

PRIME RETAIL SPACE AVAILABLE PARKWAY CENTER EL CAJON, CA



A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

RETAIL INSITE

► Features:



- Suites from 3,780 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, Citibank and Cycle Gear
- Available immediately

Tenants in the vicinity:



it'sallinside.



Office DEPOT.



mervyns.

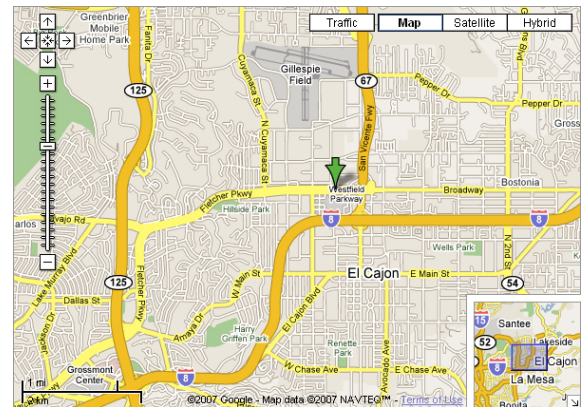
Marshalls.

► Demographics:

	1 Mile	3 Miles	5 Miles
Population:	18,611	157,081	328,576
HH Income:	\$38,518	\$47,500	\$54,414

Source: Applied Geographic Solutions

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



RETAIL INSITE

12526 High Bluff Dr. T 858.523.2090
Suite 210 F 858.523.2095
San Diego, CA 92130 www.retailinsite.net

FOR MORE INFORMATION CONTACT:

Ron Pepper
858.523.2085
rpepper@retailinsite.net

Ryan Rogers
858.523.2098
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Updated 1/26/09

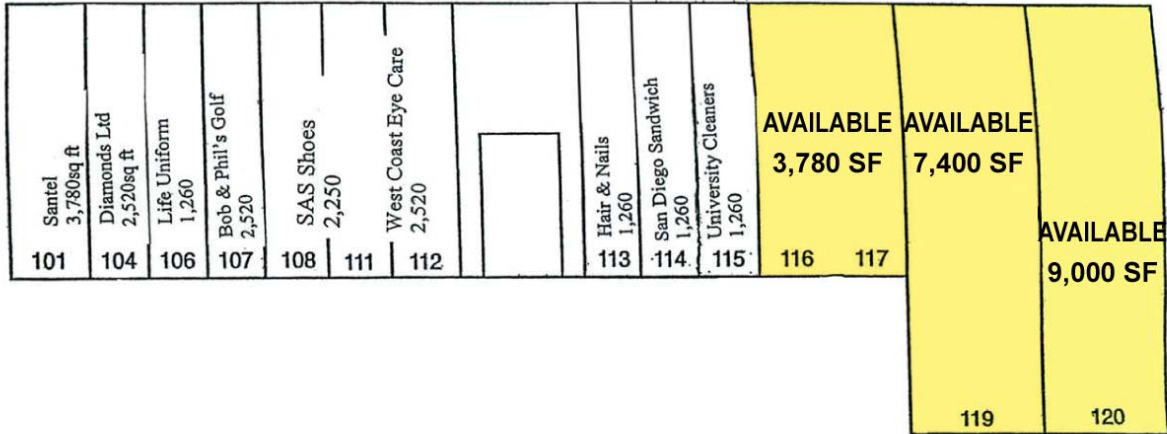
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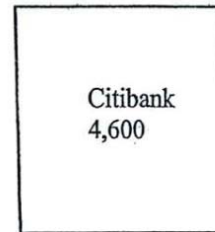
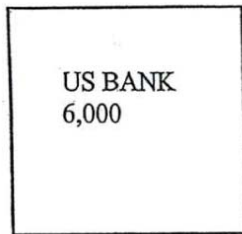
➤ Site plan:



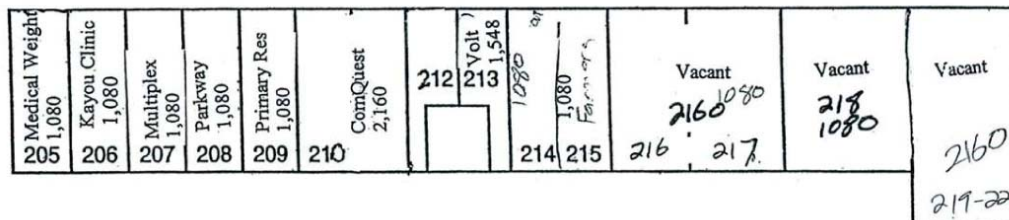
FIRST FLOOR PLAN

(NOT TO SCALE)

PER SQUARE FT. (TRIPLE NET)



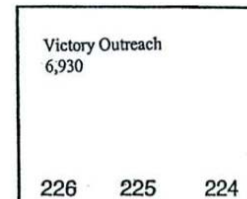
PARKWAY CENTER
450 FLETCHER PARKWAY, EL CAJON, CA



SECOND FLOOR PLAN

(NOT TO SCALE)

PER SQUARE FT. (GROSS)



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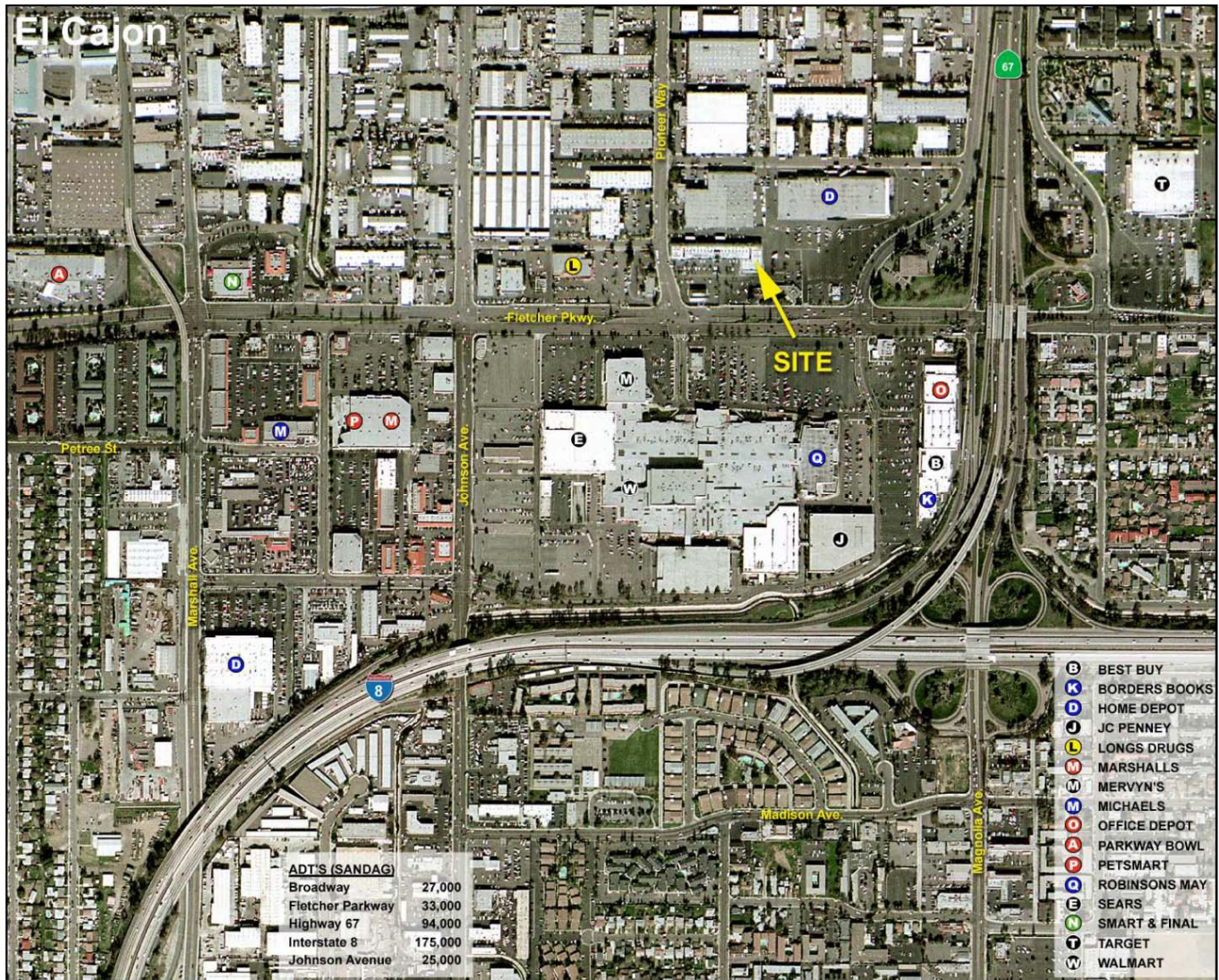
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➤ Aerial:



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

- B** BEST BUY
- K** BORDERS BOOKS
- D** HOME DEPOT
- J** JC PENNEY
- L** LONGS DRUGS
- M** MARSHALLS
- M** MERVYN'S
- O** MICHAELS
- O** OFFICE DEPOT
- A** PARKWAY BOWL
- P** PETSMART
- R** ROBINSONS MAY
- S** SEARS
- N** SMART & FINAL
- T** TARGET
- W** WALMART

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DEMOGRAPHIC PROFILE EXPANDED

1990 - 2000 Census, 2006 Estimates & 2011 Projections

Calculated using Proportional Block Groups



Lat/Lon: 32.807682/-116.967377

April 2007

RF5

Fletcher Pky & Pioneer Way El Cajon, California	1.00 mi radius		3.00 mi radius		5.00 mi radius	
Population						
Estimated Population (2006)	18,611		157,081		328,576	
Census Population (1990)	16,733		144,696		304,156	
Census Population (2000)	18,130		152,637		317,947	
Projected Population (2011)	18,991		160,762		337,476	
Forecasted Population (2016)	20,540		169,700		359,310	
Historical Annual Growth (1990 to 2000)	1,397	0.8%	7,941	0.5%	13,791	0.5%
Historical Annual Growth (2000 to 2006)	481	0.4%	4,445	0.5%	10,629	0.6%
Projected Annual Growth (2006 to 2011)	380	0.4%	3,680	0.5%	8,899	0.5%
Est. Population Density (2006)	5,926.99	<i>psm</i>	5,588.10	<i>psm</i>	4,226.93	<i>psm</i>
Trade Area Size	3.14	<i>sq mi</i>	28.11	<i>sq mi</i>	77.73	<i>sq mi</i>
Households						
Estimated Households (2006)	7,190		57,153		121,860	
Census Households (1990)	6,750		53,815		113,026	
Census Households (2000)	7,064		56,030		118,852	
Projected Households (2011)	7,318		58,283		124,798	
Forecasted Households (2016)	7,355		57,496		123,938	
Households with Children (2006)	2,595	36.1%	20,392	35.7%	41,882	34.4%
Average Household Size (2006)	2.57		2.68		2.64	
Average Household Income						
Est. Average Household Income (2006)	\$43,916		\$55,377		\$61,864	
Proj. Average Household Income (2011)	\$47,208		\$59,544		\$66,802	
Average Family Income (2006)	\$47,523		\$61,178		\$69,362	
Median Household Income						
Est. Median Household Income (2006)	\$38,518		\$47,500		\$54,414	
Proj. Median Household Income (2011)	\$41,382		\$51,219		\$59,005	
Median Family Income (2006)	\$42,370		\$54,661		\$63,033	
Per Capita Income						
Est. Per Capita Income (2006)	\$17,198		\$20,968		\$23,618	
Proj. Per Capita Income (2011)	\$18,464		\$22,559		\$25,500	
Per Capita Income Est. 5 year change	\$1,265	7.4%	\$1,591	7.6%	\$1,881	8.0%
Other Income						
Est. Median Disposable Income (2006)	\$33,676		\$40,261		\$45,396	
Est. Median Disposable Income (2011)	\$35,832		\$42,970		\$48,690	
Disposable Income Est. 5 year change	\$2,156	6.4%	\$2,709	6.7%	\$3,294	7.3%
Est. Median Household Net Worth (2006)	\$28,560		\$37,863		\$42,057	
Daytime Demos						
Total Number of Businesses (2006)	1,544		6,395		11,439	
Total Number of Employees (2006)	16,238		61,247		102,067	
Company Headqtrs: Businesses (2006)	5	0.3%	11	0.2%	14	0.1%
Company Headqtrs: Employees (2006)	839	5.2%	1,451	2.4%	1,507	1.5%
Unemployment Rate (2006)	3.50%		2.70%		2.40%	
Employee Population per Business	10.5 to 1		9.6 to 1		8.9 to 1	
Residential Population per Business	12.1 to 1		24.6 to 1		28.7 to 1	

