



6810 El Cajon Boulevard San Diego, CA - 92115

FOR LEASE

ASKING: \$2.00/SF

SQUARE FEET: 1,750 SF - Ground Floor - Retail / Office

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6810 El Cajon Blvd.

For Lease

- ▶ Asking Rate: \$2.00/SF
- ▶ 1,750 SF - Ground Floor - Retail / Office

Suite Notes

- ▶ Walking Distance from San Diego State University
- ▶ Beautiful, Natural Lighting
- ▶ Two Private Bathrooms
- ▶ Building Area for Business Signage
- ▶ Highly Desirable, Street Front, Retail / Office Location
 - ▶ +/- 25,000 cars per day
- ▶ Easily Accessible Freeway(s)



6810 El Cajon Blvd. - Interior



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Lease Comps

<u>Sign Date</u>	<u>Start Date</u>	<u>Address</u>	<u>City</u>	<u>Floor</u>	<u>SF Leased</u>	<u>Rent/ SF/Mo</u>	<u>Services</u>	<u>Rent Type</u>	<u>Use</u>	<u>Lease Type</u>	<u>Term</u>	<u>Exp. Date</u>	<u>Tenant</u>
Jan 2020	Feb 2020	7281-7287 El Cajon Blvd	SD	1st	750	\$1.46		Asking	Retail	Direct			
Jan 2020	Feb 2020	7281-7287 El Cajon Blvd	SD	1st	800	\$2.18		Asking	Retail	Direct			
Jan 2020	Feb 2020	1835 El Cajon Blvd	SD	1st	1,147	\$1.55	MG	Asking	Office	Direct	3 years	Jan 2021	Seva Hollistic
Dec 2019	Jan 2020	5249 El Cajon Blvd	SD	BSMT	2,085	\$1.92	NNN	Asking	Retail	Direct			
Nov 2019	Dec 2019	6244 El Cajon Blvd	SD	1st	700	\$1.40		Asking	Office	Direct	4 years	Dec 2023	
Nov 2019	Nov 2019	7149-7151 El Cajon Blvd	SD	1st	2,100	\$1.22	NNN	Asking	Retail	Direct	1 yr	Nov 2020	
Nov 2019	Jan 2020	5700-5716 El Cajon Blvd	SD	1st	2,100	\$1.25	NNN	Asking	Retail	Direct			
Oct 2019	Nov 2019	2311-2315 El Cajon Blvd	SD	1st	1,150	\$3.25	MG	Asking	Office/ Retail	Direct			
Oct 2019	Nov 2019	6602 El Cajon Blvd	SD	1st	208	\$3.37	FS	Asking	Office	Direct	1 yr	Nov 2020	
Sep 2019	Oct 2019	4275 El Cajon Blvd	SD	2nd	2,126	\$1.80	+UTIL	Asking	Office	Direct			
Sep 2019	Sep 2019	7020 El Cajon Blvd	SD	1st	1,200	\$2.25	FS	Asking	Retail	Direct			

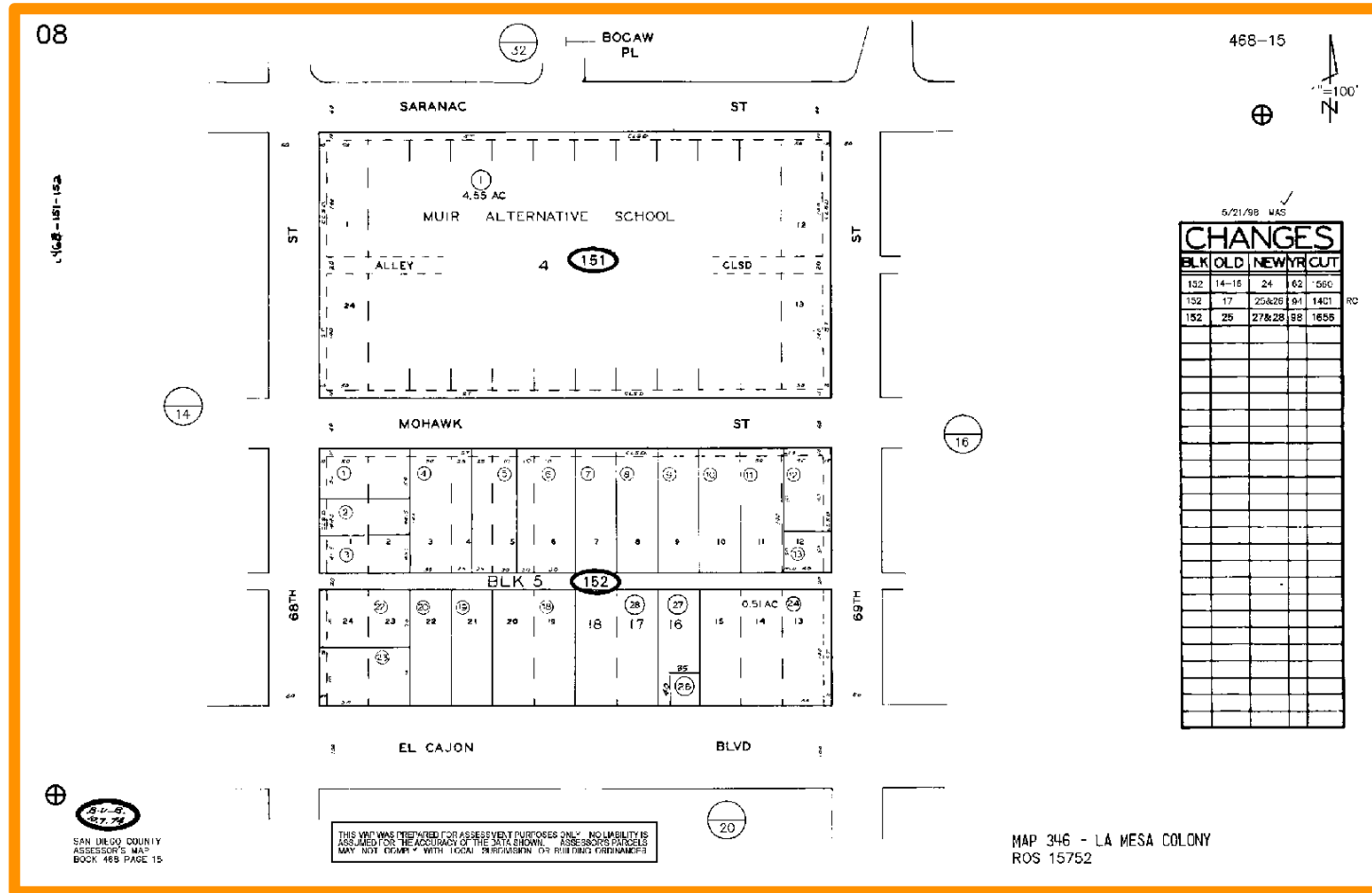
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Amenities Map

