

# Build to Suit or Ground Lease Opportunity

**FREEWAY VISIBLE**



9509 Chocolate Summit Dr, El Cajon, CA 92021  
Community of Alpine  
NEC I-8 & Dunbar Ln, San Diego County



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3990 Old Town Ave, Suite B-208  
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# PROPERTY HIGHLIGHTS

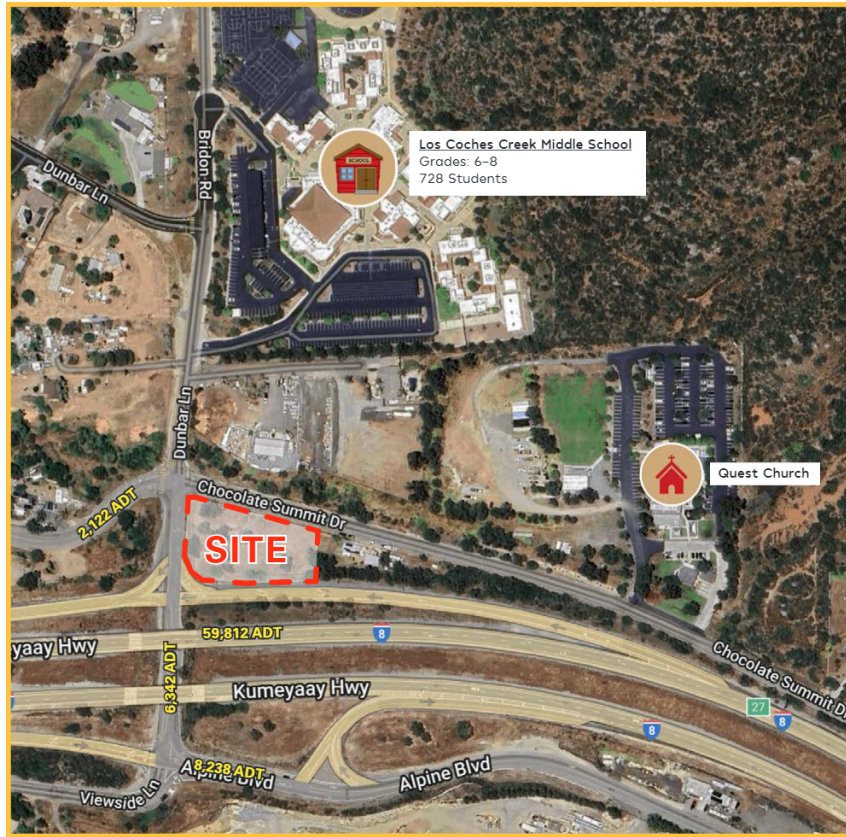
## AVAILABILITY

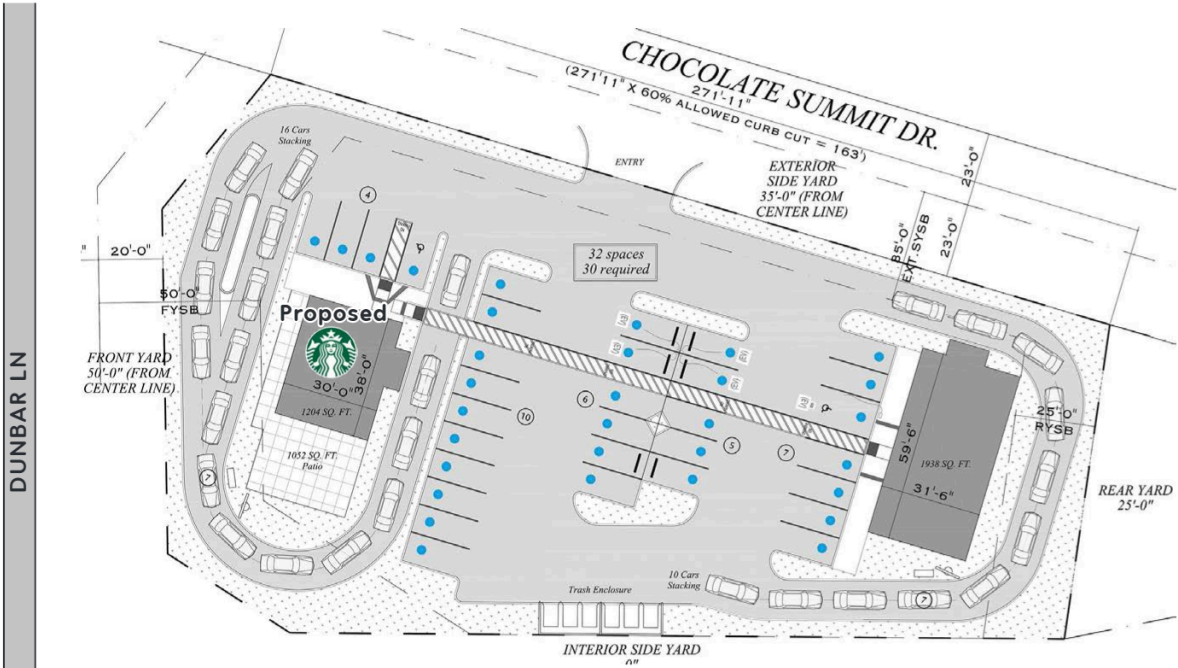
- ±51,401 sf of land (1.18 AC)

## FEATURES

- Rare I-8 Freeway Opportunity
- Pylon Sign Proposed
- Limited Amenity Area
- Only Amenity in 7 Mile Stretch