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Fletcher Pky & Pioneer Way El Cajon, California	1.00 mi radius		3.00 mi radius		5.00 mi radius	
Race & Ethnicity						
White (2006)	13,761	73.9%	126,966	80.8%	274,283	83.5%
Black or African American (2006)	1,196	6.4%	6,230	4.0%	11,734	3.6%
American Indian & Alaska Native (2006)	119	0.6%	902	0.6%	1,722	0.5%
Asian (2006)	842	4.5%	5,984	3.8%	12,520	3.8%
Hawaiian & Pacific Islander (2006)	82	0.4%	605	0.4%	1,146	0.3%
Other Race (2006)	1,723	9.3%	9,940	6.3%	15,344	4.7%
Two or More Races (2006)	888	4.8%	6,455	4.1%	11,828	3.6%
Not Hispanic or Latino Population (2006)	13,328	71.6%	121,012	77.0%	264,934	80.6%
Hispanic or Latino Population (2006)	5,283	28.4%	36,069	23.0%	63,643	19.4%
Not of Hispanic Origin Population (1990)	14,330	85.6%	126,866	87.7%	271,525	89.3%
Hispanic Origin Population (1990)	2,404	14.4%	17,830	12.3%	32,631	10.7%
Not Hispanic or Latino Population (2000)	13,732	75.7%	123,969	81.2%	269,542	84.8%
Hispanic or Latino Population (2000)	4,398	24.3%	28,668	18.8%	48,405	15.2%
Not Hispanic or Latino Population (2011)	13,089	68.9%	119,278	74.2%	262,325	77.7%
Hispanic or Latino Population (2011)	5,902	31.1%	41,484	25.8%	75,150	22.3%
Hist. Hispanic Ann Growth (1990 to 2006)	2,879	7.5%	18,239	6.4%	31,012	5.9%
Proj. Hispanic Ann Growth (2006 to 2011)	619	2.3%	5,414	3.0%	11,508	3.6%
Age Distribution						
Age 0 to 4 yrs (2006)	1,782	9.6%	12,428	7.9%	23,808	7.2%
Age 5 to 9 yrs (2006)	1,476	7.9%	11,488	7.3%	22,545	6.9%
Age 10 to 14 yrs (2006)	1,265	6.8%	11,266	7.2%	23,671	7.2%
Age 15 to 19 yrs (2006)	1,236	6.6%	10,662	6.8%	22,298	6.8%
Age 20 to 24 yrs (2006)	1,838	9.9%	10,702	6.8%	20,303	6.2%
Age 25 to 29 yrs (2006)	1,822	9.8%	11,389	7.3%	21,933	6.7%
Age 30 to 34 yrs (2006)	1,590	8.5%	11,349	7.2%	22,833	6.9%
Age 35 to 39 yrs (2006)	1,421	7.6%	11,619	7.4%	24,303	7.4%
Age 40 to 44 yrs (2006)	1,336	7.2%	11,717	7.5%	25,694	7.8%
Age 45 to 49 yrs (2006)	1,109	6.0%	10,804	6.9%	24,795	7.5%
Age 50 to 54 yrs (2006)	921	4.9%	9,750	6.2%	22,700	6.9%
Age 55 to 59 yrs (2006)	784	4.2%	8,465	5.4%	19,036	5.8%
Age 60 to 64 yrs (2006)	556	3.0%	6,513	4.1%	14,195	4.3%
Age 65 to 74 yrs (2006)	754	4.1%	9,171	5.8%	19,725	6.0%
Age 75 to 84 yrs (2006)	519	2.8%	6,662	4.2%	13,995	4.3%
Age 85 yrs plus (2006)	202	1.1%	3,097	2.0%	6,742	2.1%
Median Age (2006)	29.1 yrs		34.1 yrs		35.8 yrs	
Gender Age Distribution						
Female Population (2006)	9,422	50.6%	80,844	51.5%	169,662	51.6%
Age 0 to 19 yrs (2006)	2,850	30.3%	22,645	28.0%	45,718	26.9%
Age 20 to 64 yrs (2006)	5,677	60.3%	46,869	58.0%	99,876	58.9%
Age 65 yrs plus (2006)	895	9.5%	11,330	14.0%	24,069	14.2%
Female Median Age (2006)	29.8 yrs		35.4 yrs		37.1 yrs	
Male Population (2006)	9,189	49.4%	76,237	48.5%	158,914	48.4%
Age 0 to 19 yrs (2006)	2,909	31.7%	23,199	30.4%	46,604	29.3%
Age 20 to 64 yrs (2006)	5,700	62.0%	45,439	59.6%	95,916	60.4%
Age 65 yrs plus (2006)	580	6.3%	7,599	10.0%	16,394	10.3%
Male Median Age (2006)	28.6 yrs		32.9 yrs		34.6 yrs	

