

FOR SALE OR LEASE

OWNER/USER OR INVESTMENT OPPORTUNITY

College Area Retail



6425-6435
EL CAJON BLVD, SAN DIEGO, CA 92115

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**PACIFIC COAST
COMMERCIAL**
SALES - MANAGEMENT - LEASING


TCN
WORLDWIDE
REAL ESTATE SERVICES

property features



PROPERTY OVERVIEW

- Owner/User or 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

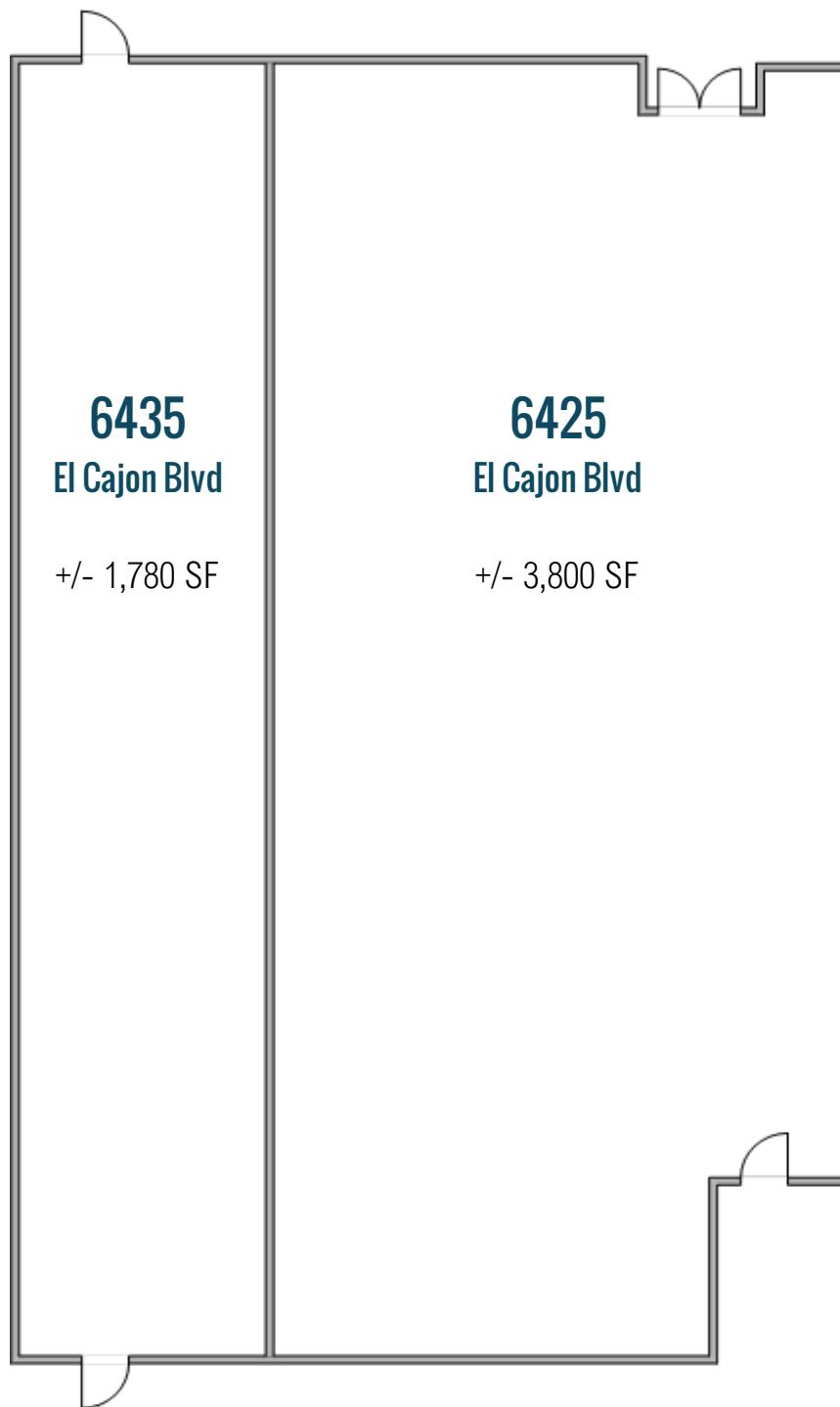
- Lease Rate: \$1.50/SF + NNN
- Sales Price: \$1,200,000
- 7% Proforma CAP Rate at \$1.50 NNN on Vacant Space
- Printing Business Can be Purchased Separately - Contact Agent for Details



