

9978

CAMPO ROAD, CASA DE ORO, CA 91977



VIDEO TOUR

FREESTANDING RETAIL WITH MONUMENT SIGNAGE - OWNER-USER OPPORTUNITY

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Sales Price: \$1,375,000

Current Tenant on M-T-M Gross Lease for \$1,950/Month (1,445 SF), Seller Occupies Balance of (1,755 SF)

PROPERTY FEATURES



±3,200 SF Retail / Office Building
Situated on an ±10,454 SF Lot



Ideal Uses:

- Liquor Store/Convenience Store
- Auto Uses
- Day Care Center
- General Office & Retail
- Pet Related Facility
- Food & Beverage



Campo Road Corridor Revitalization
Specific Plan ([Click to View](#))



Easy Freeway Access to Hwys 94 & 125
and Minutes to El Cajon & La Mesa



Traffic Counts: 15,300 Cars Per Day
Camp Road / N. Bonita Street



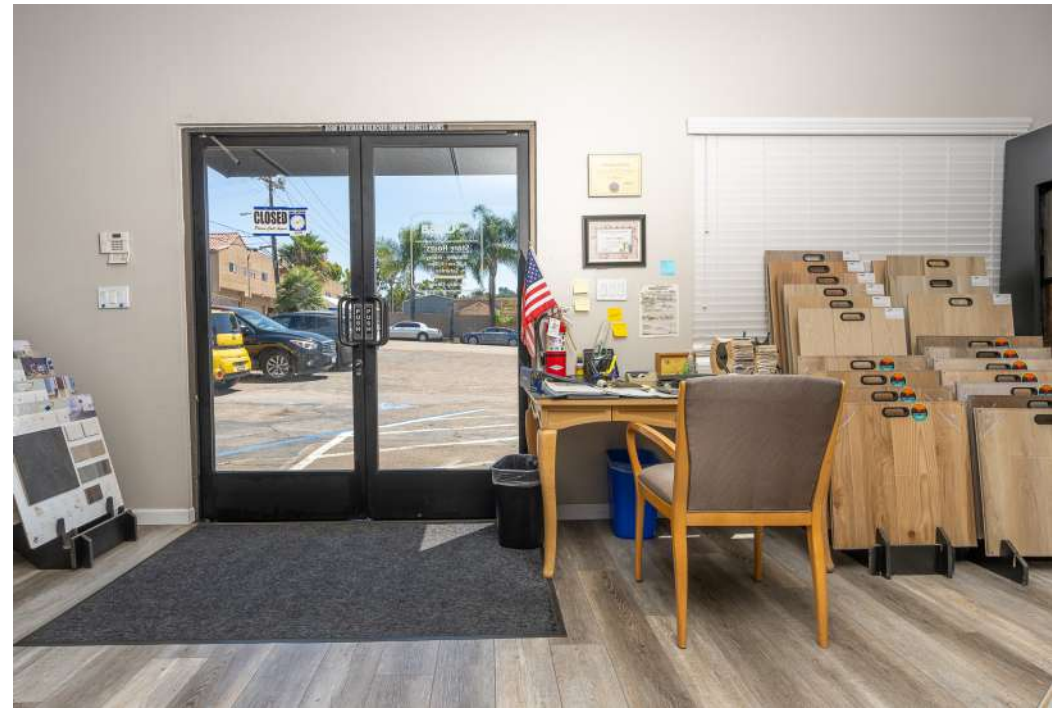
Zoned: C-36, Commercial

FLOOR PLAN



* FLOOR PLAN IS NOT TO SCALE; FOR REFERENCE PURPOSES ONLY.

