

FOR SALE OR LEASE

OWNER/USER OR INVESTMENT OPPORTUNITY

College Area Retail



6425-6435

EL CAJON BLVD, SAN DIEGO, CA 92115

MARTIN F. ALFARO

Associate Vice President

(858) 598-2890

Martin@PacificCoastCommercial.com

Lic. 01230078

ANTHONY GOROS

Sales & Leasing Associate

(630) 247-5887

Anthony@PacificCoastCommercial.com

Lic. 02098424

OFFICE (619) 469-3600

10721 Treena Street, Suite 200

San Diego, CA 92131

www.PacificCoastCommercial.com

Lic. 01209930


**PACIFIC COAST
COMMERCIAL**
SALES • MANAGEMENT • LEASING

TCN
WORLDWIDE
REAL ESTATE SERVICES

property features



PROPERTY OVERVIEW

- Owner/User Investment Opportunity
- For Sale or Lease
- APN: 467-460-07-00



AVAILABILITY

- 5,580 SF Two (2) Tenant Property
- 3,800 SF Will Be Available for Owner/User at Close of Escrow Providing 51% Occupancy on SBA Loan



TENANCY

- Current Tenant Paying \$1,800/Month on a NNN basis
- 3,800 SF Available for Lease



ZONING

- CUPD-CU-2-3
- Allowing Many Retail/Commercial Uses



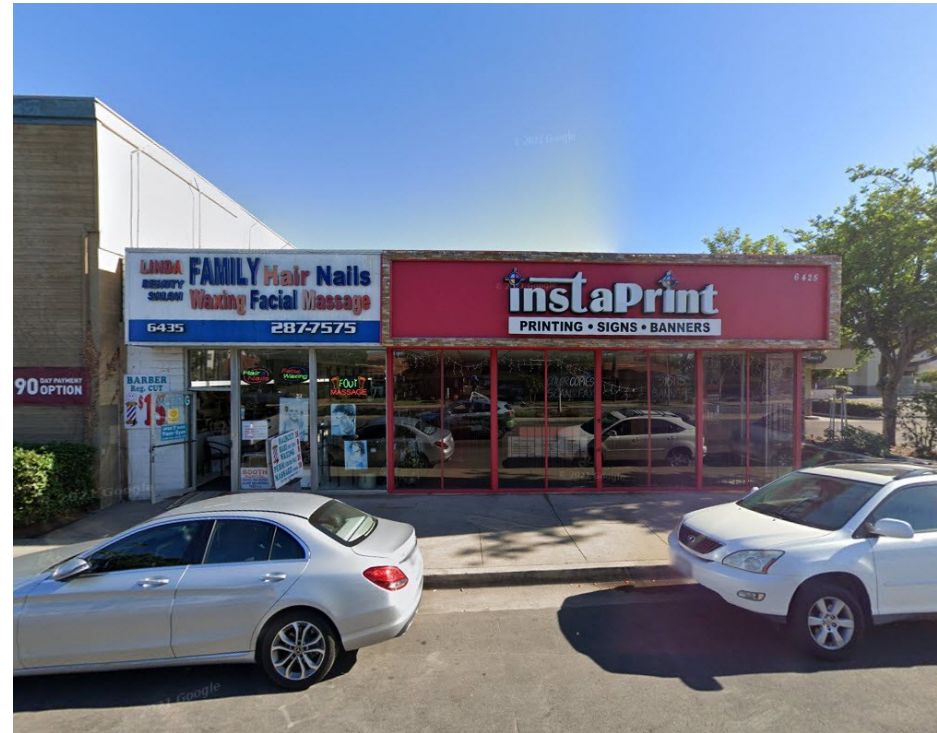
LOCATION

- Surrounded by Numerous Current and Future Development Sites in the Growing SDSU College Area
- High Traffic Street with 20,000 Vehicles Per Day



PRICING

- Lease Rate: \$1.50/SF + NNN
- Sales Price: \$1,275,000
- 7% Proforma CAP Rate at \$1.50 NNN on Vacant Space



floor plan

- 5,580 SF Two (2) Tenant Property
- 3,800 SF Available for Lease

Floor Plan Not Fit to Scale;
for Reference Purposes Only.



location

DEMOGRAPHICS

	2 MILE	5 MILE	10 MILE
POPULATION (2020)	103,418	537,847	1,437,949
POPULATION (2025)	105,607	548,915	1,469,414
AVG. HOUSEHOLD INCOME	\$81,800	\$87,508	\$92,007
AVERAGE AGE	33	35	35
CONSUMER SPENDING	\$979.8M	\$5.29B	\$14.28B
TOTAL BUSINESSES	3,654	19,464	71,433
TOTAL DAYTIME EMPLOYEES	25,033	160,477	732,529

