

**FOR LEASE**

**3 AVAILABLE**

**±1,388 SF**

**±1,800 SF**

**±1,900 SF**

**Campus Plaza**

6083-6165 El Cajon Boulevard • San Diego, CA 92115

**FLOCKE &  
AVOYER**  
Commercial Real Estate



# Campus Plaza

6083-6165

El Cajon Boulevard

San Diego, California 92115

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CONSIDERED  
THE DOMINANT  
RETAIL CENTER  
IN THE AREA

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## SPECTACULAR RETAILING OPPORTUNITY

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### PROPERTY DESCRIPTION

This attractive “Cape Cod” style center is located at one of the key intersections of the San Diego State University (33,400 students, 2016) area and is considered the dominant retail center in the area.

The proximity to the University and the surrounding dense residential area makes this a spectacular retailing opportunity.









## TRAFFIC COUNTS

### CARS PER DAY

COLLEGE AVENUE: 320,900

EL CAJON BLVD: 319,600

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## AVERAGE HHI\*

**1 MILE:** \$64,611

**3 MILES:** \$68,378

**5 MILES:** \$72,492

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## POPULATION

**1 MILE:** 31,308 / 20,110 (DAY)

**3 MILES:** 238,522 / 144,862 (DAY)

**5 MILES:** 573,714 / 325,252 (DAY)

*\*Demographics produced using private and government sources deemed to be reliable.  
The information herein is provided without representation or warranty. Additional information available upon request.*

