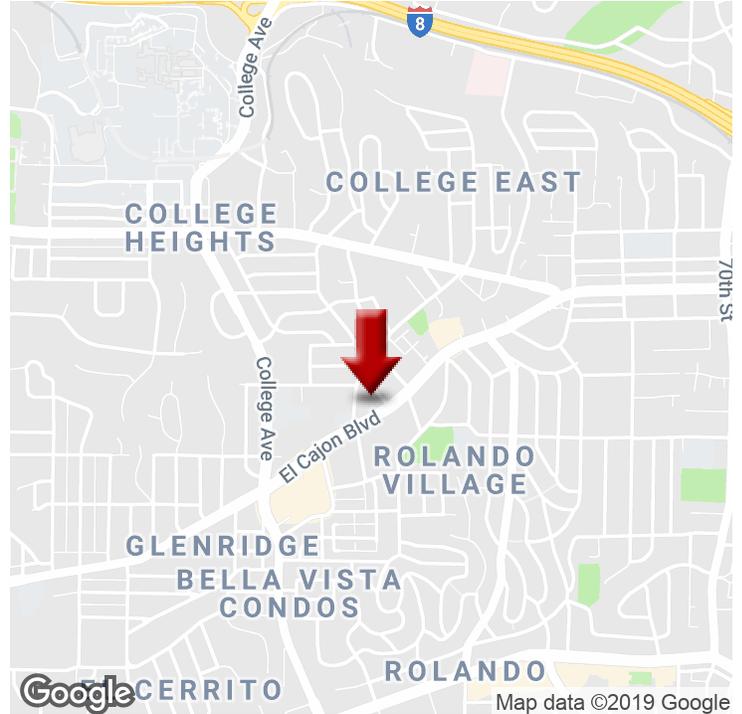


RETAIL FOR LEASE

RETAIL, 6,000 SQFT, NEAR / SDSU

6334 El Cajon Blvd, San Diego, CA 92115



OFFERING SUMMARY

AVAILABLE SF:	6,010 SF
LEASE RATE:	\$1.25 SF/month (NNN)
LOT SIZE:	0.18 Acres
YEAR BUILT:	1928
BUILDING SIZE:	6,010 SF
ZONING:	6

PROPERTY OVERVIEW

\$1.25 Sqft / NNN + Utilities.

PROPERTY HIGHLIGHTS

- First time available in 46 years!
- 1 mile from SDSU Transit Center (Green Line)
- Adjacent to BLVD63 Apartment, with 332 units of off campus housing
- 58' Frontage on El Cajon Blvd.
- Located in the esteemed Rolando Community
- 19 min. drive to San Diego International Airport
- Walk Score of 89

KW COMMERCIAL
680 Fletcher Parkway
El Cajon, CA 92020

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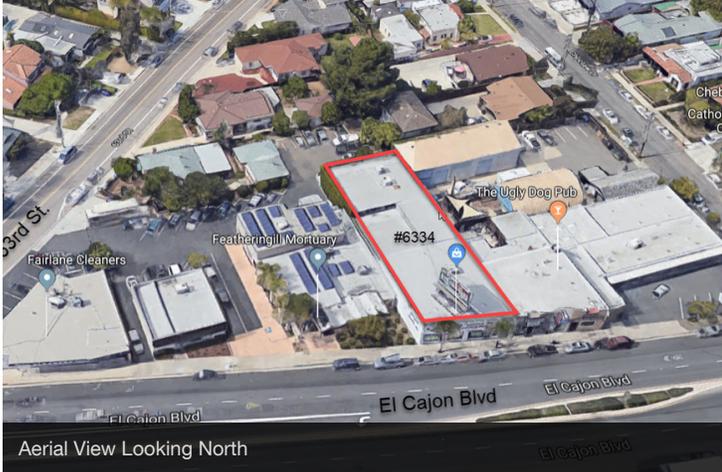
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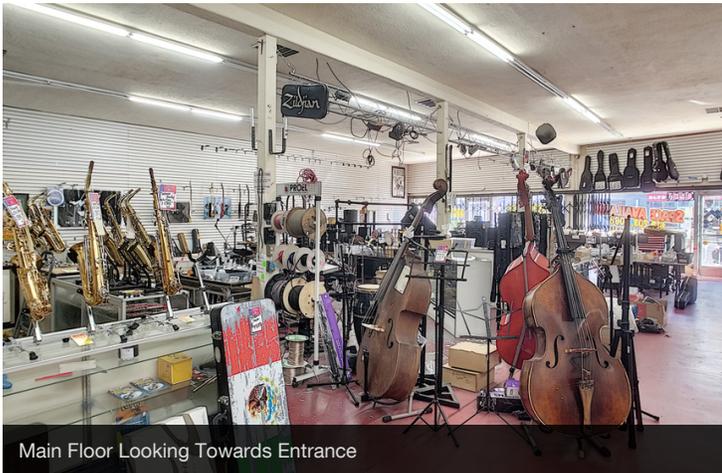
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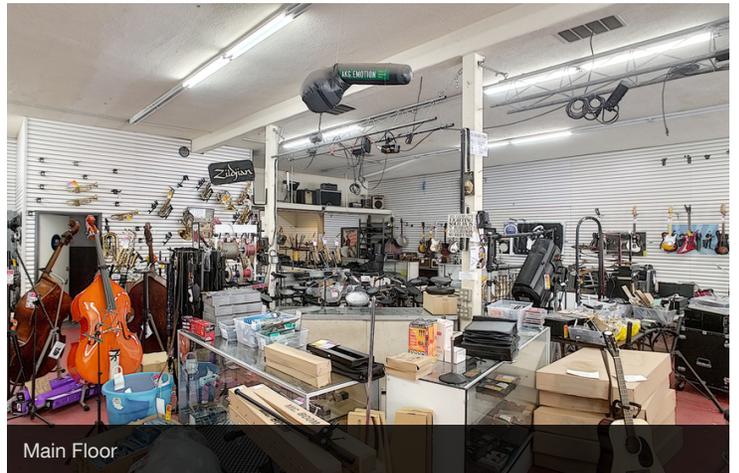
Aerial View Looking North