PROPERTY PHOTOS



PROPERTY PHOTOS



LOCATION OVERVIEW

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CAMPO ROAD



POPULATION	3 MILE	5 MILE
2023 Total Population	125,514	367,894
2028 Population	123,882	362,732
Median Age	37.9	37.3



HOUSEHOLDS	3 MILE	5 MILE
Total Households	44,064	129,242
Average HH Income	\$103,248	\$96,358
Median Home Value	\$625,946	\$579,792



ECONOMY	3 MILE	5 MILE
# of Businesses	5,106	14,316
# of Employees	40,503	104,187
Consumer Spending	\$1.6 B+	\$4.5 B+



CONTACT INFORMATION

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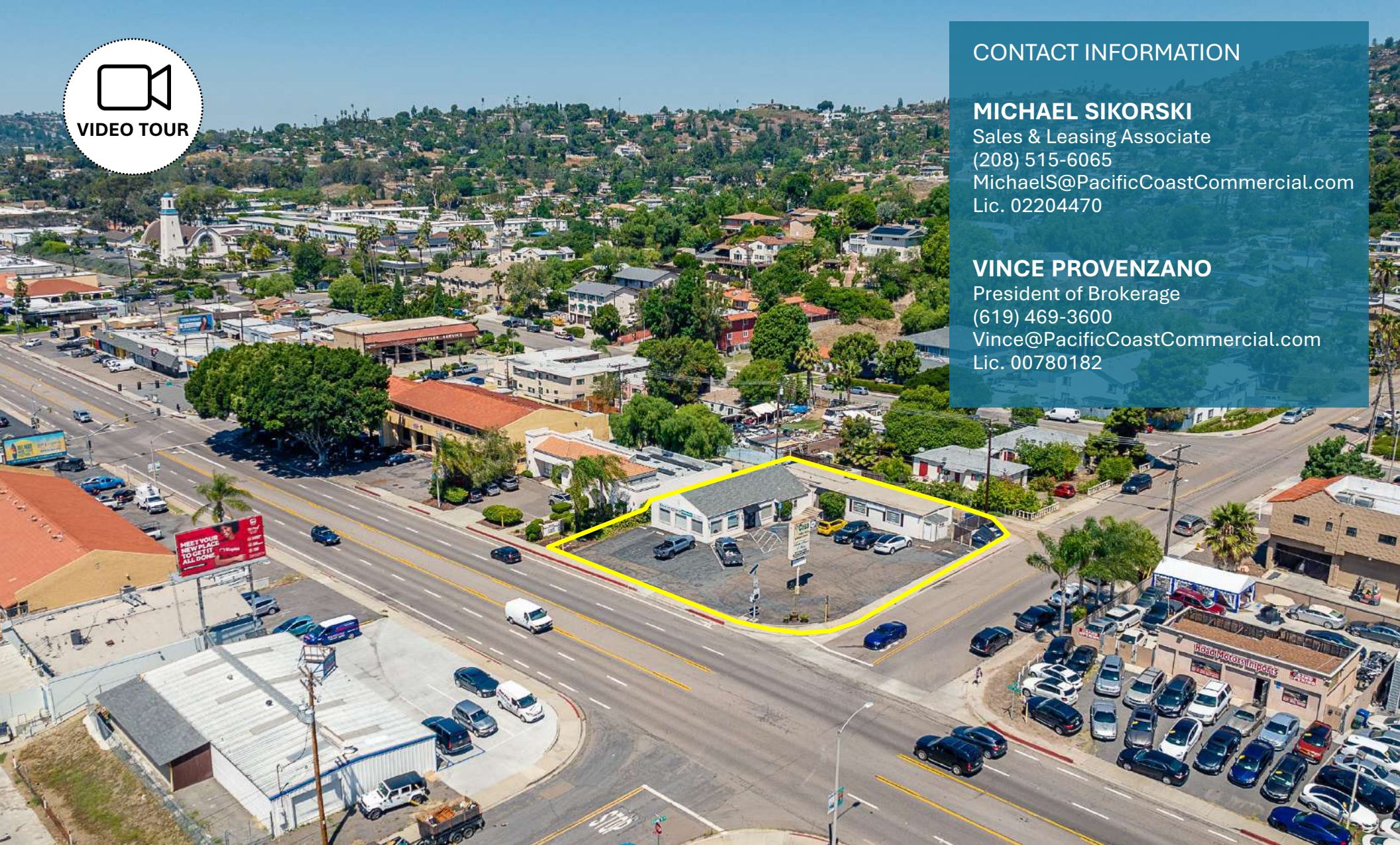
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information, including zoning and use, should be verified prior to transaction.