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Household Income Distribution						
HH Income \$200,000 or More (2006)	63	0.9%	1,111	1.9%	3,160	2.6%
HH Income \$150,000 to \$199,999 (2006)	56	0.8%	1,137	2.0%	3,507	2.9%
HH Income \$100,000 to \$149,999 (2006)	336	4.7%	5,320	9.3%	14,237	11.7%
HH Income \$75,000 to \$99,999 (2006)	574	8.0%	6,224	10.9%	15,933	13.1%
HH Income \$50,000 to \$74,999 (2006)	1,405	19.5%	11,598	20.3%	25,892	21.2%
HH Income \$35,000 to \$49,999 (2006)	1,524	21.2%	9,667	16.9%	19,197	15.8%
HH Income \$25,000 to \$34,999 (2006)	1,177	16.4%	7,638	13.4%	14,000	11.5%
HH Income \$15,000 to \$24,999 (2006)	977	13.6%	6,909	12.1%	12,587	10.3%
HH Income \$0 to \$14,999 (2006)	1,079	15.0%	7,548	13.2%	13,349	11.0%
HH Income \$35,000+ (2006)	3,957	55.0%	35,057	61.3%	81,924	67.2%
HH Income \$75,000+ (2006)	1,028	14.3%	13,792	24.1%	36,836	30.2%
Housing						
Total Housing Units (2006)	7,634		60,308		128,377	
Housing Units, Occupied (2006)	7,190	94.2%	57,153	94.8%	121,860	94.9%
<i>Housing Units, Owner-Occupied (2006)</i>	1,870	26.0%	28,586	50.0%	71,573	58.7%
<i>Housing Units, Renter-Occupied (2006)</i>	5,321	74.0%	28,566	50.0%	50,287	41.3%
Housing Units, Vacant (2006)	443	5.8%	3,156	5.2%	6,517	5.1%
Median Years in Residence (2006)	2.4	yrs	3.5	yrs	3.9	yrs
Marital Status						
Never Married (2006)	4,624	32.8%	32,710	26.8%	67,637	26.2%
Now Married (2006)	6,127	43.5%	58,425	47.9%	130,935	50.6%
Separated (2006)	845	6.0%	6,812	5.6%	11,984	4.6%
Widowed (2006)	591	4.2%	7,906	6.5%	16,496	6.4%
Divorced (2006)	1,903	13.5%	16,045	13.2%	31,502	12.2%
Household Type						
Population Family (2006)	14,733	79.2%	129,613	82.5%	274,926	83.7%
Population Non-Family (2006)	3,716	20.0%	23,484	15.0%	47,368	14.4%
Population Group Qtrs (2006)	162	0.9%	3,984	2.5%	6,282	1.9%
Family Households (2006)	4,317	60.0%	37,782	66.1%	81,328	66.7%
Married Couple With Children (2006)	1,315	21.5%	11,872	20.3%	26,061	19.9%
Average Family Household Size (2006)	3.41		3.43		3.38	
Non-Family Households (2006)	2,874	40.0%	19,370	33.9%	40,532	33.3%
Household Size						
1 Person Household (2006)	1,961	27.3%	13,522	23.7%	28,707	23.6%
2 Person Households (2006)	2,219	30.9%	18,399	32.2%	40,406	33.2%
3 Person Households (2006)	1,302	18.1%	10,326	18.1%	21,603	17.7%
4 Person Households (2006)	948	13.2%	8,176	14.3%	17,978	14.8%
5 Person Households (2006)	464	6.4%	4,031	7.1%	8,112	6.7%
6+ Person Households (2006)	297	4.1%	2,698	4.7%	5,054	4.1%
Household Vehicles						
Total Vehicles Available (2006)	13,219		109,668		245,129	
Household: 0 Vehicles Available (2006)	575	8.0%	3,680	6.4%	6,755	5.5%
Household: 1 Vehicles Available (2006)	3,103	43.2%	19,777	34.6%	38,339	31.5%
Household: 2+ Vehicles Available (2006)	3,512	48.8%	33,696	59.0%	76,766	63.0%
Average Vehicles Per Household (2006)	1.8		1.9		2.0	