# Campus Plaza

## SITE PLAN

LOCATED AT  
ONE OF THE KEY  
INTERSECTIONS  
OF THE SAN DIEGO  
STATE UNIVERSITY  
AREA



★ AVAILABLE





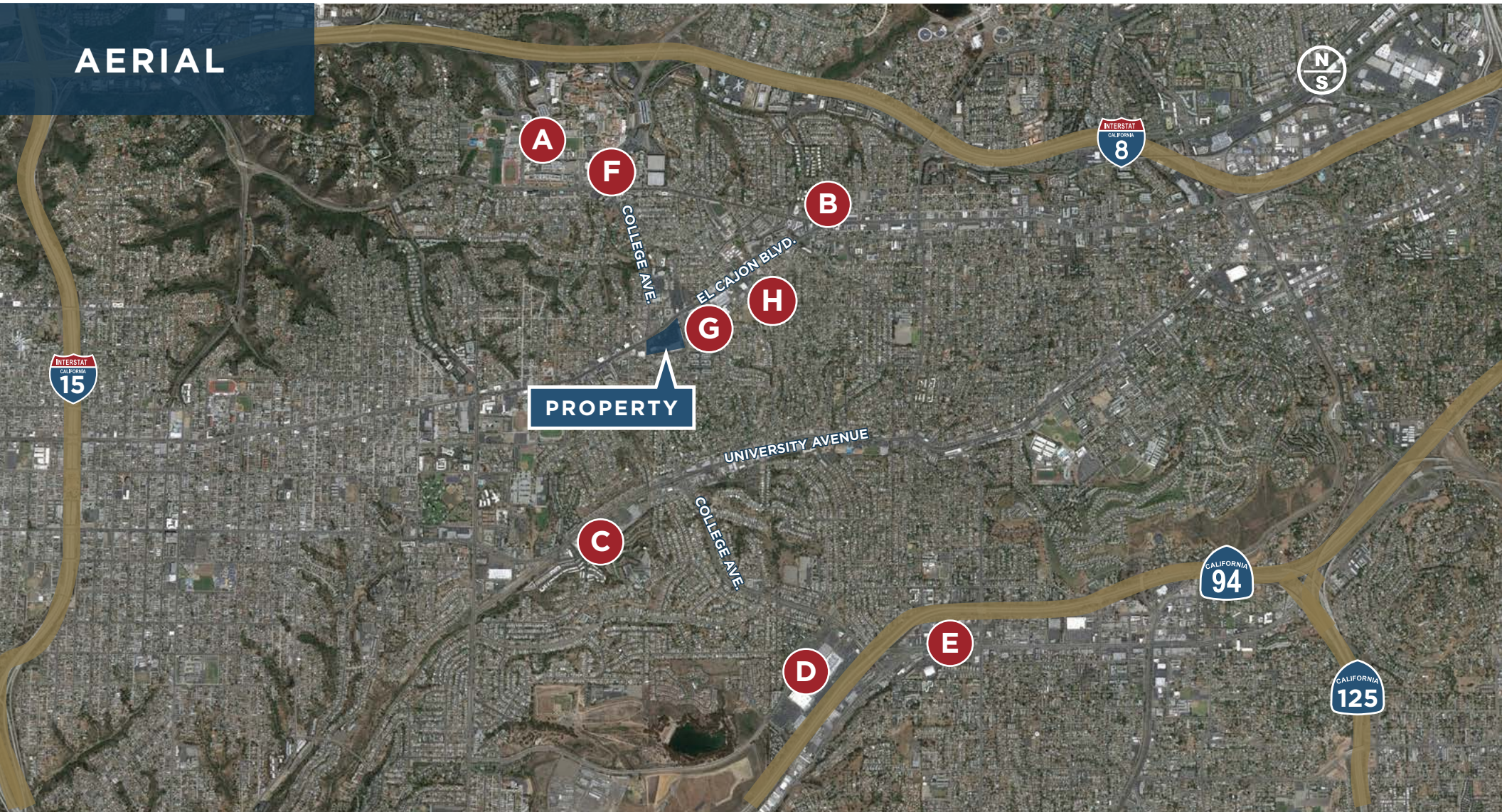
SUITE	TENANT	SF
<b>BUILDING 4585</b>		
4A - 4C	Diego Hills Charter School	11,624
<b>BUILDING 6083</b>		
5A	Jersey Mike's Subs	1,306
5B	L&L Hawaiian Barbeque	964
5C	Chipotle	2,266
6095 A	Popeye's Chicken	3,655
6135 A	Burger King	3,199
<b>BUILDING 6145</b>		
★ 3D	<b>AVAILABLE</b>	<b>1,800</b>
3E, F	i-Tan	3,100
3G	Tapioca Express	900
3H	Coldstone Creamery	900
3J	Don Roman's Taco Shop	900
3K	Cascade Cleaners	1,200
3L-N	Blue Planet Laundry	3,300
3P, Q	Woodstock's Pizza	3,000
6115	Vons	49,546
6161 2B	Sala Thai	1,630
6161 2B	College Postal	1,200
<b>BUILDING 6165</b>		
1A	Top 10 Oriental	1,150
1B	Precision Watch	1,200
1C	Pet Market	1,200
1D	General Nutrition Center	1,200
1E	Indian Restaurant	1,200
1F, G	Garden Fresh Grill & Smoothie	2,100
1H	Experimac	900
1J	Super Nail	900
1K	Fantastic Sam's	1,200
★ 1L	<b>AVAILABLE</b>	<b>1,388</b>
1M	Cigarette Store	712
1N	Yogurtland	1,200
★ 1P	<b>AVAILABLE</b>	<b>1,900</b>
6175 A	40/30 Dental	5,515



*This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.*



# AERIAL



**A** San Diego State University

**B** Ralph's

**C** Food4Less  
Marshall's  
99¢ Only Stores

**D** Walmart  
Target  
Sam's Club  
Kohl's

**E** Albertson's  
CVS

**F** Trader Joe's

**G** Rite Aid

**H** Smart & Final  
CVS



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FOR MORE  
INFORMATION

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*All information regarding this property is deemed to be reliable, however, no representation, guarantee or warranty is made to the accuracy thereof and is submitted subject to errors, omissions, change of price rental, or withdrawal without notice.*