

Campus

PLAZA

SIGNED LEASE

WaBa grill



**FLOCKE &
AVOYER**
Commercial Real Estate

6083-6165 El Cajon Boulevard
San Diego, CA 92115

**FOR
LEASE**



Campus

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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

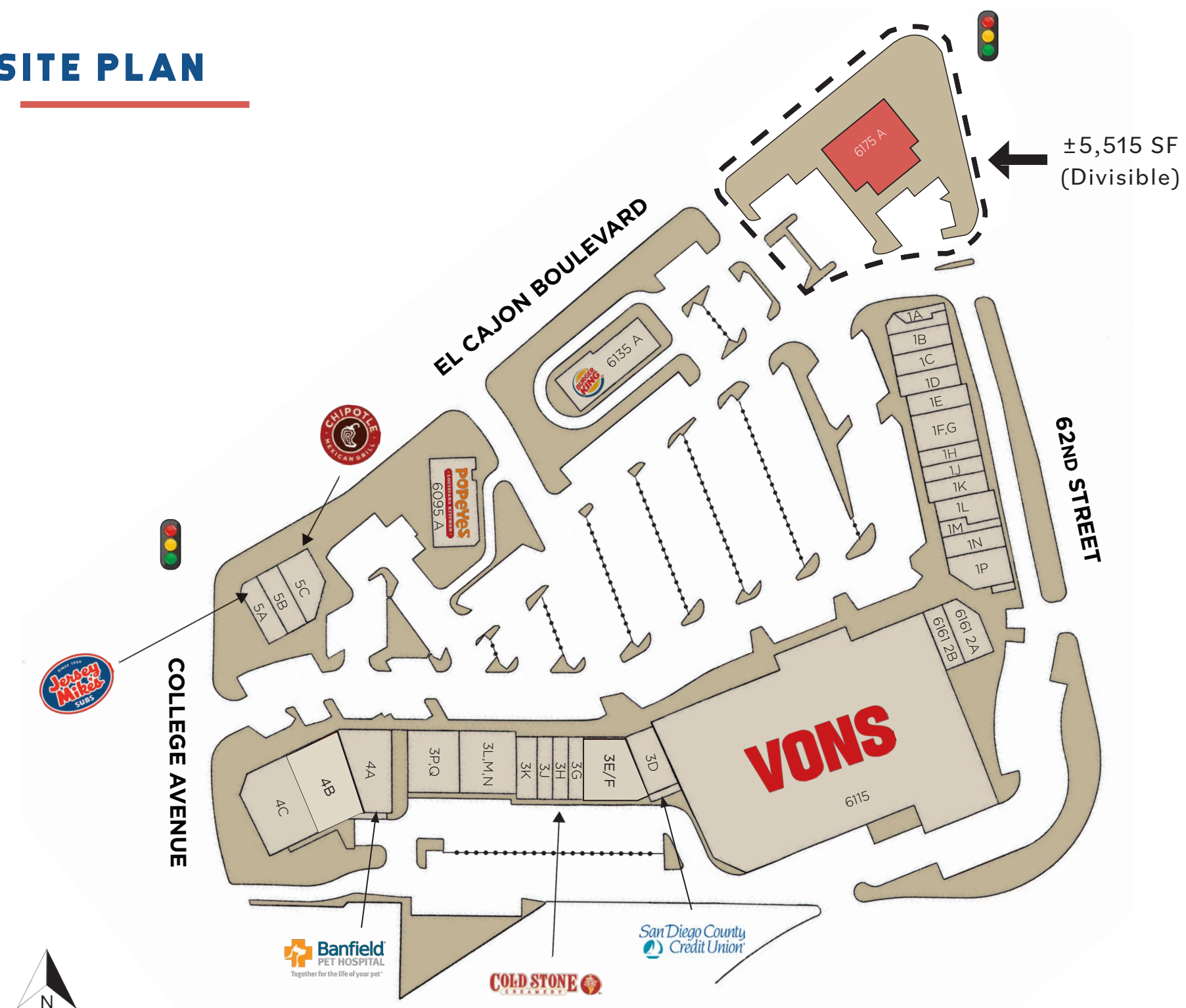
SUITE 6175A: ±5,515 SF (Divisible)





SUITE	TENANT	SF
BUILDING 4585		
4A	Banfield Pet Hospital	3,280
4B	Pacific Dental	2,860
4C	Charter School of San Diego	5,484
BUILDING 6083		
5A	Jersey Mike's Subs	1,306
5B	Everytable	964
5C	Chipotle	2,266
6095 A	Popeye's Chicken	3,655
6135 A	Burger King	3,199
BUILDING 6145		
3D	San Diego County Credit Union	1,800
3E,F	F45 Training SDSU	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	Pho Today	1,150
1B	Precision Watch	1,200
1C	Waba Grill (Proposed)	1,200
1D	SD Nutrition	1,200
1E	Tandoori Vibes	1,200
1F,G	Garden Fresh Grill & Smoothie	2,100
1H	Water 4U	900
1J	Super Nail	900
1K	Great Clips	1,200
1L	One Main Financial	1,388
1M	Bob's Smoke Shop	712
1N	Yogurtland	1,200
1P	Yoga Box	1,900
6175 A	AVAILABLE PAD (Divisible)	5,515

