

# PRIME RETAIL SPACE AVAILABLE PARKWAY CENTER EL CAJON, CA



A MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS

**RETAIL INSITE**

## ► Features:



- Suites from 1,260 to 16,400 square feet available (divisible).
- Located at 450 Fletcher Parkway, just west of Hwy. 67, directly across from Parkway Plaza Regional Mall and next door to a new Home Depot.
- Other tenants include US Bank and Citibank..
- Available immediately.

Tenants in the vicinity:

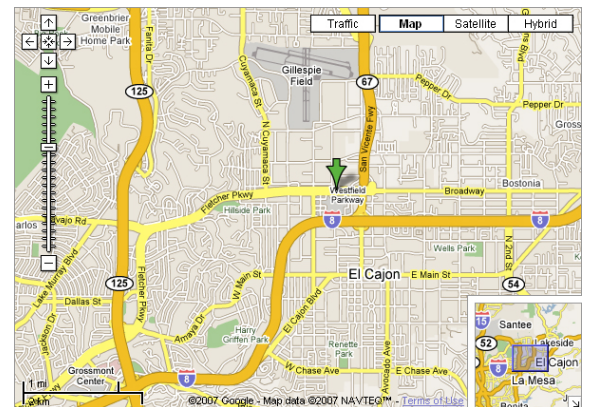


## ► Demographics:

	1 Mile	3 Miles	5 Miles
Population:	18,461	157,114	328,462
HH Income:	\$38,614	\$47,490	\$54,418

Source: Applied Geographic Solutions

Traffic Count:	Fletcher Pkwy.	42,600 ADT
	Hwy. 67	96,800 ADT (SANDAG '05)



## RETAIL INSITE

12526 High Bluff Dr., #210  
San Diego, CA 92130  
Corporate Lic. 01206760

T 858.523.2090  
F 858.523.2095  
[www.retailinsite.net](http://www.retailinsite.net)

## FOR MORE INFORMATION CONTACT:

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The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Updated 12/09/2009

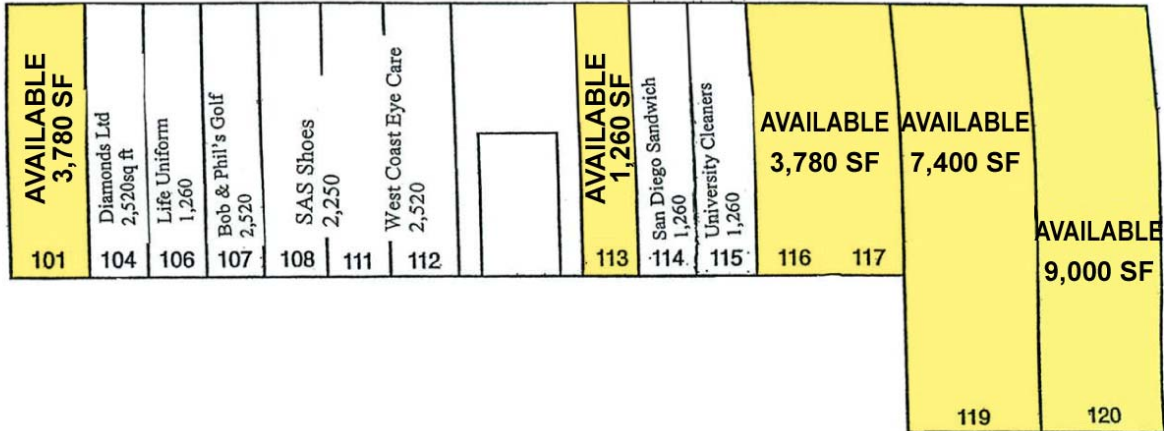
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## ➤ Site plan:



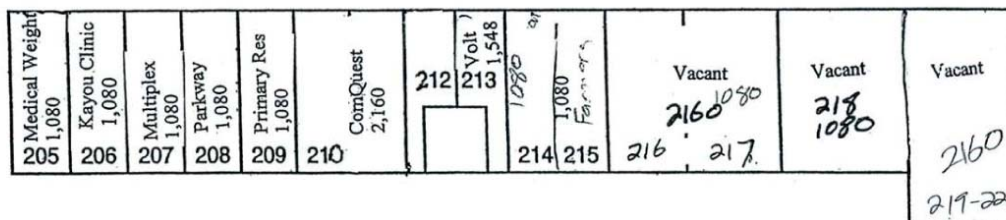
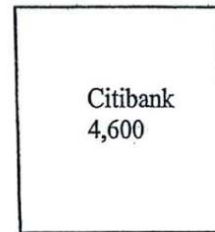
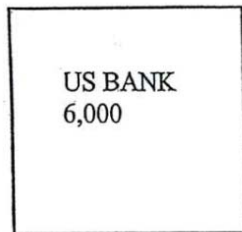
### FIRST FLOOR PLAN

(NOT TO SCALE)

PER SQUARE FT. (TRIPLE NET)

### PARKWAY CENTER

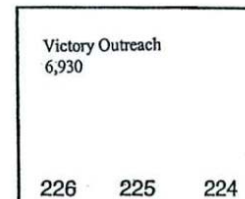