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Labor Force						
Est. Labor: Population Age 16+ (2006)	13,809		119,590		253,731	
Est. Civilian Employed (2006)	8,590	62.2%	71,367	59.7%	156,512	61.7%
Est. Civilian Unemployed (2006)	481	3.5%	3,217	2.7%	6,110	2.4%
Est. in Armed Forces (2006)	556	4.0%	2,462	2.1%	4,943	1.9%
Est. not in Labor Force (2006)	4,182	30.3%	42,543	35.6%	86,166	34.0%
Occupation						
Occupation: Population Age 16+ (2000)	8,186		67,517		147,826	
Mgmt, Business, & Financial Operations (200)	818	10.0%	8,100	12.0%	19,906	13.5%
Professional and Related (2000)	1,033	12.6%	11,366	16.8%	29,177	19.7%
Service (2000)	1,438	17.6%	11,321	16.8%	22,336	15.1%
Sales and Office (2000)	2,801	34.2%	21,049	31.2%	45,351	30.7%
Farming, Fishing, and Forestry (2000)	14	0.2%	84	0.1%	187	0.1%
Construct, Extraction, & Maintenance (2000)	967	11.8%	8,173	12.1%	16,774	11.3%
Production, Transp. & Material Moving (2000)	1,117	13.6%	7,423	11.0%	14,095	9.5%
Percent White Collar Workers (2000)	56.8%		60.0%		63.9%	
Percent Blue Collar Workers (2000)	43.2%		40.0%		36.1%	
Consumer Expenditure (in \$,000,000s)						
Total Household Expenditure (2006)	\$289		\$2,654		\$6,108	
Total Non-Retail Expenditures (2006)	\$161	55.7%	\$1,485	55.9%	\$3,424	56.1%
Total Retail Expenditures (2006)	\$128	44.3%	\$1,169	44.1%	\$2,684	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%	\$353	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)	\$57	19.7%	\$527	19.9%	\$1,216	19.9%
Tobacco (2006)	\$2	0.8%	\$19	0.7%	\$42	0.7%
Transportation (2006)	\$61	21.0%	\$555	20.9%	\$1,276	20.9%
Utilities (2006)	\$22	7.8%	\$198	7.5%	\$446	7.3%
Educational Attainment						
Adult Population (25 Years or Older) (2006)	11,013		100,535		215,951	
Elementary (0 to 8) (2006)	658	6.0%	5,033	5.0%	8,295	3.8%
Some High School (9 to 11) (2006)	1,326	12.0%	9,390	9.3%	16,964	7.9%
High School Graduate (12) (2006)	3,394	30.8%	29,014	28.9%	56,314	26.1%
Some College (13 to 16) (2006)	2,994	27.2%	26,975	26.8%	59,585	27.6%
Associate Degree Only (2006)	715	6.5%	7,017	7.0%	16,198	7.5%
Bachelor Degree Only (2006)	1,261	11.5%	14,117	14.0%	35,345	16.4%
Graduate Degree (2006)	665	6.0%	8,989	8.9%	23,249	10.8%