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

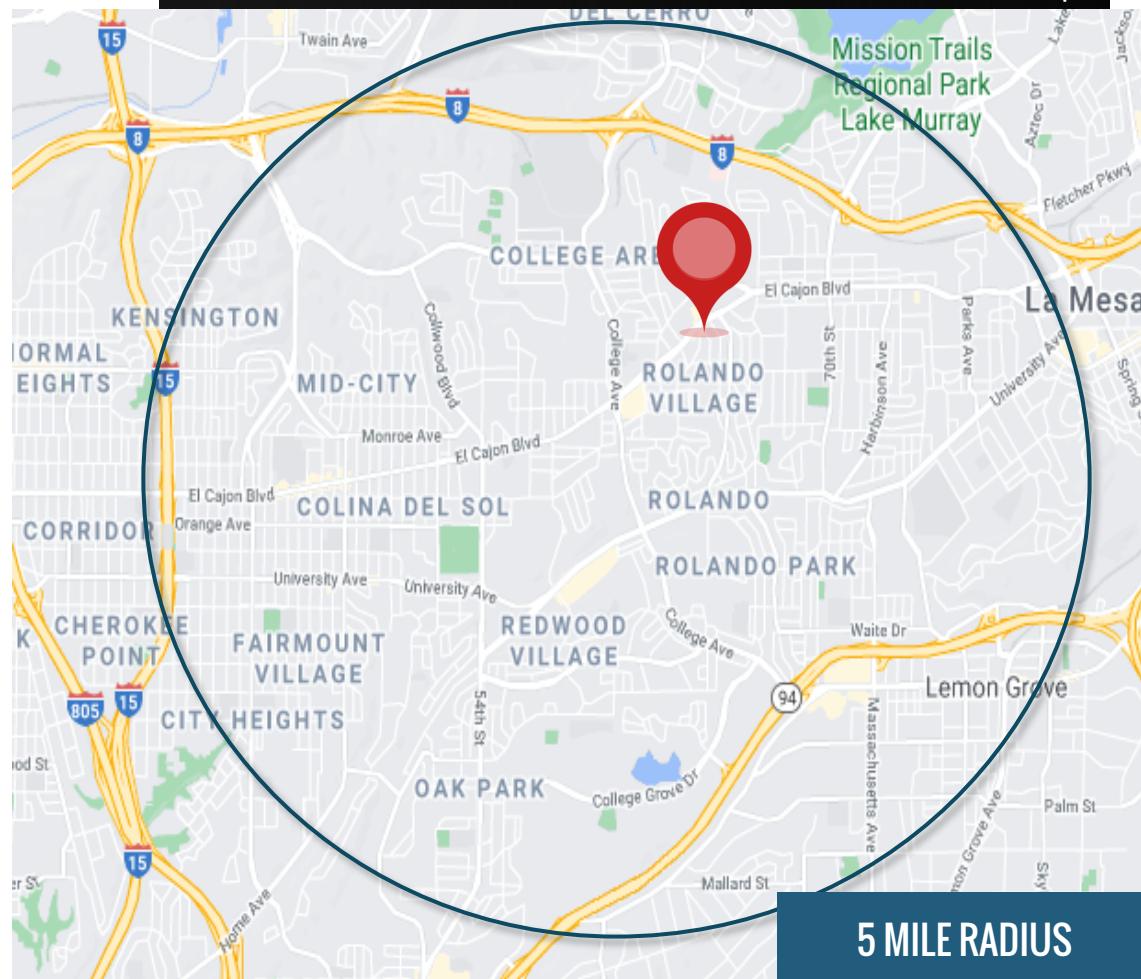
| | 2 MILE | 5 MILE | 10 MILE |
|-------------------------|----------|----------|-----------|
| POPULATION (2020) | 103,418 | 537,847 | 1,437,949 |
| POPULATION (2025) | 105,607 | 548,915 | 1,469,414 |
| AVG. HOUSEHOLD INCOME | \$81,800 | \$87,508 | \$92,007 |
| AVERAGE AGE | 33 | 35 | 35 |
| CONSUMER 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