450 FLETCHER PARKWAY, EL CAJON, CA



### SECOND FLOOR PLAN

(NOT TO SCALE)

PER SQUARE FT. (GROSS)



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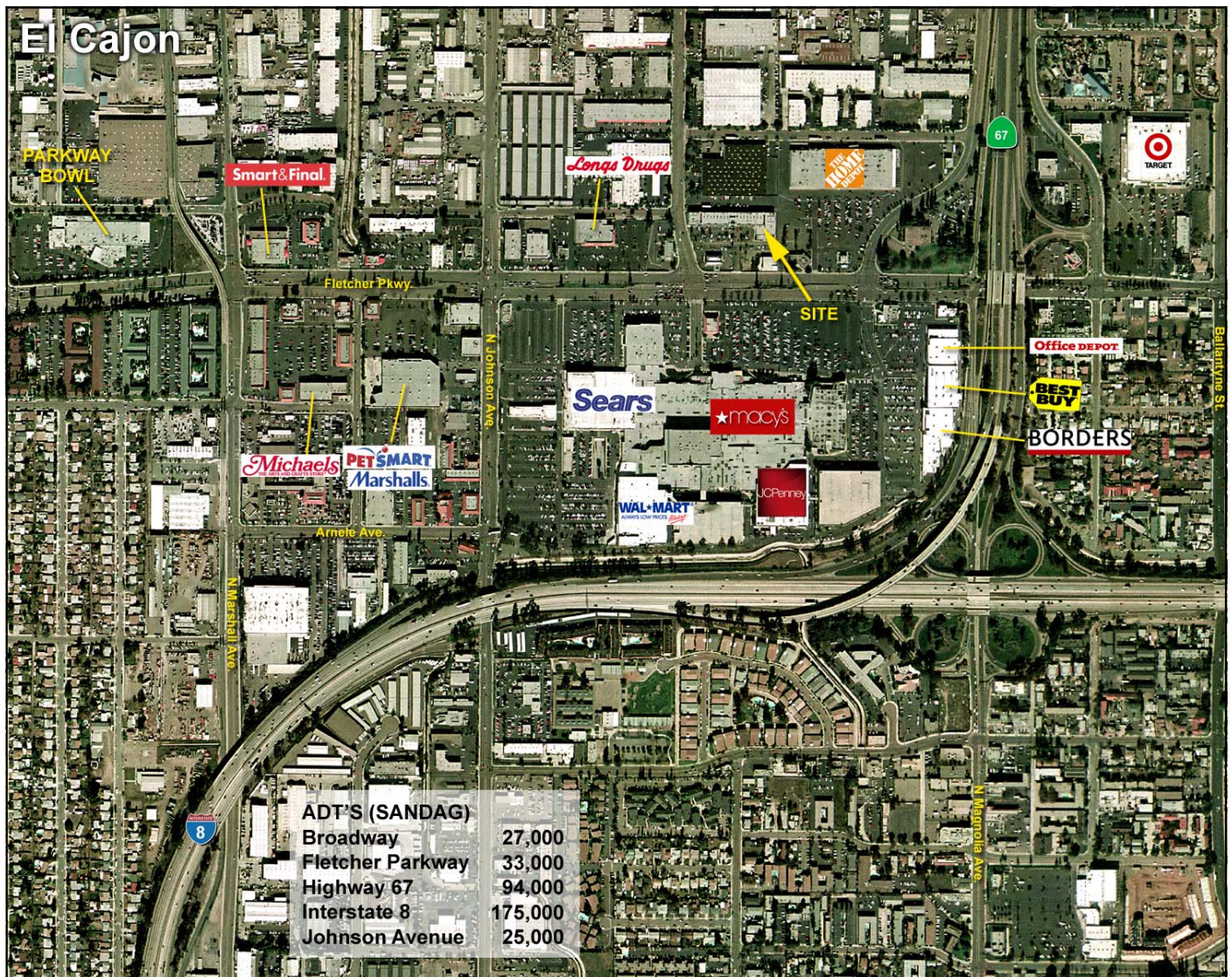
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➤ Aerial:



ADT'S (SANDAG)	
Broadway	27,000
Fletcher Parkway	33,000
Highway 67	94,000
Interstate 8	175,000
Johnson Avenue	25,000

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# DEMOGRAPHIC PROFILE EXPANDED

1990 - 2000 Census, 2006 Estimates & 2011 Projections

Calculated using Proportional Block Groups



Lat/Lon: 32.807778/-116.967447

March 2009

RF5

<b>Fletcher Pky and Pioneer Way El Cajon, California</b>	<b>1.00 mi radius</b>		<b>3.00 mi radius</b>		<b>5.00 mi radius</b>	
<b>Population</b>						
Estimated Population (2006)	18,461		157,114		328,462	
Census Population (1990)	16,619		144,716		304,061	
Census Population (2000)	18,002		152,670		317,835	
Projected Population (2011)	18,826		160,794		337,360	
Forecasted Population (2016)	20,346		169,731		359,190	
Historical Annual Growth (1990 to 2000)	1,383	0.8%	7,954	0.5%	13,774	0.5%
Historical Annual Growth (2000 to 2006)	459	0.4%	4,444	0.5%	10,627	0.6%
Projected Annual Growth (2006 to 2011)	366	0.4%	3,680	0.5%	8,898	0.5%
Est. Population Density (2006)	5,879.23	<i>psm</i>	5,589.46	<i>psm</i>	4,225.46	<i>psm</i>
Trade Area Size	3.14	<i>sq mi</i>	28.11	<i>sq mi</i>	77.73	<i>sq mi</i>
<b>Households</b>						
Estimated Households (2006)	7,140		57,165		121,820	
Census Households (1990)	6,707		53,819		112,991	
Census Households (2000)	7,020		56,043		118,812	
Projected Households (2011)	7,263		58,294		124,757	
Forecasted Households (2016)	7,293		57,507		123,899	
Households with Children (2006)	2,572	36.0%	20,397	35.7%	41,866	34.4%
Average Household Size (2006)	2.56		2.68		2.64	
<b>Average Household Income</b>						
Est. Average Household Income (2006)	\$44,014		\$55,351		\$61,867	
Proj. Average Household Income (2011)	\$47,315		\$59,517		\$66,806	
Average Family Income (2006)	\$47,651		\$61,143		\$69,366	
<b>Median Household Income</b>						
Est. Median Household Income (2006)	\$38,614		\$47,490		\$54,418	
Proj. Median Household Income (2011)	\$41,490		\$51,207		\$59,008	
Median Family Income (2006)	\$42,504		\$54,647		\$63,037	
<b>Per Capita Income</b>						
Est. Per Capita Income (2006)	\$17,241		\$20,959		\$23,620	
Proj. Per Capita Income (2011)	\$18,511		\$22,550		\$25,502	
Per Capita Income Est. 5 year change	\$1,269	7.4%	\$1,591	7.6%	\$1,882	8.0%
<b>Other Income</b>						
Est. Median Disposable Income (2006)	\$33,750		\$40,254		\$45,399	
Est. Median Disposable Income (2011)	\$35,915		\$42,962		\$48,693	
Disposable Income Est. 5 year change	\$2,165	6.4%	\$2,708	6.7%	\$3,294	7.3%
Est. Median Household Net Worth (2006)	\$28,616		\$37,857		\$42,059	
<b>Daytime Demos</b>						
Total Number of Businesses (2006)	1,538		6,397		11,436	
Total Number of Employees (2006)	16,234		61,278		102,048	
Company Headqtrs: Businesses (2006)	5	0.3%	11	0.2%	14	0.1%
Company Headqtrs: Employees (2006)	843	5.2%	1,451	2.4%	1,506	1.5%
Unemployment Rate (2006)	3.50%		2.70%		2.40%	
Employee Population per Business	10.6 to 1		9.6 to 1		8.9 to 1	
Residential Population per Business	12.0 to 1		24.6 to 1		28.7 to 1	