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Units In Structure							
1 Detached Unit (2000)		1,427	19.5%	24,513	42.6%	60,201	49.4%
1 Attached Unit (2000)		284	3.9%	3,131	5.4%	7,792	6.4%
2 to 4 Units (2000)		497	6.8%	3,835	6.7%	7,119	5.8%
5 to 9 Units (2000)		572	7.8%	3,533	6.1%	7,314	6.0%
10 to 19 Units (2000)		909	12.4%	4,572	7.9%	8,098	6.6%
20 to 49 Units (2000)		1,376	18.8%	6,171	10.7%	9,559	7.8%
50 or more Units (2000)		1,887	25.8%	7,143	12.4%	13,065	10.7%
Mobile Home or Trailer (2000)		351	4.8%	4,431	7.7%	8,259	6.8%
Other Structure (2000)		4	0.1%	262	0.5%	540	0.4%
Homes Built By Year							
Homes Built 1999 to 2000		15	0.2%	292	0.5%	728	0.6%
Homes Built 1995 to 1998		95	1.3%	1,004	1.7%	3,170	2.6%
Homes Built 1990 to 1994		386	5.3%	2,389	4.1%	5,524	4.5%
Homes Built 1980 to 1989		1,478	20.2%	9,745	16.9%	23,001	18.9%
Homes Built 1970 to 1979		2,620	35.9%	17,382	30.2%	38,257	31.4%
Homes Built 1960 to 1969		1,313	18.0%	12,445	21.6%	24,731	20.3%
Homes Built 1950 to 1959		1,141	15.6%	10,799	18.8%	19,015	15.6%
Homes Built Before 1949		260	3.6%	3,536	6.1%	7,523	6.2%
Home Values							
Home Values \$1,000,000 or More (2000)		0		40	0.2%	100	0.2%
Home Values \$500,000 to \$999,999 (2000)		3	0.2%	409	1.9%	967	1.8%
Home Values \$400,000 to \$499,999 (2000)		22	1.8%	685	3.2%	1,993	3.7%
Home Values \$300,000 to \$399,999 (2000)		80	6.4%	1,661	7.9%	5,561	10.3%
Home Values \$200,000 to \$299,999 (2000)		233	18.9%	7,166	34.0%	21,393	39.6%
Home Values \$150,000 to \$199,999 (2000)		574	46.5%	7,570	35.9%	16,747	31.0%
Home Values \$100,000 to \$149,999 (2000)		282	22.9%	2,927	13.9%	5,890	10.9%
Home Values \$70,000 to \$99,999 (2000)		28	2.2%	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		31	0.1%	67	0.1%
Owner Occupied Median Home Value (2000)		\$181,993		\$212,385		\$224,534	
Renter Occupied Median Rent (2000)		\$641		\$666		\$709	
Transportation To Work							
Drive to Work Alone (2000)		6,498	74.3%	53,540	76.6%	120,932	79.3%
Drive to Work in Carpool (2000)		1,271	14.5%	9,073	13.0%	17,983	11.8%
Travel to Work - Public Transportation (2000)		338	3.9%	2,189	3.1%	3,643	2.4%
Drive to Work on Motorcycle (2000)		51	0.6%	375	0.5%	730	0.5%
Walk or Bicycle to Work (2000)		318	3.6%	1,817	2.6%	2,821	1.8%
Other Means (2000)		71	0.8%	535	0.8%	1,080	0.7%
Work at Home (2000)		193	2.2%	2,356	3.4%	5,313	3.5%
Travel Time							
Travel to Work in 14 Minutes or Less (2000)		2,195	25.7%	16,683	24.7%	31,959	21.7%
Travel to Work in 14 to 29 Minutes (2000)		3,300	38.6%	25,232	37.4%	58,304	39.6%
Travel to Work in 30 to 59 Minutes (2000)		2,568	30.0%	21,394	31.7%	48,475	32.9%
Travel to Work in 60 Minutes or More (2000)		484	5.7%	4,219	6.2%	8,450	5.7%
Average Travel Time to Work (2000)		23.7	mins	24.3	mins	24.6	mins

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