

# Campus PLAZA

**SIGNED LEASE**

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**FLOCKE &  
AVOYER**  
Commercial Real Estate

6083-6165 El Cajon Boulevard  
San Diego, CA 92115

**FOR  
LEASE**



# Campus PLAZA

6083-6165 El Cajon Boulevard  
San Diego, CA 92115

## PROPERTY HIGHLIGHTS

This attractive Cape Cod style center is located at one of the key intersections of the San Diego State University (±34,000 students) area and is considered the dominant retail center in the area.

The proximity to the University and the surrounding dense residential area makes Campus Plaza a spectacular retail opportunity.

## AVAILABILITIES

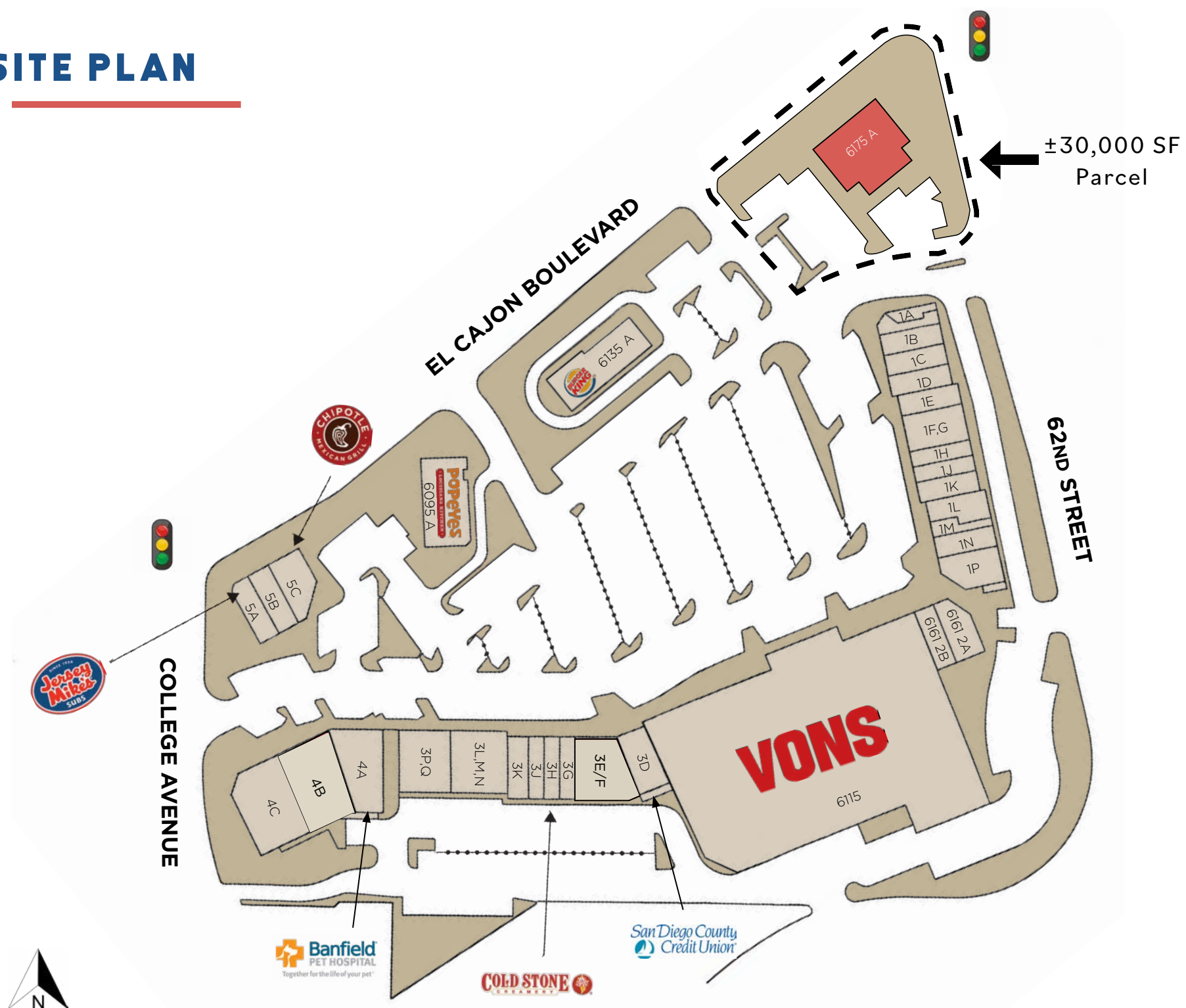
SUITE 6175A: ±5,515 SF





SUITE	TENANT	SF
<b>BUILDING 4585</b>		
4A	Banfield Pet Hospital	3,280
4B	Pacific Dental (Proposed)	2,860
