

FOR LEASE

3 AVAILABLE

±1,388 SF

±1,800 SF

±1,900 SF



Campus Plaza

6083-6165 El Cajon Boulevard • San Diego, CA 92115

**FLOCKE &
AVOYER**
Commercial Real Estate

Campus Plaza

6083-6165

El Cajon Boulevard

San Diego, California 92115

CONSIDERED
THE DOMINANT
RETAIL CENTER
IN THE AREA





SPECTACULAR RETAILING OPPORTUNITY

PROPERTY DESCRIPTION

This attractive “Cape Cod” style center is located at one of the key intersections of the San Diego State University (334,000 students, 2016) area and is considered the dominant retail center in the area.

The proximity to the University and the surrounding dense residential area makes this a spectacular retailing opportunity.





TRAFFIC COUNTS

CARS PER DAY

COLLEGE AVENUE: 320,900

EL CAJON BLVD: 319,600



AVERAGE HHI*

1 MILE: \$64,611

3 MILES: \$68,378

5 MILES: \$72,492



POPULATION

1 MILE: 31,308 / 20,110 (DAY)

3 MILES: 238,522 / 144,862 (DAY)

5 MILES: 573,714 / 325,252 (DAY)

**Demographics produced using private and government sources deemed to be reliable.
The information herein is provided without representation or warranty. Additional information available upon request.*

