



# 1685

**E Main Street**  
El Cajon, CA 92021



## **THE GREENFIELD MEDICAL CENTER**

**±731 - 1,481 SF FOR LEASE**

**Max Reynolds**

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Advisor

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# PROPERTY HIGHLIGHTS

## FROM $\pm 731$ - 1,481 SF AVAILABLE

- Easy Access to the I-8 freeway
- Monument Signage Available
- Ample On-Site Parking
- Gated Parking Lot
- Elevator Served

### AVAILABILITY

#### Suite 202

$\pm 1,481$  SF

\$2.55/SF (includes utilities)

Reception

\*13 private offices/ exam rooms

Break room

3 In-suite restrooms

#### Suite 202A

$\pm 731$  SF

\$2.55/SF (includes utilities)

Reception

2 private offices/exam rooms

In-suite restroom

#### Suite 202B

$\pm 750$  SF

\$2.55/SF (includes utilities)

Reception

4 private offices/exam rooms

In-suite restroom



## OFF I-8 FWY AT GREENFIELD DRIVE IN EL CAJON



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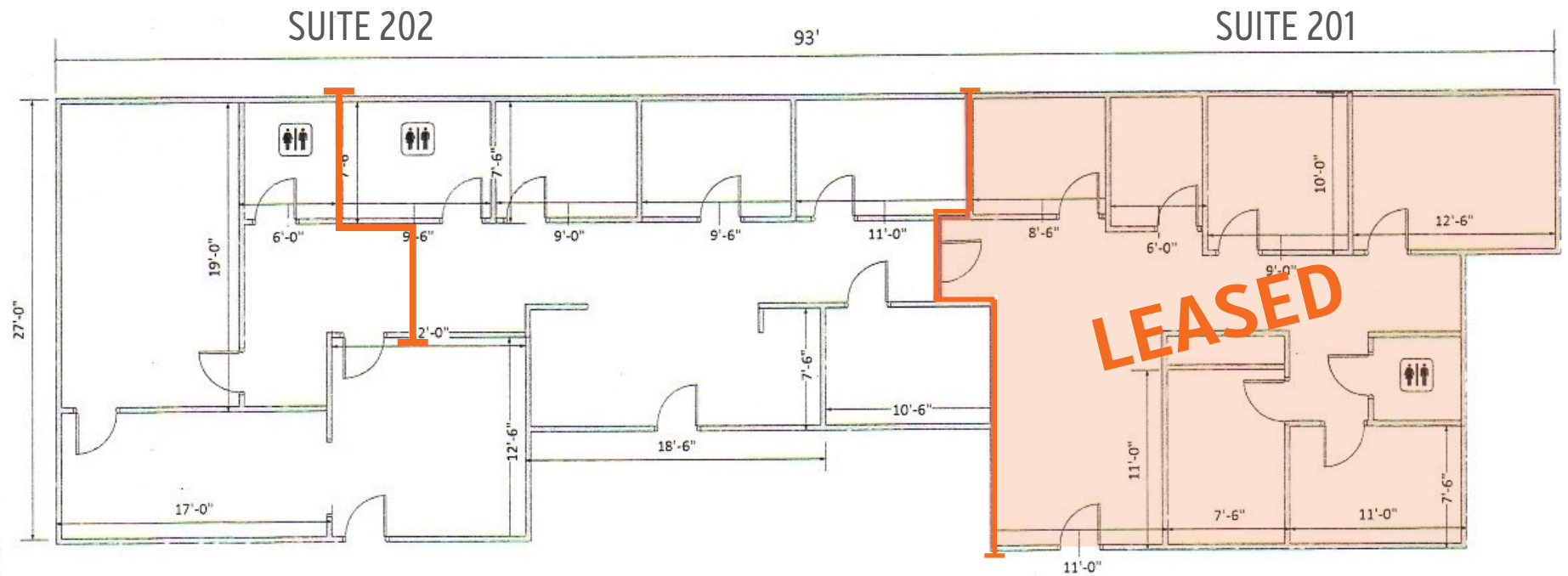


**GREENFIELD DRIVE**



# FLOOR PLAN

±731 - 1,481 SF AVAILABLE





# THE GREENFIELD MEDICAL CENTER

## OFFICE SPACE FROM ±731 - 1,481 SF

**1685 E Main Street**

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# DEMOGRAPHICS



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2025 Projection	14,898	131,857	257,993
2020 Estimate	14,703	129,522	252,943
2010 Census	14,413	123,520	238,442
Growth 2020 - 2025	1.33%	1.80%	2.00%
Growth 2010 - 2020	2.01%	4.86%	6.08%
<b>2020 Population by Hispanic Origin</b>			
<b>2020 Population</b>	14,703	129,522	252,943
White	12,396 84.31%	106,795 82.45%	211,616 83.66%
Black	733 4.99%	7,687 5.93%	12,505 4.94%
Am. Indian & Alaskan	218 1.48%	1,768 1.37%	3,296 1.30%
Asian	536 3.65%	4,871 3.76%	10,268 4.06%
Hawaiian & Pacific Island	71 0.48%	753 0.58%	1,377 0.54%
Other	750 5.10%	7,648 5.90%	13,881 5.49%
U.S. Armed Forces	71	568	1,421
<b>Households</b>			
2025 Projection	4,916	45,570	90,957
2020 Estimate	4,857	44,752	89,173
2010 Census	4,794	42,638	84,108
Growth 2020 - 2025	1.21%	1.83%	2.00%
Growth 2010 - 2020	1.31%	4.96%	6.02%
Owner Occupied	3,031 62.40%	21,635 48.34%	49,601 55.62%
Renter Occupied	1,826 37.60%	23,117 51.66%	39,572 44.38%
<b>2020 Households by HH Income</b>			
Income: <\$25,000	714 14.70%	9,078 20.29%	14,190 15.91%
Income: \$25,000 - \$50,000	997 20.53%	10,022 22.40%	17,312 19.41%
Income: \$50,000 - \$75,000	541 11.14%	7,177 16.04%	14,708 16.49%
Income: \$75,000 - \$100,000	755 15.55%	6,189 13.83%	13,088 14.68%
Income: \$100,000 - \$125,000	774 15.94%	4,296 9.60%	9,643 10.81%
Income: \$125,000 - \$150,000	318 6.55%	2,375 5.31%	5,833 6.54%
Income: \$150,000 - \$200,000	367 7.56%	3,119 6.97%	7,937 8.90%
Income: \$200,000+	390 8.03%	2,495 5.58%	6,462 7.25%
<b>2020 Avg Household Income</b>	\$95,424	\$80,925	\$91,868
<b>2020 Med Household Income</b>	\$80,828	\$60,589	\$72,151





# BROKER CONTACT INFORMATION

## SVN | Vanguard (San Diego Office)

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Please consult listing agent for more details.