4C	Charter School of San Diego	5,484
<b>BUILDING 6083</b>		
5A	Jersey Mike's Subs	1,306
5B	Everytable (Proposed)	964
5C	Chipotle	2,266
6095 A	Popeye's Chicken	3,655
6135 A	Burger King	3,199
<b>BUILDING 6145</b>		
3D	San Diego County Credit Union	1,800
3E,F	F45 Training SDSU (Proposed)	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 Stuff	1,200
1D	SD Nutrition	1,200
1E	Mirch Masala	1,200
1F,G	Garden Fresh Grill & Smoothie	2,100
1H	Water 4U	900
1J	Super Nail	900
1K	Great Clips (Proposed)	1,200
1L	One Main Financial	1,388
1M	Bob's Smoke Shop	712
1N	Yogurtland	1,200
1P	Yoga Box	1,900
<b>6175 A</b>	<b>AVAILABLE PAD</b>	<b>5,515</b>

## SITE PLAN



# DEMOGRAPHICS



## TRAFFIC COUNTS

College Ave: ±27,634  
El Cajon Blvd: ±21,424

## AVERAGE HHI

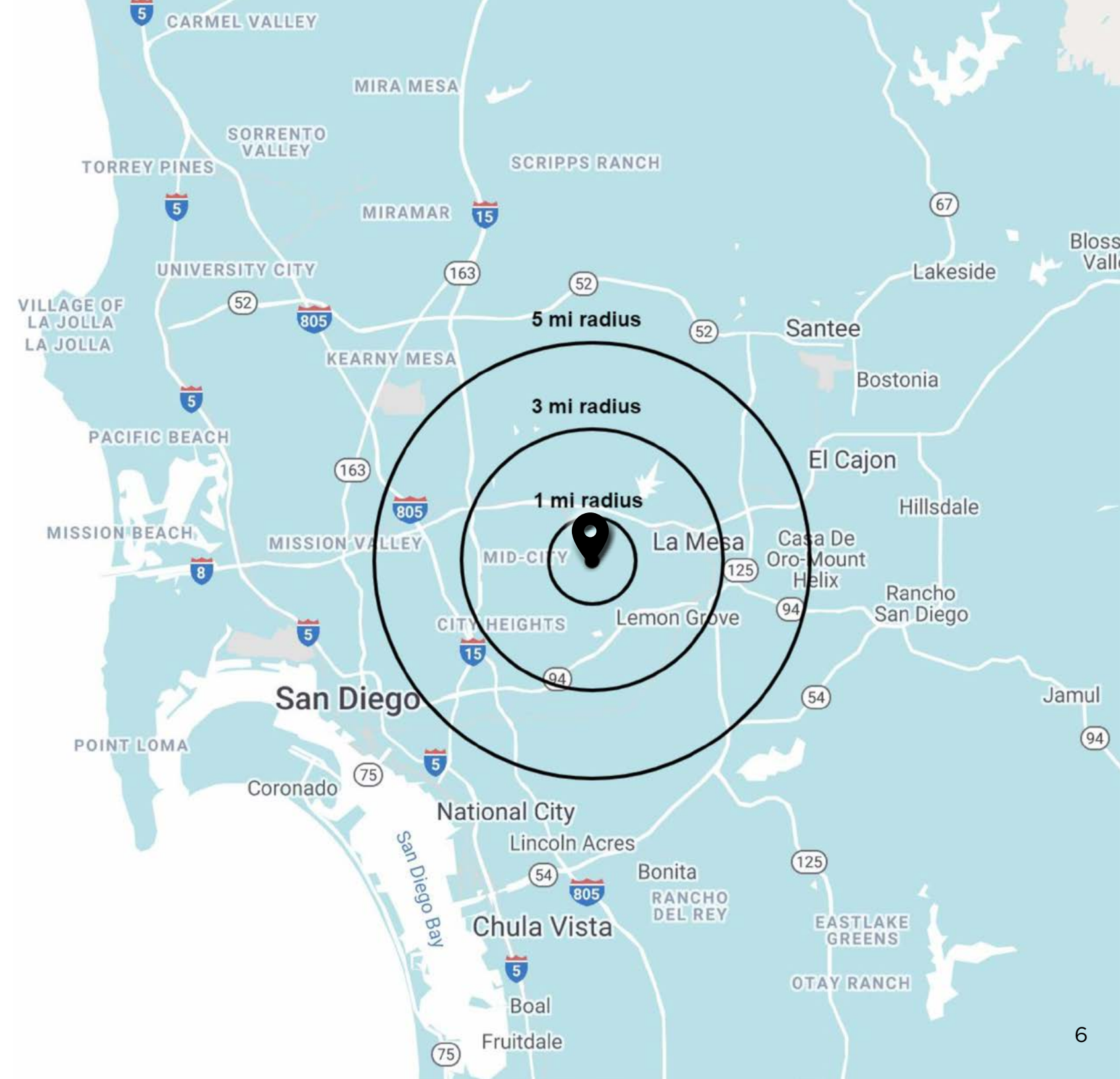
1 Mile: \$72,236  
3 Miles: \$83,313  
5 Miles: \$90,984

