

Newly Constructed QSR Drive-Thru for Sale



EL CAJON BLVD

7393 El Cajon Blvd, La Mesa, CA 91942

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SALES - MANAGEMENT - LEASING

7393 El Cajon Blvd, La Mesa, CA 91942

Property Type:

Fast Food /
Quick Service Restaurant (QSR)



Building SF:

± 1,004 SF



Lot SF/Acre:

± 11,625 SF (0.27 acre)



Zoning:

C-D-M-U;
CTCAC/HCD Opportunity Area;
Transit Area Overlay Zone



Highest and Best Uses:

Coffee, Ice Cream, Donuts or any
QSR walk-up / drive-up concept



Sale Price:

\$2,800,000



CAP Rate:

4.0% with
10-Year Lease in Place
(Expires February 2036)



EL CAJON BLVD

Property Highlights



Located in La Mesa, known as “The Jewel of the Hills”

NEW

Newly Constructed Drive-Thru / Walk-Up (Built in 2021)



Adjacent to 45 2-bedroom units in the Trio Townhomes Community (7353 El Cajon Blvd)



Excellent Access & Visibility



Located in front of the El Cajon Blvd & Jessie Ave MTS Bus #1 stop



Located 1 block from the City of San Diego border and College Area Business District



Demographics



484,421
Population (5 Miles)



\$102,191
Avg. Household Income (3 Miles)



9 Square miles
City Size



3%–5% Annually
Growth Rate



25,954 (95% Occupied)
Housing Units



Higher Than County Average
Senior Population



Drive Times

<1 min
0.9 Miles
70th St exit off I-8 freeway

5 min
1.2 Miles
La Mesa Village Plaza

6 min
1.3 Miles
Costco

6 min
2.1 Miles
Grossmont Center Mall

8 min
0.6 Miles
Grossmont Hospital

8 min
2 Miles
Spring Street Station (Downtown La Mesa)

10 min
2.5 Miles
San Diego State University (SDSU)



Amenities Map



COSTCO WHOLESALE **Carl's Jr.**

KAISER PERMANENTE **BOLT BREWERY** **CHIPOTLE MEXICAN GRILL**

the Habit BURGER GRILL **McDonald's** **O'Reilly AUTO PARTS**

HELIX BREWING CO **FedEx**

Grossmont Center
BevMo! **Walmart**

TARGET **Office DEPOT** **24 HOUR**

TRADER JOE'S **petco** **Olive Garden ITALIAN KITCHEN**

SHARP **CHUZE FITNESS**

Red Lobster **STARBUCKS COFFEE** **Chuck E. Cheese**

ROSS DRESS FOR LESS **Walmart**

Jack in the box **HOBBY LOBBY**
 Super Savings. Super Selection!

DISCOUNT TIRE **Ford**

7393 El Cajon Blvd



VONS **Swami's CAFE** **CHASE**

SPROUTS FARMERS MARKET **Round Table PIZZA** **Pizza hut**



Vehicles Per Day

I-8	239,000 VPD
El Cajon Blvd	27,760 VPD
Baltimore Dr	22,700 VPD
70th St	17,396 VPD
Spring St	30,300 VPD

La Mesa "The Jewel of the Hills"

Vibrant East County Hub:

A dynamic city located just east of San Diego, known for its charming small-town feel and thriving business community

Scenic & Walkable:

Tree-lined streets, parks, and a pedestrian-friendly downtown filled with shops, cafés, and local events

Transit Connected:

Easy access to major free-ways (I-8, SR-125, SR-94) and multiple San Diego Trolley stations

Growing Population:

Continued residential and mixed-use development supporting strong local commerce

Community & Lifestyle:

A diverse, family-friendly environment with excellent schools and proximity to universities and major employment centers



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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 transaction.

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JESSIE AVE

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