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Fletcher Pky and Pioneer Way El Cajon, California	1.00 mi radius		3.00 mi radius		5.00 mi radius	
<b>Race &amp; Ethnicity</b>						
White (2006)	13,663	74.0%	126,992	80.8%	274,209	83.5%
Black or African American (2006)	1,183	6.4%	6,230	4.0%	11,719	3.6%
American Indian & Alaska Native (2006)	118	0.6%	902	0.6%	1,721	0.5%
Asian (2006)	836	4.5%	5,988	3.8%	12,514	3.8%
Hawaiian & Pacific Islander (2006)	81	0.4%	605	0.4%	1,145	0.3%
Other Race (2006)	1,701	9.2%	9,941	6.3%	15,333	4.7%
Two or More Races (2006)	879	4.8%	6,456	4.1%	11,821	3.6%
Not Hispanic or Latino Population (2006)	13,242	71.7%	121,038	77.0%	264,853	80.6%
Hispanic or Latino Population (2006)	5,219	28.3%	36,076	23.0%	63,610	19.4%
Not of Hispanic Origin Population (1990)	14,242	85.7%	126,878	87.7%	271,445	89.3%
Hispanic Origin Population (1990)	2,377	14.3%	17,838	12.3%	32,616	10.7%
Not Hispanic or Latino Population (2000)	13,653	75.8%	123,997	81.2%	269,458	84.8%
Hispanic or Latino Population (2000)	4,348	24.2%	28,673	18.8%	48,377	15.2%
Not Hispanic or Latino Population (2011)	12,998	69.0%	119,303	74.2%	262,246	77.7%
Hispanic or Latino Population (2011)	5,828	31.0%	41,491	25.8%	75,114	22.3%
Hist. Hispanic Ann Growth (1990 to 2006)	2,842	7.5%	18,238	6.4%	30,994	5.9%
Proj. Hispanic Ann Growth (2006 to 2011)	609	2.3%	5,415	3.0%	11,504	3.6%
<b>Age Distribution</b>						
Age 0 to 4 yrs (2006)	1,765	9.6%	12,431	7.9%	23,800	7.2%
Age 5 to 9 yrs (2006)	1,462	7.9%	11,491	7.3%	22,536	6.9%
Age 10 to 14 yrs (2006)	1,253	6.8%	11,268	7.2%	23,662	7.2%
Age 15 to 19 yrs (2006)	1,224	6.6%	10,664	6.8%	22,289	6.8%
Age 20 to 24 yrs (2006)	1,824	9.9%	10,705	6.8%	20,292	6.2%
Age 25 to 29 yrs (2006)	1,809	9.8%	11,393	7.3%	21,923	6.7%
Age 30 to 34 yrs (2006)	1,576	8.5%	11,354	7.2%	22,825	6.9%
Age 35 to 39 yrs (2006)	1,410	7.6%	11,623	7.4%	24,295	7.4%
Age 40 to 44 yrs (2006)	1,325	7.2%	11,720	7.5%	25,685	7.8%
Age 45 to 49 yrs (2006)	1,101	6.0%	10,806	6.9%	24,786	7.5%
Age 50 to 54 yrs (2006)	916	5.0%	9,749	6.2%	22,692	6.9%
Age 55 to 59 yrs (2006)	779	4.2%	8,465	5.4%	19,031	5.8%
Age 60 to 64 yrs (2006)	553	3.0%	6,512	4.1%	14,192	4.3%
Age 65 to 74 yrs (2006)	750	4.1%	9,172	5.8%	19,720	6.0%
Age 75 to 84 yrs (2006)	515	2.8%	6,664	4.2%	13,992	4.3%
Age 85 yrs plus (2006)	200	1.1%	3,098	2.0%	6,741	2.1%
Median Age (2006)	29.2	yrs	34.1	yrs	35.8	yrs
<b>Gender Age Distribution</b>						
Female Population (2006)	9,346	50.6%	80,865	51.5%	169,603	51.6%
Age 0 to 19 yrs (2006)	2,823	30.2%	22,650	28.0%	45,699	26.9%
Age 20 to 64 yrs (2006)	5,635	60.3%	46,882	58.0%	99,840	58.9%
Age 65 yrs plus (2006)	887	9.5%	11,333	14.0%	24,063	14.2%
Female Median Age (2006)	29.8	yrs	35.3	yrs	37.1	yrs
Male Population (2006)	9,115	49.4%	76,250	48.5%	158,860	48.4%
Age 0 to 19 yrs (2006)	2,881	31.6%	23,203	30.4%	46,587	29.3%
Age 20 to 64 yrs (2006)	5,657	62.1%	45,446	59.6%	95,883	60.4%
Age 65 yrs plus (2006)	577	6.3%	7,600	10.0%	16,390	10.3%
Male Median Age (2006)	28.6	yrs	32.9	yrs	34.6	yrs

