

6304

EL CAJON BLVD
SAN DIEGO, CA 92104

FOR LEASE



GARRETT GAMBAL

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INFINITY
INVESTMENT PROPERTIES

THE OPPORTUNITY

Infinity Investment Properties, Inc. is pleased to present **6304 El Cajon Blvd – available For Lease**. This two-tenant retail building totals $\pm 2,879$ SF and is prominently located at the signalized hard corner of El Cajon Blvd and 63rd Street, just minutes from San Diego State University. The $\pm 1,200$ SF available suite is currently vacant and **ideal for retail users** seeking strong visibility in a high-traffic area, with approximately 20,204 vehicles passing daily. The space features an open floor plan, private in-suite restroom, HVAC, glass display windows, front and rear entrances, and excellent signage opportunities. **The property also offers on-site parking and strong street frontage**, making it a prime location for businesses looking to establish a presence in a busy commercial corridor.



\$2.25/SF + MG

Lease Rate



Now Availability

Property Highlights

Highly Visible Building

Exclusive Parking

Signalized Intersection

Private Restroom

$\pm 20,204$ VPD

25' of Frontage
El Cajon Blvd



PROPERTY DESCRIPTION

\pm 1,200 SF
Building Size

\pm 5,340 SF
Lot Size

First Come, First Serve
Parking Spaces

1960
Year Built

CUPD-2-3
Zoning Code

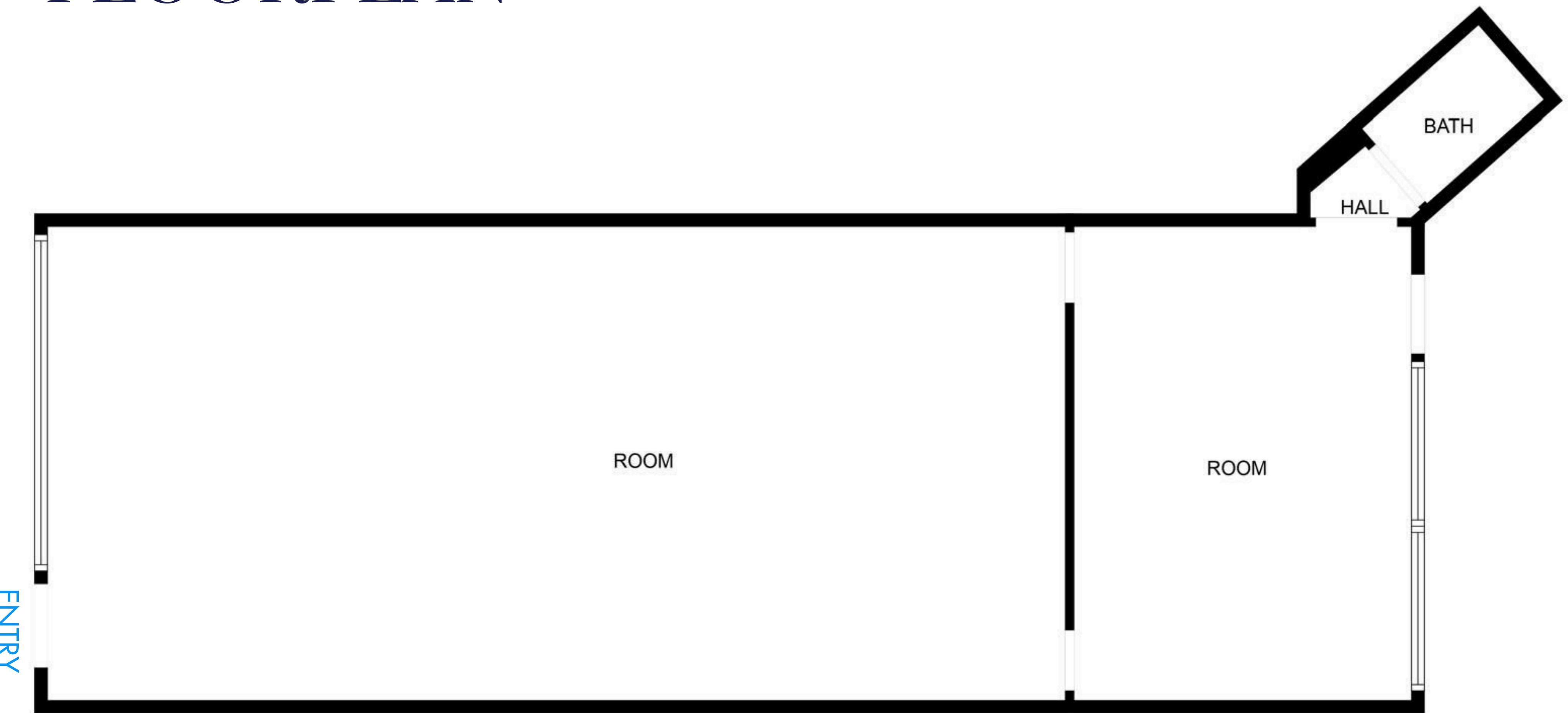
467-451-01-00
APN

Street Frontage

Signage
Opportunities

Private Restroom

FLOORPLAN



DEMOGRAPHICS

1 MILE

POPULATION
31,807

AVERAGE HH INCOME
\$84,984

HOUSEHOLDS
10,149

3 MILE

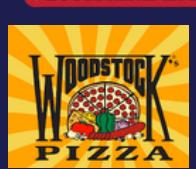
POPULATION
223,881

AVREAGE HH INCOME
\$94,593

HOUSEHOLDS
81,029



NEARBY AMENITIES

	#1
	#2
	#3
	#4
	#5
	#6
	#7
	#8
	#9
	#10
	#11
	#12
	#13
	#14
	#15
	#16





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