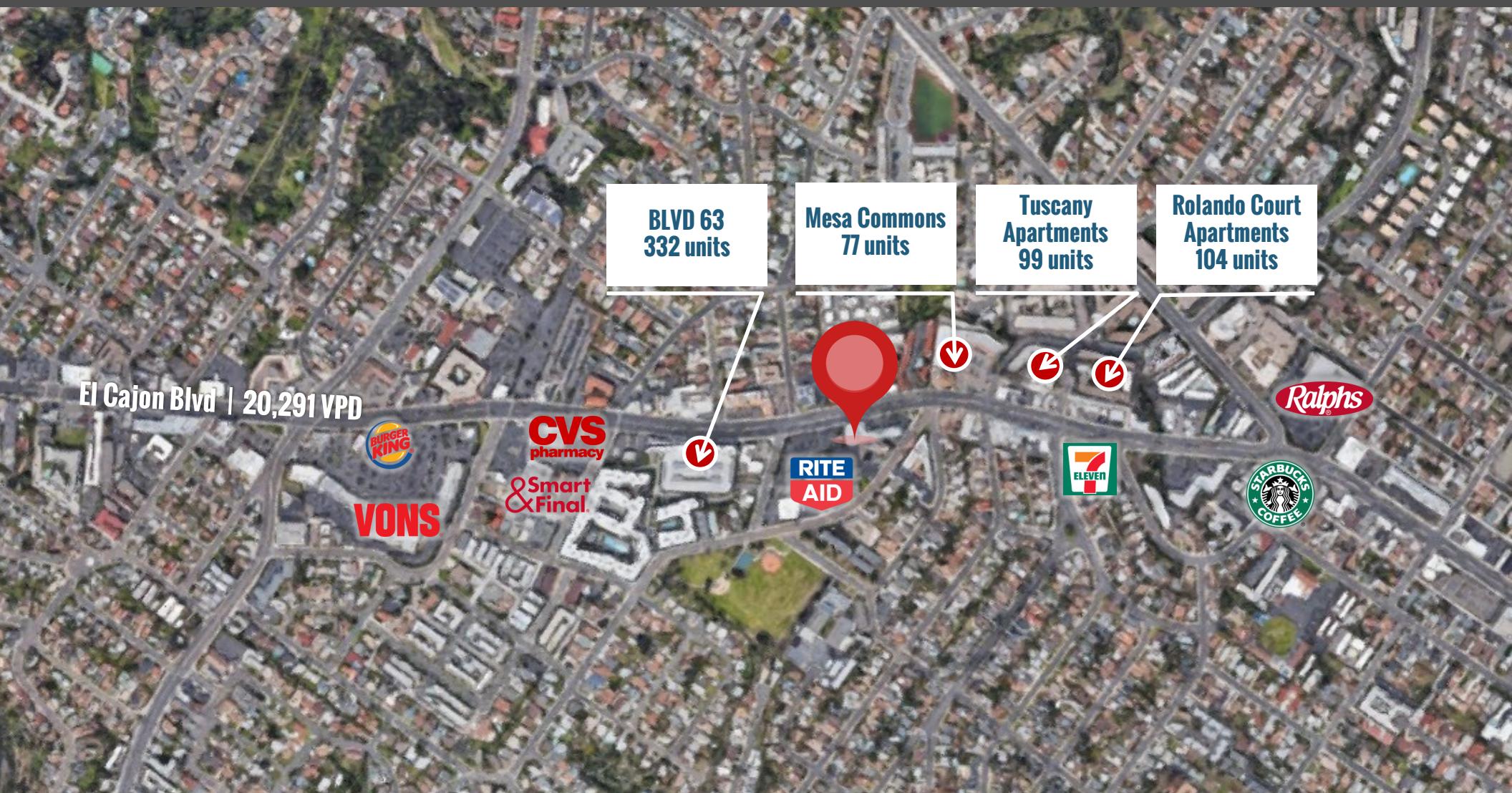
20,291 VPD EL CAJON BLVD & CHOCTAW DR

17,000 VPD EL CAJON BLVD & 62ND ST

SURROUNDING AMENITIES



contact information



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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, financials, leases, square footage, permits and use should be verified during due diligence and prior to completing a purchase or lease.


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