TRAFFIC COUNTS



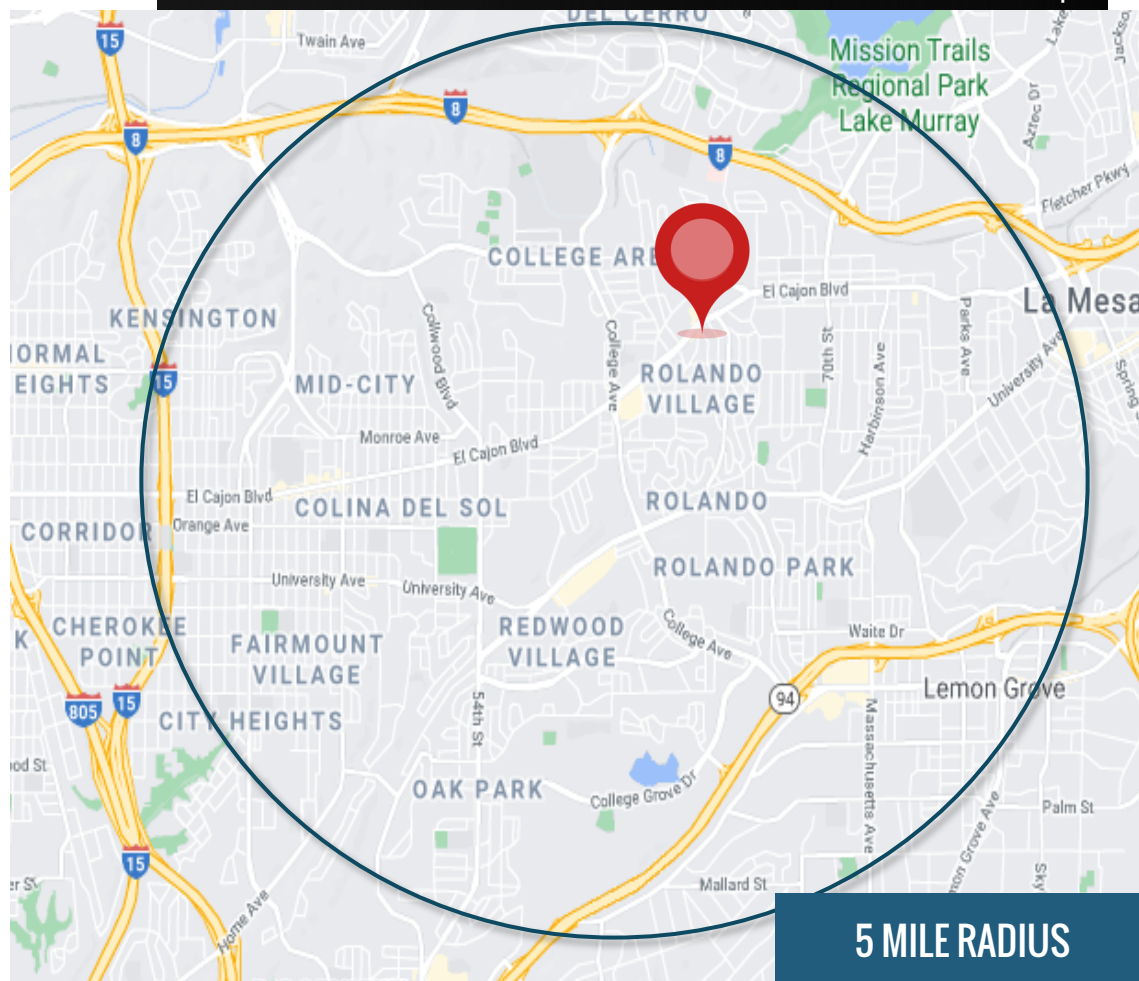
20,291 VPD EL CAJON BLVD & CHOCTAW DR

17,000 VPD EL CAJON BLVD & 62ND ST

SURROUNDING AMENITIES



area map



5 MILE RADIUS

contact information



MARTIN F. ALFARO
Associate Vice President
(858) 598-2890
Martin@PacificCoastCommercial.com
Lic. 01230078

ANTHONY GOROS
Sales & Leasing Associate
(630) 247-5887
Anthony@PacificCoastCommercial.com
Lic. 02098424

OFFICE (619) 469-3600
10721 Treena Street, Suite 200
San Diego, CA 92131
www.PacificCoastCommercial.com
Lic. 01209930

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 it's accuracy, but we do not guarantee it. All information including zoning, financials, leases, square footage, permits and use should be verified during due diligence and prior to completing a purchase or lease.