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Parcel Map



Demographics

Radius	1 Mile	3 Mile	5 Mile
Population:			
2024 Projection	26,242	205,721	513,187
2019 Estimate	25,432	199,552	500,719
2010 Census	23,829	187,944	488,361
Growth 2019-2024	3.18%	3.09%	2.49%
Growth 2010-2019	6.73%	6.18%	2.53%
2019 Population Hispanic Origin	5,700	58,609	176,590
2019 Population by Race:			
White	18,515	142,370	350,865
Black	2,259	20,810	58,222
Am. Indian & Alaskan	255	2,409	6,465
Asian	2,965	22,952	56,707
Hawaiian & Pacific Island	155	1,278	3,892
Other	1,283	9,733	24,568
U.S. Armed Forces:	136	1,768	5,876
Households:			
2024 Projection	10,525	77,350	185,141
2019 Estimate	10,238	75,146	180,885
2010 Census	9,796	71,307	177,536
Growth 2019 - 2024	2.80%	2.93%	2.35%
Growth 2010 - 2019	4.51%	5.38%	1.89%
Owner Occupied	4,556	34,867	84,533
Renter Occupied	5,682	40,279	96,352
2019 Avg Household Income	\$75,234	\$81,174	\$80,783
2019 Med Household Income	\$58,174	\$61,110	\$61,591
2019 Households by Household Inc:			
<\$25,000	2,044	14,962	33,693
\$25,000 - \$50,000	2,342	16,553	40,395
\$50,000 - \$75,000	1,814	12,889	32,971
\$75,000 - \$100,000	1,456	10,129	24,543
\$100,000 - \$125,000	1,151	7,133	17,632
\$125,000 - \$150,000	560	4,749	11,229
\$150,000 - \$200,000	454	4,367	10,771
\$200,000+	416	4,362	9,652

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Business Employment By Type

Business Employment By Type									
Radius	# Businesses			# Employees			# Emp/Bus		
	1 Mile	3 Mile	5 Mile	1 Mile	3 Mile	5 Mile	1 Mile	3 Mile	5 Mile
Total Businesses	1,159	8,289	17,086	7,249	63,330	137,828	6	8	8
Retail	109	876	1,803	734	9,094	17,549	7	10	10
Wholesale	8	99	269	32	509	1,862	4	5	7
Hospitality & Food Service	89	536	1,095	1,089	7,003	14,567	12	13	13
Real Estate, Renting, Leasing	56	410	923	216	2,233	5,507	4	5	6
Finance & Insurance	57	524	1,173	239	2,486	6,677	4	5	6
Information	20	138	328	79	948	4,753	4	7	14
Scientific & Technology Services	83	714	1,765	276	3,136	8,915	3	4	5
Management of Companies	1	6	10	3	18	30	3	3	3
Health Care & Social Assistance	445	2,713	4,699	2,913	20,006	35,675	7	7	8
Education Services	33	215	438	559	4,802	11,621	17	22	27
Public Administration & Sales	0	72	112	0	978	2,062	0	14	18
Arts, Entertainment, Recreation	21	157	325	79	1,195	2,103	4	8	6
Utilities	0	1	1	0	50	50	0	50	50
Admin Support & Waste Management	31	258	638	94	1,864	5,828	3	7	9
Construction	54	460	1,068	212	3,047	6,642	4	7	6
Manufacturing	19	150	339	84	1,290	3,578	4	9	11
Agriculture, Mining, Fishing	1	10	18	4	41	65	4	4	4
Other Services	132	950	2,082	636	4,630	10,344	5	5	5