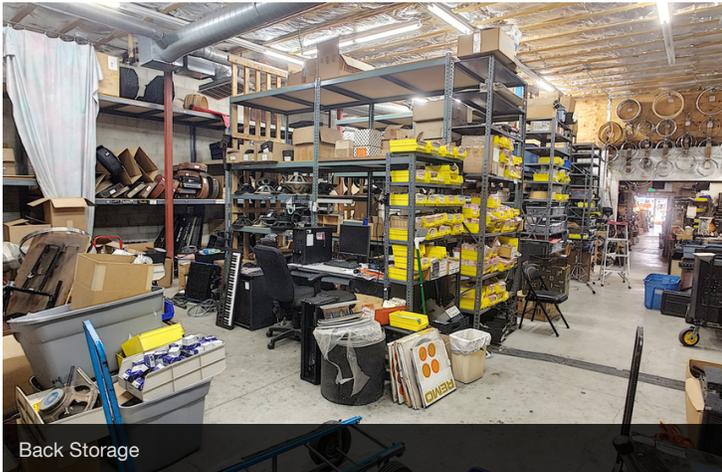
Main Floor Looking North



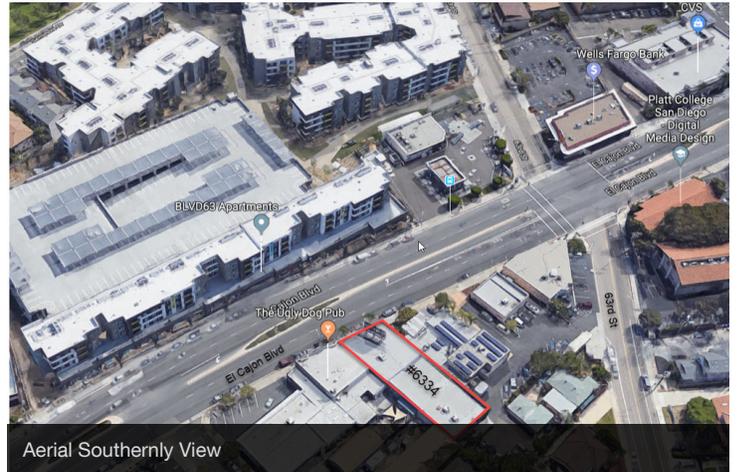
Main Floor Looking Towards Entrance



Main Floor



Back Storage



Aerial Southernly View

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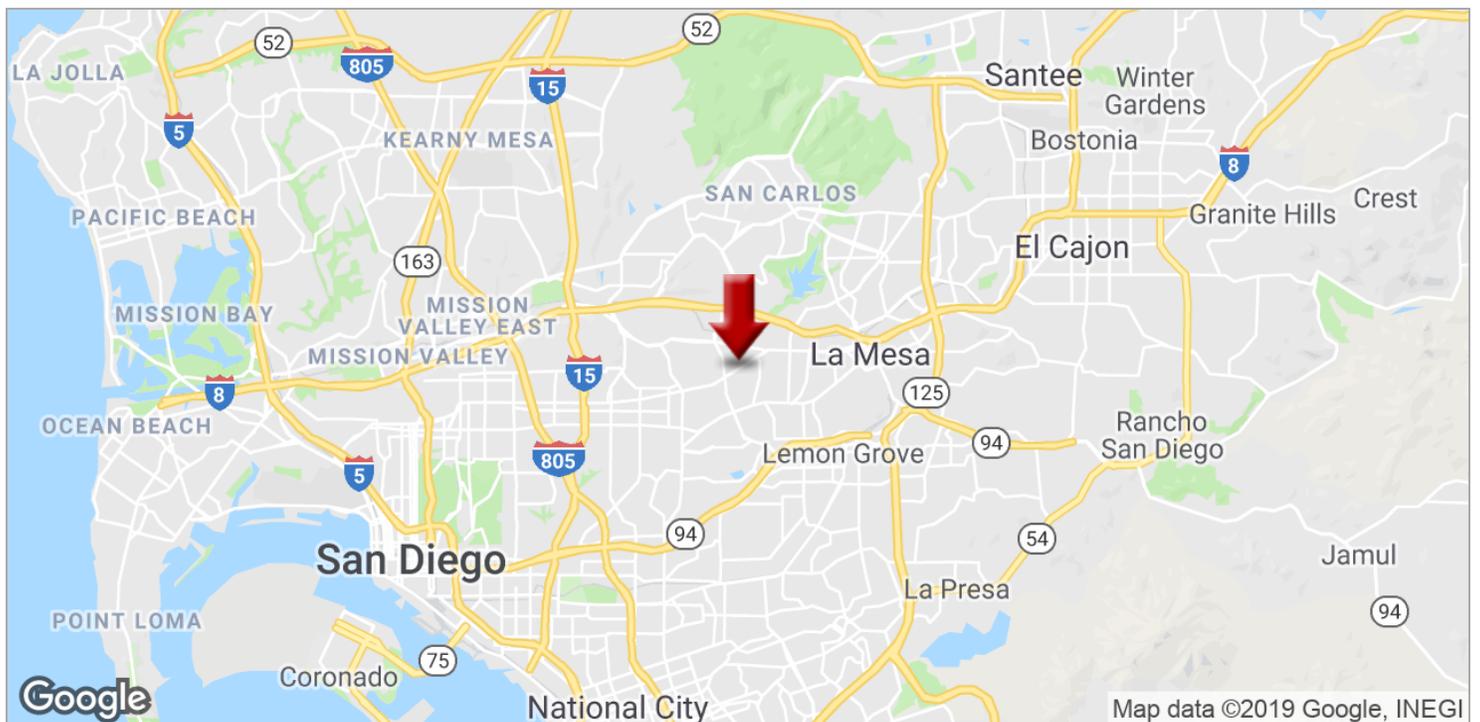
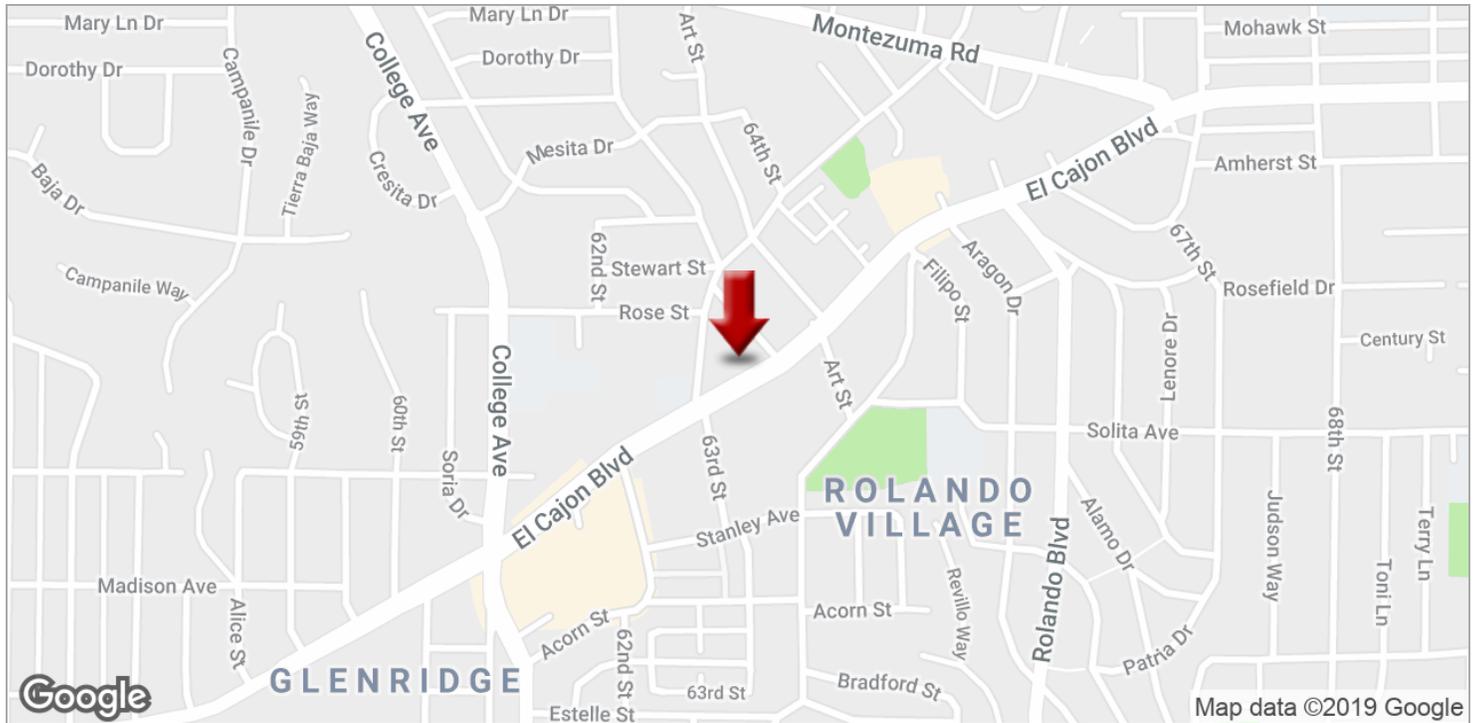