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<b>Household Income Distribution</b>						
HH Income \$200,000 or More (2006)	63	0.9%	1,108	1.9%	3,159	2.6%
HH Income \$150,000 to \$199,999 (2006)	56	0.8%	1,135	2.0%	3,506	2.9%
HH Income \$100,000 to \$149,999 (2006)	335	4.7%	5,321	9.3%	14,233	11.7%
HH Income \$75,000 to \$99,999 (2006)	572	8.0%	6,228	10.9%	15,928	13.1%
HH Income \$50,000 to \$74,999 (2006)	1,397	19.6%	11,602	20.3%	25,885	21.2%
HH Income \$35,000 to \$49,999 (2006)	1,516	21.2%	9,669	16.9%	19,189	15.8%
HH Income \$25,000 to \$34,999 (2006)	1,168	16.4%	7,640	13.4%	13,993	11.5%
HH Income \$15,000 to \$24,999 (2006)	967	13.5%	6,912	12.1%	12,582	10.3%
HH Income \$0 to \$14,999 (2006)	1,067	14.9%	7,550	13.2%	13,344	11.0%
HH Income \$35,000+ (2006)	3,939	55.2%	35,063	61.3%	81,901	67.2%
HH Income \$75,000+ (2006)	1,026	14.4%	13,791	24.1%	36,827	30.2%
<b>Housing</b>						
Total Housing Units (2006)	7,581		60,322		128,334	
Housing Units, Occupied (2006)	7,140	94.2%	57,165	94.8%	121,820	94.9%
<i>Housing Units, Owner-Occupied (2006)</i>	1,867	26.1%	28,591	50.0%	71,554	58.7%
<i>Housing Units, Renter-Occupied (2006)</i>	5,273	73.9%	28,574	50.0%	50,265	41.3%
Housing Units, Vacant (2006)	440	5.8%	3,157	5.2%	6,514	5.1%
Median Years in Residence (2006)	2.4	<i>yrs</i>	3.5	<i>yrs</i>	3.9	<i>yrs</i>
<b>Marital Status</b>						
Never Married (2006)	4,589	32.8%	32,715	26.8%	67,608	26.2%
Now Married (2006)	6,087	43.5%	58,429	47.9%	130,898	50.6%
Separated (2006)	835	6.0%	6,816	5.6%	11,979	4.6%
Widowed (2006)	584	4.2%	7,912	6.5%	16,491	6.4%
Divorced (2006)	1,888	13.5%	16,052	13.2%	31,491	12.2%
<b>Household Type</b>						
Population Family (2006)	14,615	79.2%	129,632	82.5%	274,828	83.7%
Population Non-Family (2006)	3,688	20.0%	23,492	15.0%	47,353	14.4%
Population Group Qtrs (2006)	157	0.9%	3,990	2.5%	6,281	1.9%
Family Households (2006)	4,286	60.0%	37,788	66.1%	81,300	66.7%
Married Couple With Children (2006)	1,305	21.4%	11,874	20.3%	26,052	19.9%
Average Family Household Size (2006)	3.41		3.43		3.38	
Non-Family Households (2006)	2,854	40.0%	19,376	33.9%	40,519	33.3%
<b>Household Size</b>						
1 Person Household (2006)	1,947	27.3%	13,527	23.7%	28,699	23.6%
2 Person Households (2006)	2,208	30.9%	18,402	32.2%	40,394	33.2%
3 Person Households (2006)	1,293	18.1%	10,328	18.1%	21,595	17.7%
4 Person Households (2006)	941	13.2%	8,178	14.3%	17,971	14.8%
5 Person Households (2006)	459	6.4%	4,032	7.1%	8,109	6.7%
6+ Person Households (2006)	293	4.1%	2,698	4.7%	5,052	4.1%
<b>Household Vehicles</b>						
Total Vehicles Available (2006)	13,143		109,678		245,030	
Household: 0 Vehicles Available (2006)	569	8.0%	3,680	6.4%	6,753	5.5%
Household: 1 Vehicles Available (2006)	3,078	43.1%	19,784	34.6%	38,325	31.5%
Household: 2+ Vehicles Available (2006)	3,493	48.9%	33,700	59.0%	76,742	63.0%
Average Vehicles Per Household (2006)	1.8		1.9		2.0	