Annual Consumer Spending

	Aggregate (in thousands)					
Annual Consumer Spending						
Radius	2019			2024		
	1 Mile	3 Mile	5 Mile	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending (\$)	261,547	1,990,672	4,841,760	295,734	2,244,056	5,428,356
Apparel:						
Total Apparel	14,731	116,398	287,833	16,079	126,868	311,520
Women's Apparel	5,824	46,449	113,924	6,233	50,088	122,547
Men's Apparel	3,273	25,207	62,055	3,516	27,283	66,919
Girl's Apparel	1,051	8,697	21,936	1,247	9,867	24,298
Boy's Apparel	725	5,895	14,977	866	6,719	16,619
Infant Apparel	765	5,643	13,830	850	6,290	15,269
Footwear	3,092	24,506	61,111	3,366	26,620	65,868
Entertainment, Hobbies & Pets:						
Total Entertainment, Hobbies & Pets	21,087	157,077	378,019	22,396	166,406	397,885
Entertainment	4,872	35,901	88,311	5,200	38,128	93,059
Audio & Visual Equipment/Service	9,022	67,648	162,907	9,591	71,774	171,686
Reading Materials	1,146	8,575	20,080	1,201	8,989	21,029
Pets, Toys, Hobbies	6,047	44,952	106,722	6,404	47,514	112,111
Personal Items	17,454	136,169	325,123	19,390	150,362	357,678
Food & Alcohol:						
Total Food & Alcohol	72,127	550,722	1,348,483	81,339	619,465	1,507,258
Food at Home	39,088	302,438	746,526	44,319	341,500	838,212
Food Away From Home	28,124	212,250	515,614	31,807	239,447	577,214
Alcoholic Beverages	4,915	36,035	86,343	5,213	38,519	91,832
Household:						
Total Household	37,061	289,155	690,909	40,004	310,819	738,639
House Maintenance & Repair	5,702	44,175	105,981	6,066	46,880	111,989
Household Equipment & Furnishings	14,799	114,528	275,014	15,585	120,415	287,419
Household Operations	12,360	96,813	230,334	13,800	107,290	253,970
Housing Costs	4,201	33,639	79,580	4,554	36,235	85,259
Transportation and Maintenance:						
Total Transportation and Maintenance	68,753	503,038	1,237,491	82,322	601,442	1,469,728
Vehicle Purchases	28,704	202,509	505,059	33,096	233,034	576,942
Vehicle Expenses	1,879	16,175	37,029	2,221	18,985	43,218
Gasoline	22,493	166,600	411,501	29,257	216,268	530,439
Transportation	6,658	51,195	121,734	7,791	59,695	141,155
Automotive Repair & Maintenance	9,019	66,559	162,169	9,957	73,460	177,973
Health Care:						
Total Health Care	12,411	98,767	237,548	14,384	113,776	273,559
Medical Services	7,376	58,164	140,382	8,537	66,962	161,096
Prescription Drugs	3,821	31,016	73,947	4,430	35,721	85,614
Medical Supplies	1,214	9,587	23,220	1,418	11,093	26,849
Education & Day Care:						
Total Education & Day Care	17,924	139,347	336,354	19,819	154,916	372,090
Education	11,334	87,530	212,882	12,672	99,328	240,742
Fees & Admissions	6,590	51,818	123,471	7,147	55,588	131,347

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Traffic

Collection Street	Cross Street	Cross St Dist/Dir	Traffic Volume	Count Year	Dist from Subject	Type
el Cajon Blvd	68th St	0.03 W	20,639	2013	0.02	AWDT
68th St	el Cajon Blvd	0.01 N	1,489	2013	0.04	AWDT
68th St	Mohawk St	0.01 N	1,063	2013	0.05	AWDT
el Cajon Blvd	67th St	0.04 W	22,012	2013	0.11	AWDT
el Cajon Blvd	69th St	0.02 W	19,420	2018	0.13	MPSI...
70th St	el Cajon Blvd	0.01 S	22,233	2014	0.24	AWDT
70th St	Alley	0.02 S	21,805	2018	0.24	MPSI...
70th St	Mohawk St	0.01 S	28,166	2018	0.25	MPSI...
el Cajon Blvd	Pearson Dr	0.04 SW	20,134	2018	0.29	MPSI...
Montezuma Rd	Reservoir Dr	0.03 W	9,646	2018	0.29	MPSI...

LEASING CONTACT INFORMATION

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