SITE PLAN



*Disclaimer on pg. 9

DEMOGRAPHICS



VISITS

Total: 2.6 Million
(7/1/23-6/30/24)
26% growth over
36 months

TRAFFIC COUNTS

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

AVERAGE HHI

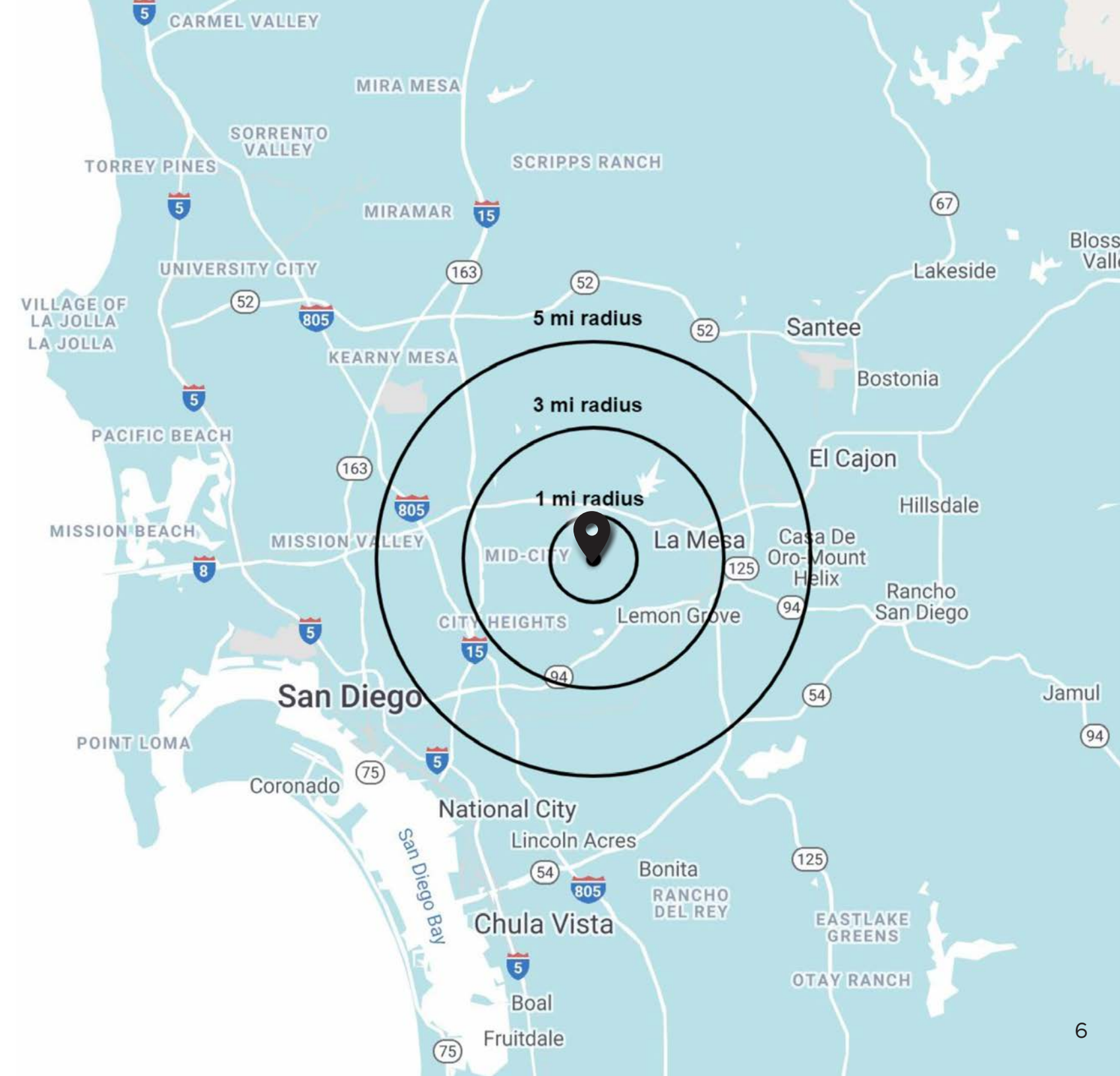
1 Mile: \$72,236
3 Miles: \$83,313
5 Miles: \$90,984

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

*Disclaimer on pg. 9

***DISCLAIMER**

*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 or withdrawal without notice.

*Figures and statements appearing on this form represent our best knowledge and belief based on information gathered regarding the above property. This analysis is to be taken, therefore, as an estimate and not as a guarantee or warranty. Information contained herein is subject to independent verification and no liability for errors or omissions is assumed. You should rely on your own independent analysis and investigation regarding the above property and on the advice of your legal counsel and tax consultant.

*Any site plans and maps contained herein 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.

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