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<b>Labor Force</b>						
Est. Labor: Population Age 16+ (2006)	13,705		119,615		253,646	
Est. Civilian Employed (2006)	8,534	62.3%	71,380	59.7%	156,457	61.7%
Est. Civilian Unemployed (2006)	476	3.5%	3,218	2.7%	6,107	2.4%
Est. in Armed Forces (2006)	552	4.0%	2,464	2.1%	4,940	1.9%
Est. not in Labor Force (2006)	4,142	30.2%	42,553	35.6%	86,142	34.0%
<b>Occupation</b>						
Occupation: Population Age 16+ (2000)	8,141		67,530		147,774	
Mgmt, Business, & Financial Operations (200)	817	10.0%	8,101	12.0%	19,901	13.5%
Professional and Related (2000)	1,029	12.6%	11,366	16.8%	29,166	19.7%
Service (2000)	1,427	17.5%	11,324	16.8%	22,326	15.1%
Sales and Office (2000)	2,787	34.2%	21,055	31.2%	45,336	30.7%
Farming, Fishing, and Forestry (2000)	14	0.2%	84	0.1%	186	0.1%
Construct, Extraction, & Maintenance (2000)	959	11.8%	8,176	12.1%	16,769	11.3%
Production, Transp. & Material Moving (2000)	1,108	13.6%	7,425	11.0%	14,090	9.5%
Percent White Collar Workers (2000)	56.9%		60.0%		63.9%	
Percent Blue Collar Workers (2000)	43.1%		40.0%		36.1%	
<b>Consumer Expenditure (in \$,000,000s)</b>						
Total Household Expenditure (2006)	\$287		\$2,654		\$6,106	
Total Non-Retail Expenditures (2006)	\$160	55.7%	\$1,485	55.9%	\$3,423	56.1%
Total Retail Expenditures (2006)	\$127	44.3%	\$1,169	44.1%	\$2,683	43.9%
Apparel (2006)	\$4	1.5%	\$39	1.5%	\$89	1.5%
Contributions (2006)	\$10	3.4%	\$96	3.6%	\$228	3.7%
Education (2006)	\$6	2.2%	\$63	2.4%	\$148	2.4%
Entertainment (2006)	\$16	5.7%	\$152	5.7%	\$352	5.8%
Food And Beverages (2006)	\$47	16.5%	\$428	16.1%	\$975	16.0%
Furnishings And Equipment (2006)	\$12	4.3%	\$118	4.4%	\$275	4.5%
Gifts (2006)	\$7	2.5%	\$70	2.6%	\$165	2.7%
Health Care (2006)	\$19	6.7%	\$172	6.5%	\$389	6.4%
Household Operations (2006)	\$10	3.4%	\$95	3.6%	\$223	3.7%
Miscellaneous Expenses (2006)	\$5	1.8%	\$47	1.8%	\$106	1.7%
Personal Care (2006)	\$4	1.5%	\$40	1.5%	\$92	1.5%
Personal Insurance (2006)	\$3	1.0%	\$27	1.0%	\$64	1.0%
Reading (2006)	\$1	0.3%	\$9	0.3%	\$21	0.3%
Shelter (2006)	\$56	19.7%	\$527	19.9%	\$1,216	19.9%
Tobacco (2006)	\$2	0.8%	\$19	0.7%	\$42	0.7%
Transportation (2006)	\$60	21.0%	\$555	20.9%	\$1,276	20.9%
Utilities (2006)	\$22	7.8%	\$198	7.5%	\$446	7.3%
<b>Educational Attainment</b>						
Adult Population (25 Years or Older) (2006)	10,932		100,557		215,884	
Elementary (0 to 8) (2006)	650	5.9%	5,034	5.0%	8,292	3.8%
Some High School (9 to 11) (2006)	1,312	12.0%	9,393	9.3%	16,957	7.9%
High School Graduate (12) (2006)	3,366	30.8%	29,026	28.9%	56,295	26.1%
Some College (13 to 16) (2006)	2,975	27.2%	26,987	26.8%	59,566	27.6%
Associate Degree Only (2006)	712	6.5%	7,019	7.0%	16,191	7.5%
Bachelor Degree Only (2006)	1,256	11.5%	14,115	14.0%	35,336	16.4%
Graduate Degree (2006)	662	6.1%	8,982	8.9%	23,246	10.8%