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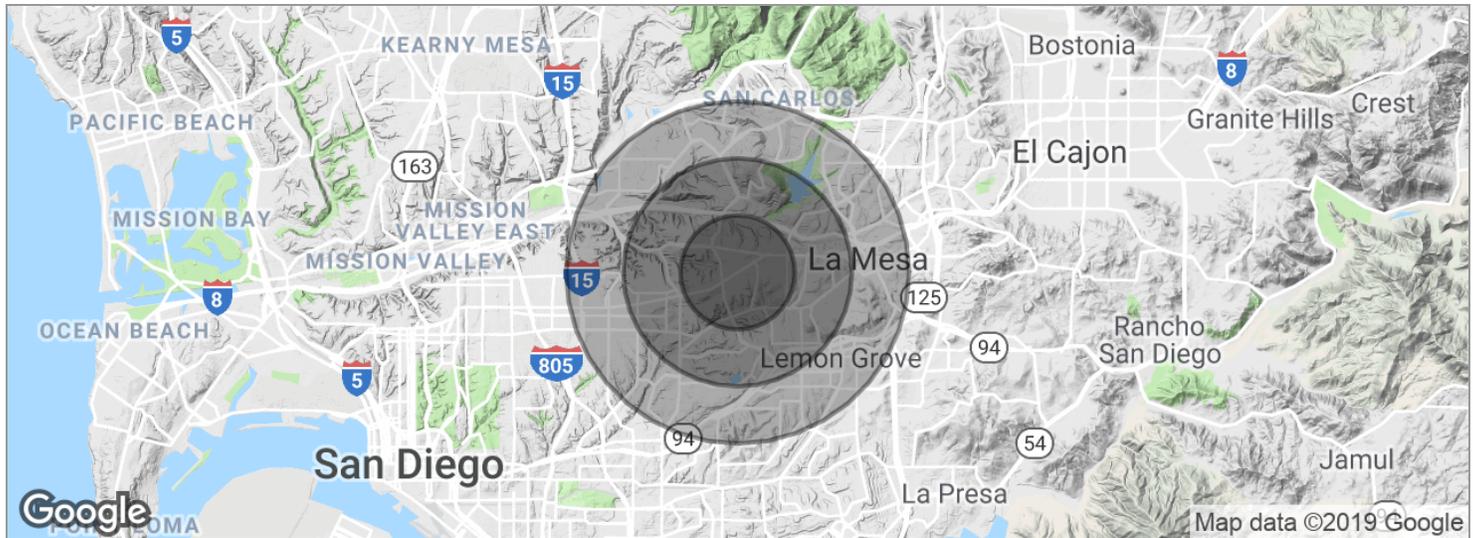
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POPULATION	1 MILE	2 MILES	3 MILES
Total population	28,455	96,351	201,718
Median age	26.2	31.4	34.0
Median age (male)	27.0	31.7	33.5
Median age (Female)	25.1	31.0	34.3

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	9,184	34,683	74,622
# of persons per HH	3.1	2.8	2.7
Average HH income	\$60,216	\$62,451	\$63,578
Average house value	\$449,071	\$476,880	\$499,624

* Demographic data derived from 2010 US Census

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