%	1.2%
	2011 Median Age	34.5	33.8	33.4	33.6
HOUSEHOLDS	2011 Estimated Households	14,035	34,923	53,013	113,542
	2016 Projected Households	15,149	37,424	56,313	119,195
	2010 Census Households	13,721	34,343	52,213	112,182
	2000 Census Households	13,875	34,165	51,562	110,607
	Historical Annual Growth 2000 to 2011	0.1%	0.1%	0.1%	0.1%
	Projected Annual Growth 2011 to 2016	1.6%	1.4%	1.2%	1.0%
POPULATION BY RACE	2011 Estimated White	61.0%	67.4%	72.6%	76.1%
	2011 Estimated Black or African American	8.9%	7.0%	5.5%	4.8%
	2011 Estimated Asian & Pacific Islander	4.2%	4.0%	3.8%	4.1%
	2011 Estimated American Indian & Native Alaskan	0.8%	0.8%	0.8%	0.8%
	2011 Estimated Other Races	25.1%	20.8%	17.4%	14.3%
	2011 Estimated Hispanic	34.5%	30.5%	26.1%	22.2%
INCOME	2011 Estimated Average Household Income	\$ 43,905	\$ 54,768	\$ 68,026	\$ 75,555
	2011 Estimated Median Household Income	\$ 37,831	\$ 47,460	\$ 58,195	\$ 66,002
	2011 Estimated Per Capita Income	\$ 15,798	\$ 19,453	\$ 24,571	\$ 28,041
EDUCATION (AGE 25+)	2011 Elementary	9.4%	8.4%	6.7%	5.1%
	2011 Some High School	11.2%	10.9%	9.4%	7.4%
	2011 High School Graduate	32.4%	30.4%	28.1%	25.8%
	2011 Some College	25.1%	24.7%	25.0%	26.1%
	2011 Associates Degree Only	7.2%	7.9%	8.5%	9.2%
	2011 Bachelors Degree Only	10.4%	11.8%	13.9%	16.5%
	2011 Graduate Degree	4.2%	5.9%	8.4%	9.8%
BUSINESS	Number of Businesses	1,363	3,732	5,342	10,134
	Total Number of Employees	11,779	35,468	54,295	101,029
	Employee Population per Business	8.6	9.5	10.2	10.0
	Residential Population per Business	29.9	27.4	28.4	30.9

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

The information being provided by Epsteen & Associates and/or its sources is deemed reliable. While we have no reason to doubt its accuracy, we do not guarantee it. Any information, measurements, facts and actual drawings shown are approximate, subject to change, or withdrawal without notice and should be independently verified by you and may not be relied upon as a precise representation by this office. No warranties or representations are made as to the condition of the property or any hazards contained therein nor any to be implied.