

**RETAIL  
SPACES  
FOR  
LEASE IN  
STRIP  
CENTER**



**1303-1311 BROADWAY**

**EL CAJON | 92021**

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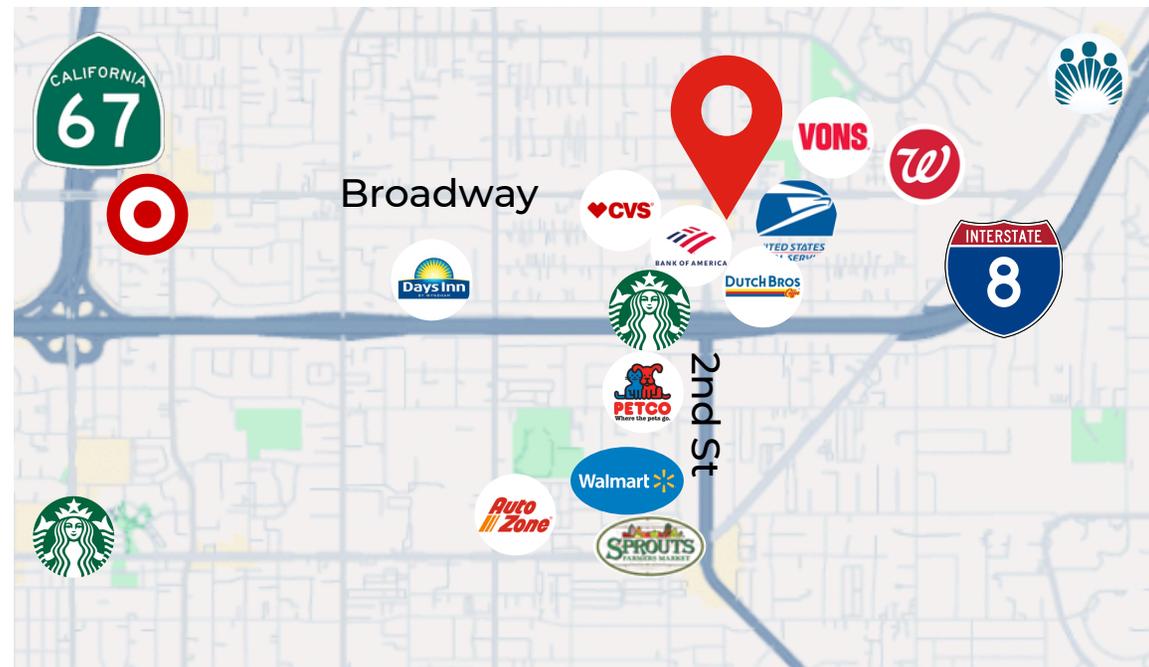
# BUILDING HIGHLIGHTS

**A. SIZE: 700 SF**

**RATE: \$3.00/MO + \$0.70 NNN**

**B. SIZE: 1,700 SF**

**RATE: \$2.25/SF + \$0.70 NNN**



- Signage available
- ±6,680 SF Retail Strip Center + -898 SF PAD with Drive-Thru
- Zoned: C2 - General Commercial
- Ample parking with 27 commercial parking spaces
- Full 30,350 SF Lot (.70 Acres)
- Incredible Freeway Access to I-8, Hwy-125, Hwy-94, Hwy-5, Hwy-52 and Hwy-67
- Heavily trafficked hard corner with ±30,000 cars per day

**Traffic Count:**

• N 2 <sup>nd</sup> St & Broadway	32,542 CPD
• N 2 <sup>nd</sup> St & Clarendon St S	21,920 CPD
• N 2 <sup>nd</sup> St & Marline Ave N	26,170 CPD
• N 2 <sup>nd</sup> St & Persimmon Ave N	20,088 CPD
• I-8 & N 2 <sup>nd</sup> St	20,864 CPD
• N 2 <sup>nd</sup> St & Oakdale Ave S	37,058 CPD