## PROPOSED CO-TENANT





**8** 59,812 ADT

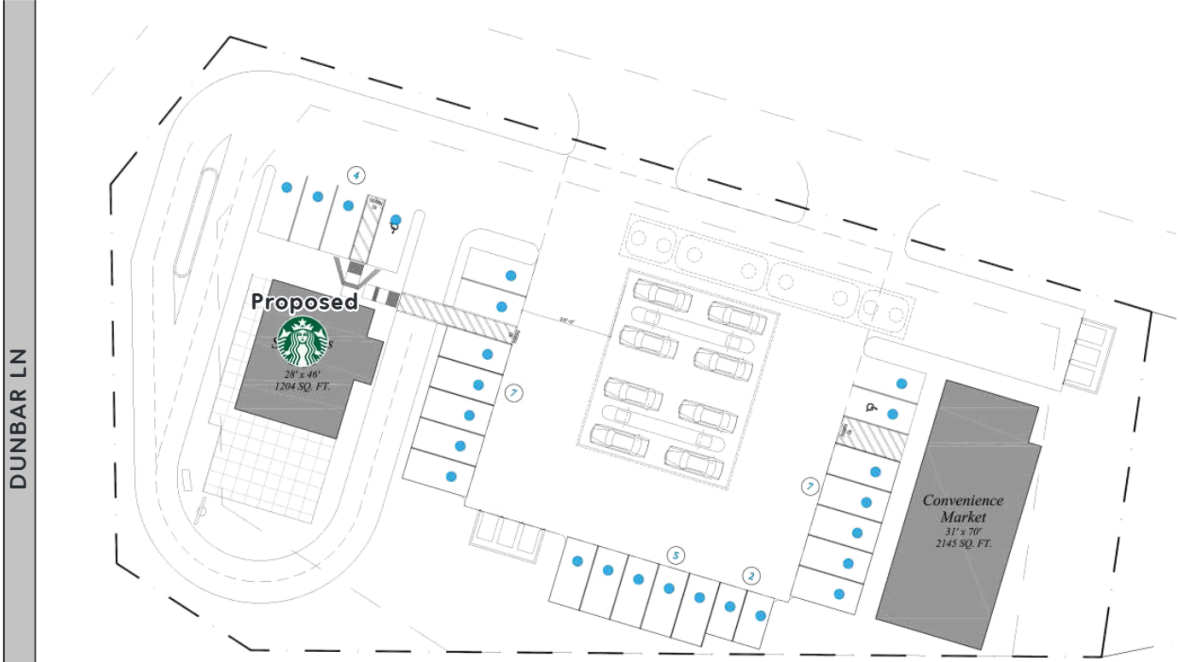
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# MARKET AERIAL



**BLOSSOM VALLEY**

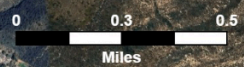
2022 Est. Population: 11,459  
2022 Med HH Income: \$103,423  
(City-Data.com)

**I-8 BUSINESS LOOP**

**SITE**

Los Coches  
Creek Middle School  
Quest Church

**COMMUNITY OF ALPINE**  
2023 Est. Population: 15,383  
2023 Med HH Income: \$120,962  
(Sites USA)



**Sycuan**  
CASINO • RESORT  
3 MILES SOUTH

**VIEJAS**  
CASINO • RESORT  
5 MILES EAST

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**POPULATION**

	<b>3 Miles</b>	<b>5 Miles</b>	<b>10 Miles</b>
2023 Estimated Population	11,372	37,339	249,076
2028 Projected Population	11,332	37,913	245,720
2020 Census Population	11,812	37,750	254,017
2010 Census Population	11,406	36,477	237,749
Projected Annual Growth 2023 to 2028	-	0.3%	-0.3%
Historical Annual Growth 2010 to 2023	-	0.2%	0.4%
2023 Median Age	45.6	43.4	38.7

**HOUSEHOLDS**

2023 Estimated Households	4,164	13,581	85,206
2028 Projected Households	4,097	13,633	83,271
2020 Census Households	4,317	13,620	86,804
2010 Census Households	4,178	13,318	83,222
Projected Annual Growth 2023 to 2028	-0.3%	-	-0.5%
Historical Annual Growth 2010 to 2023	-	0.2%	0.2%

**RACE AND ETHNICITY**

2023 Estimated White	73.1%	70.7%	62.3%
2023 Estimated Black or African American	2.2%	2.3%	5.3%
2023 Estimated Asian & Pacific Islander	5.3%	5.6%	6.7%
2023 Estimated American Indian & Native Alaskan	1.0%	1.1%	1.1%
2023 Estimated Other Races	18.4%	20.3%	24.6%
2023 Estimated Hispanic	21.3%	23.1%	27.5%



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	3 Miles	5 Miles	10 Miles
<b>INCOME</b>			
2023 Estimated Average Household Income	\$169,157	\$159,264	\$131,238
2023 Estimated Median Household Income	\$117,540	\$113,172	\$99,158
2023 Estimated Per Capita Income	\$62,023	\$58,012	\$45,105
<b>EDUCATION (AGE 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	3.0%	3.2%	5.4%
2023 Estimated Some High School (Grade Level 9 to 11)	3.6%	4.6%	5.3%
2023 Estimated High School Graduate	26.7%	23.9%	25.7%
2023 Estimated Some College	25.1%	28.0%	25.3%
2023 Estimated Associates Degree Only	9.5%	9.5%	9.1%
2023 Estimated Bachelors Degree Only	19.4%	19.8%	19.6%
2023 Estimated Graduate Degree	12.7%	11.1%	9.6%
<b>BUSINESS</b>			
2023 Estimated Total Businesses	496	1,278	9,247
2023 Estimated Total Employees	2,725	6,679	73,907
2023 Estimated Employee Population per Business	5.5	5.2	8.0
2023 Estimated Residential Population per Business	22.9	29.2	26.9

Source: Sites, USA, 2010 – 2020 Census, 2023 Estimates & 2028 Projections Calculated using Proportional Block Groups



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