

6302-6304

EL CAJON BLVD, SAN DIEGO, CA 92115

HIGH VISIBILITY ✓

SIGNALIZED CORNER ✓

STAND-ALONE BUILDING WITH PARKING ✓

EXCELLENT OWNER/USER OPPORTUNITY ✓



FREESTANDING RETAIL BUILDING

FOR SALE - \$1,425,000

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TCN
WORLDWIDE
REAL ESTATE SERVICES

PROPERTY FEATURES

PROPERTY



6302 El Cajon Blvd, San Diego, CA 92115
± 2,879 SF Owner/User Opportunity
± 0.2 AC (8,695 SF)



SALE PRICE (FOR REAL ESTATE ONLY)

\$1,425,000



APN

467-451-01-00



VISIBILITY

Great Street Visibility and High Traffic Counts on El Cajon Blvd (20,383 VPD)



SIGNAGE

Excellent Signage Opportunity on the Corner of El Cajon Blvd and 63rd Street



LOCATION

Prime Central Location with Strong Daytime Demographics
Zoned: CC-2-3: Central Urbanized Planned District



FREEWAY ACCESS

Easy Access to I-805, I-15 & Hwy 94



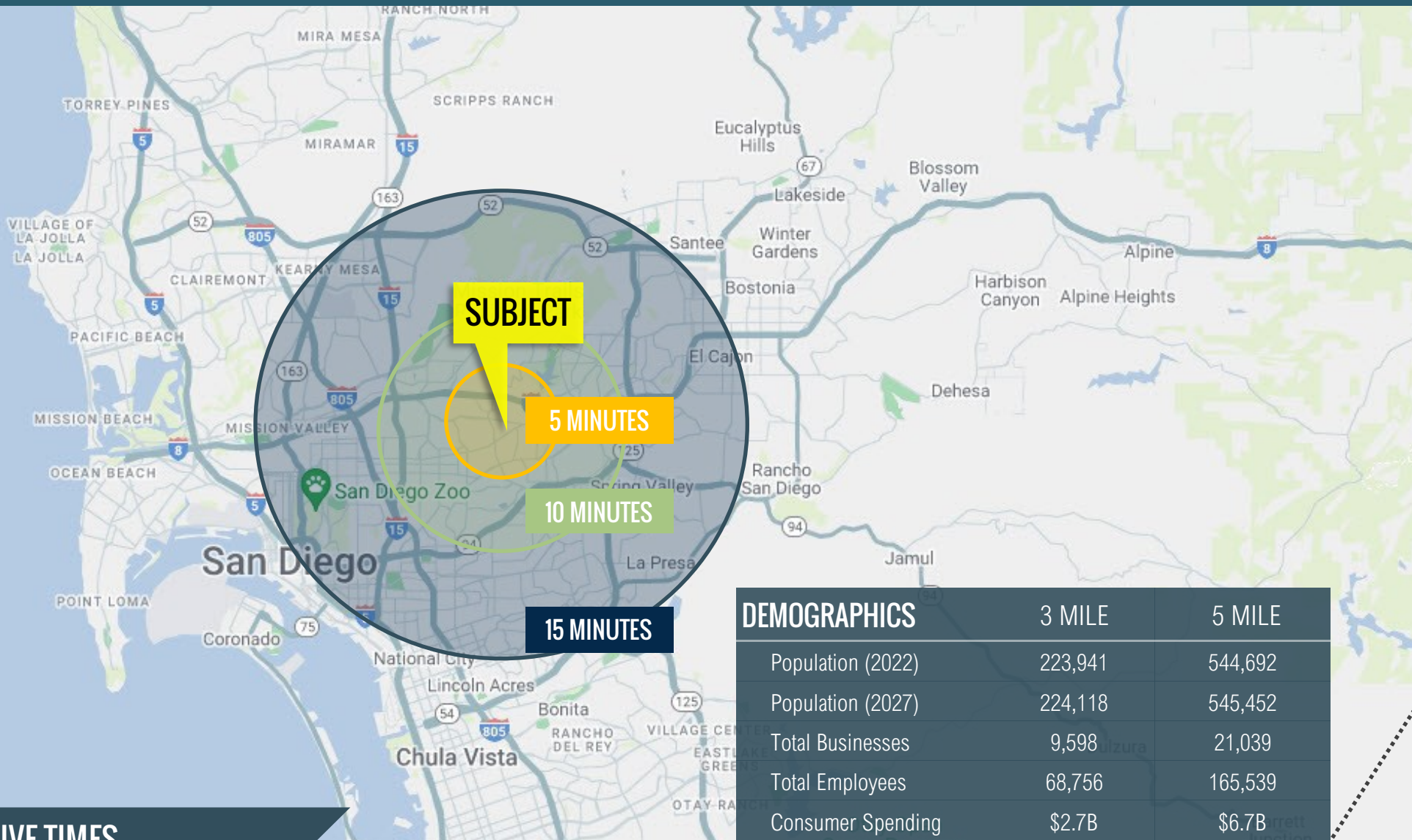
Potential for Business Purchase Opportunity - Contact Agent for Details
Do Not Disturb Tenant



SURROUNDING RETAIL



LOCATION



DEMOGRAPHICS	3 MILE	5 MILE
Population (2022)	223,941	544,692
Population (2027)	224,118	545,452
Total Businesses	9,598	21,039
Total Employees	68,756	165,539
Consumer Spending	\$2.7B	\$6.7B

DRIVE TIMES

4

MINUTES
SDSU

8

MINUTES
GROSSMONT CENTER

12

MINUTES
MISSION VALLEY

15

MINUTES
DOWNTOWN

22

MINUTES
LA JOLLA

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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 sale or lease.