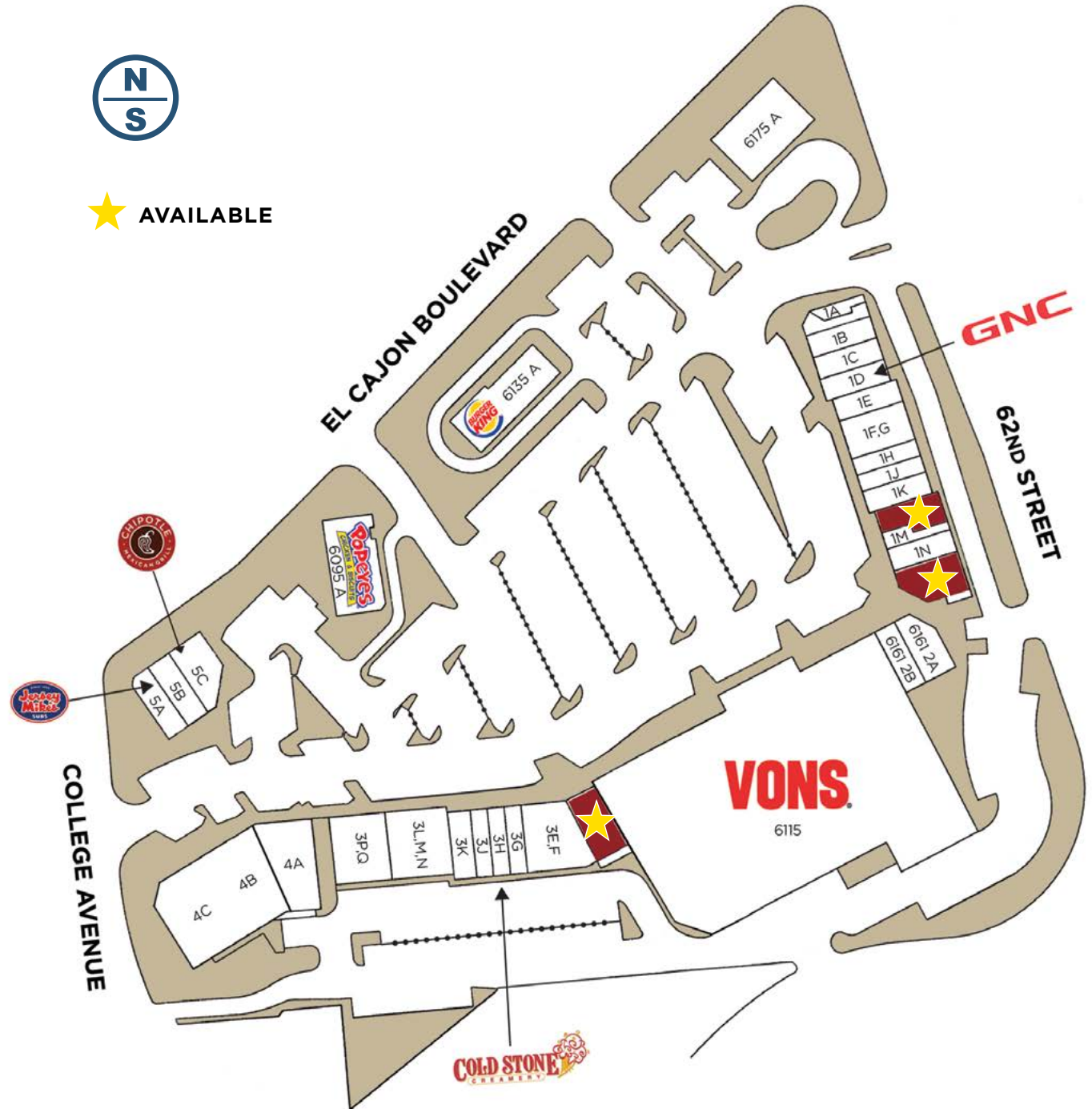
Campus Plaza

SITE PLAN

LOCATED AT
ONE OF THE KEY
INTERSECTIONS
OF THE SAN DIEGO
STATE UNIVERSITY
AREA



★ AVAILABLE

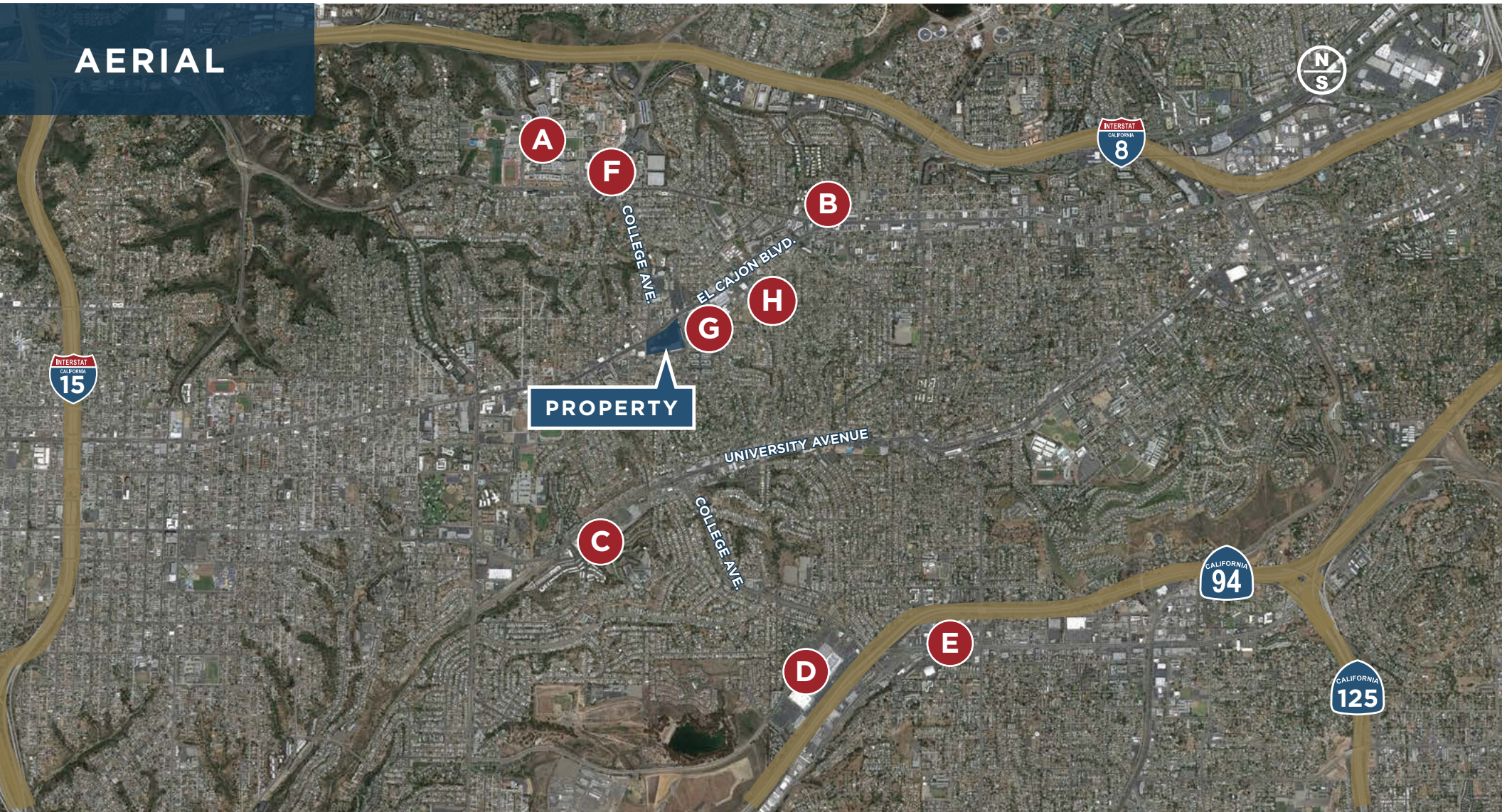


SUITE	TENANT	SF
BUILDING 4585		
4A - 4C	Diego Hills Charter School	11,624
BUILDING 6083		
5A	Jersey Mike's Subs	1,306
5B	L&L Hawaiian Barbeque	964
5C	Chipotle	2,266
6095 A	Popeye's Chicken	3,655
6135 A	Burger King	3,199
BUILDING 6145		
★ 3D	AVAILABLE	1,800
3E, F	i-Tan	3,100
3G	Tapioca Express	900
3H	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
BUILDING 6165		
1A	Top 10 Oriental	1,150
1B	Precision Watch	1,200
1C	Pet Market	1,200
1D	General Nutrition Center	1,200
1E	Indian Restaurant	1,200
1F, G	Garden Fresh Grill & Smoothie	2,100
1H	Experimac	900
1J	Super Nail	900
1K	Fantastic Sam's	1,200
★ 1L	AVAILABLE	1,388
1M	Cigarette Store	712
1N	Yogurtland	1,200
★ 1P	AVAILABLE	1,900
6175 A	40/30 Dental	5,515



This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

AERIAL



A San Diego State University

B Ralph's

C Food4Less
Marshall's
99¢ Only Stores

D Walmart
Target
Sam's Club
Kohl's

E Albertson's
CVS

F Trader Joe's

G Rite Aid

H Smart & Final
CVS

FOR MORE
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All information regarding this property is deemed to be reliable, however, no representation, guarantee or warranty is made to the accuracy thereof and is submitted subject to errors, omissions, change of price rental, or withdrawal without notice.