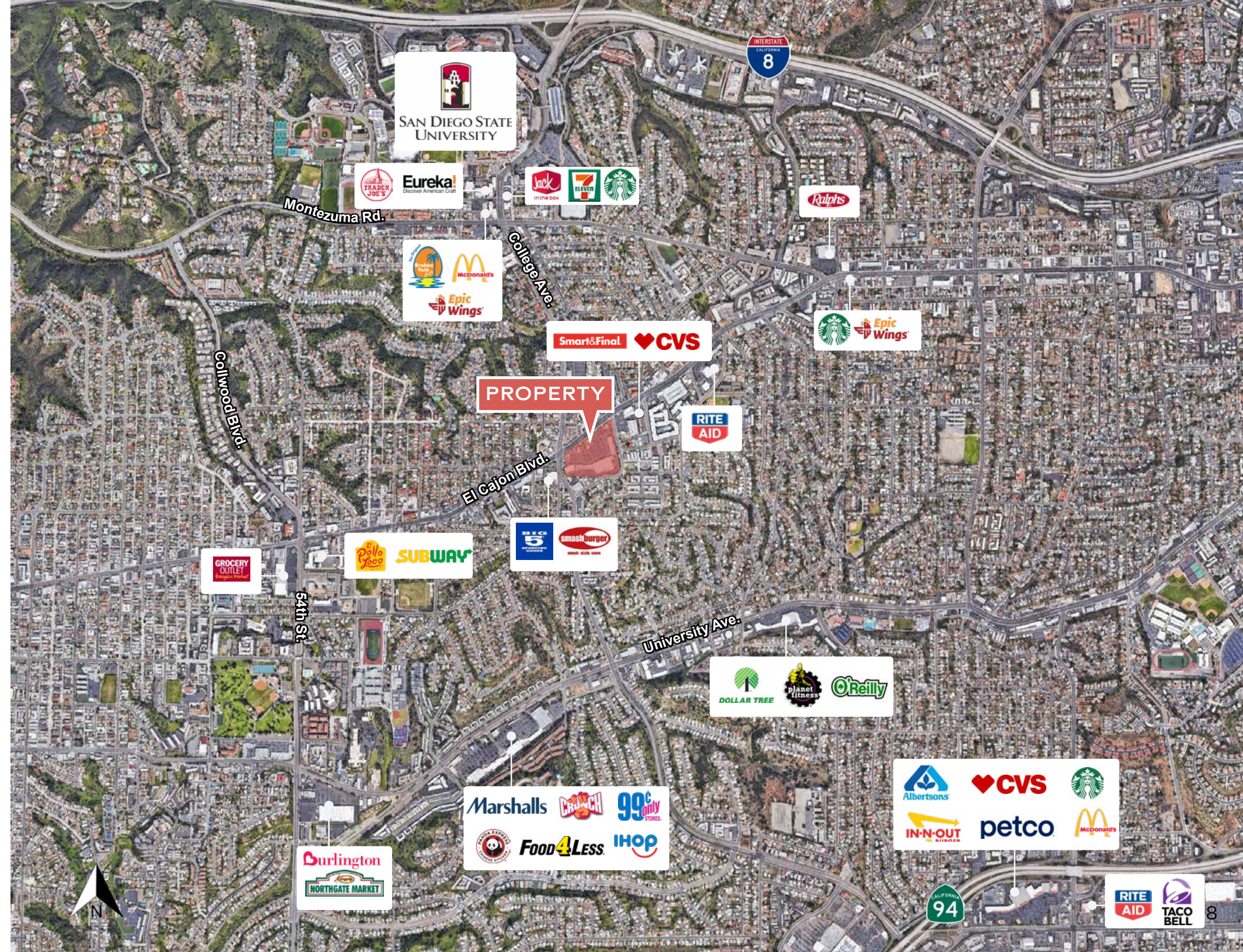
## POPULATION

1 Mile: 31,459  
3 Miles: 235,500  
5 Miles: 571,236

## DAYTIME POPULATION

1 Mile: 17,694  
3 Miles: 130,588  
5 Miles: 325,881





Located less than *1 mile* away from San Diego State University which has over **33,000** enrolled students

## FOR LEASING INFORMATION

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