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# DEMOGRAPHIC PROFILE EXPANDED

1990 - 2000 Census, 2006 Estimates & 2011 Projections

Calculated using Proportional Block Groups



Lat/Lon: 32.807778/-116.967447

March 2009

RF5

Fletcher Pky and Pioneer Way El Cajon, California		1.00 mi radius		3.00 mi radius		5.00 mi radius	
<b>Units In Structure</b>							
1 Detached Unit (2000)		1,423	19.6%	24,510	42.5%	60,184	49.4%
1 Attached Unit (2000)		284	3.9%	3,132	5.4%	7,792	6.4%
2 to 4 Units (2000)		494	6.8%	3,836	6.7%	7,118	5.8%
5 to 9 Units (2000)		567	7.8%	3,535	6.1%	7,312	6.0%
10 to 19 Units (2000)		901	12.4%	4,573	7.9%	8,093	6.6%
20 to 49 Units (2000)		1,360	18.7%	6,170	10.7%	9,554	7.8%
50 or more Units (2000)		1,879	25.9%	7,145	12.4%	13,061	10.7%
Mobile Home or Trailer (2000)		351	4.8%	4,441	7.7%	8,254	6.8%
Other Structure (2000)		4	0.1%	262	0.5%	540	0.4%
<b>Homes Built By Year</b>							
Homes Built 1999 to 2000		15	0.2%	291	0.5%	728	0.6%
Homes Built 1995 to 1998		93	1.3%	1,006	1.7%	3,169	2.6%
Homes Built 1990 to 1994		385	5.3%	2,389	4.1%	5,519	4.5%
Homes Built 1980 to 1989		1,470	20.2%	9,749	16.9%	22,977	18.8%
Homes Built 1970 to 1979		2,606	35.9%	17,386	30.2%	38,256	31.4%
Homes Built 1960 to 1969		1,303	17.9%	12,450	21.6%	24,729	20.3%
Homes Built 1950 to 1959		1,135	15.6%	10,800	18.7%	19,010	15.6%
Homes Built Before 1949		255	3.5%	3,534	6.1%	7,520	6.2%
<b>Home Values</b>							
Home Values \$1,000,000 or More (2000)		0		39	0.2%	100	0.2%
Home Values \$500,000 to \$999,999 (2000)		3	0.2%	407	1.9%	967	1.8%
Home Values \$400,000 to \$499,999 (2000)		23	1.8%	682	3.2%	1,993	3.7%
Home Values \$300,000 to \$399,999 (2000)		81	6.5%	1,653	7.8%	5,560	10.3%
Home Values \$200,000 to \$299,999 (2000)		234	19.0%	7,169	34.0%	21,386	39.6%
Home Values \$150,000 to \$199,999 (2000)		573	46.4%	7,576	35.9%	16,743	31.0%
Home Values \$100,000 to \$149,999 (2000)		280	22.7%	2,929	13.9%	5,888	10.9%
Home Values \$70,000 to \$99,999 (2000)		28	2.3%	469	2.2%	1,011	1.9%
Home Values \$50,000 to \$69,999 (2000)		5	0.4%	86	0.4%	177	0.3%
Home Values \$25,000 to \$49,999 (2000)		9	0.7%	60	0.3%	116	0.2%
Home Values \$0 to \$24,999 (2000)		0		32	0.1%	67	0.1%
Owner Occupied Median Home Value (2000)		\$182,438		\$212,242		\$224,538	
Renter Occupied Median Rent (2000)		\$642		\$666		\$709	
<b>Transportation To Work</b>							
Drive to Work Alone (2000)		6,469	74.4%	53,552	76.6%	120,889	79.3%
Drive to Work in Carpool (2000)		1,261	14.5%	9,075	13.0%	17,975	11.8%
Travel to Work - Public Transportation (2000)		333	3.8%	2,190	3.1%	3,641	2.4%
Drive to Work on Motorcycle (2000)		50	0.6%	375	0.5%	729	0.5%
Walk or Bicycle to Work (2000)		316	3.6%	1,816	2.6%	2,821	1.9%
Other Means (2000)		70	0.8%	535	0.8%	1,080	0.7%
Work at Home (2000)		193	2.2%	2,357	3.4%	5,312	3.5%
<b>Travel Time</b>							
Travel to Work in 14 Minutes or Less (2000)		2,183	25.7%	16,683	24.7%	31,954	21.7%
Travel to Work in 14 to 29 Minutes (2000)		3,283	38.6%	25,240	37.4%	58,283	39.6%
Travel to Work in 30 to 59 Minutes (2000)		2,552	30.0%	21,400	31.7%	48,453	32.9%
Travel to Work in 60 Minutes or More (2000)		480	5.6%	4,219	6.2%	8,445	5.7%
Average Travel Time to Work (2000)		23.7	mins	24.3	mins	24.6	mins

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