

6304

EL CAJON BLVD
SAN DIEGO, CA 92104

FOR LEASE



GARRETT GAMBAL

Associate

DRE Lic. #02238640

C: (619) 837-3443

O: (619) 314-8181 ext. 106

Garrett@InfinityInvestProp.com

LEV MIZAN

Managing Broker

DRE Lic. #01998777

C: (619) 888-5343

O: (619) 314-8181 ext. 101

Lev@InfinityInvestProp.com

 **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 ±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 ±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 | Signalized Intersection | ±20,204 VPD |
| Exclusive Parking | Private Restroom | 25' of Frontage
El Cajon Blvd |

PROPERTY DESCRIPTION

±1,200 SF
Building Size

± 5,340 SF
Lot Size

First Come, First Serve
Parking Spaces

1960
Year Built

CUPD-2-3
Zoning Code

467-451-01-00
APN

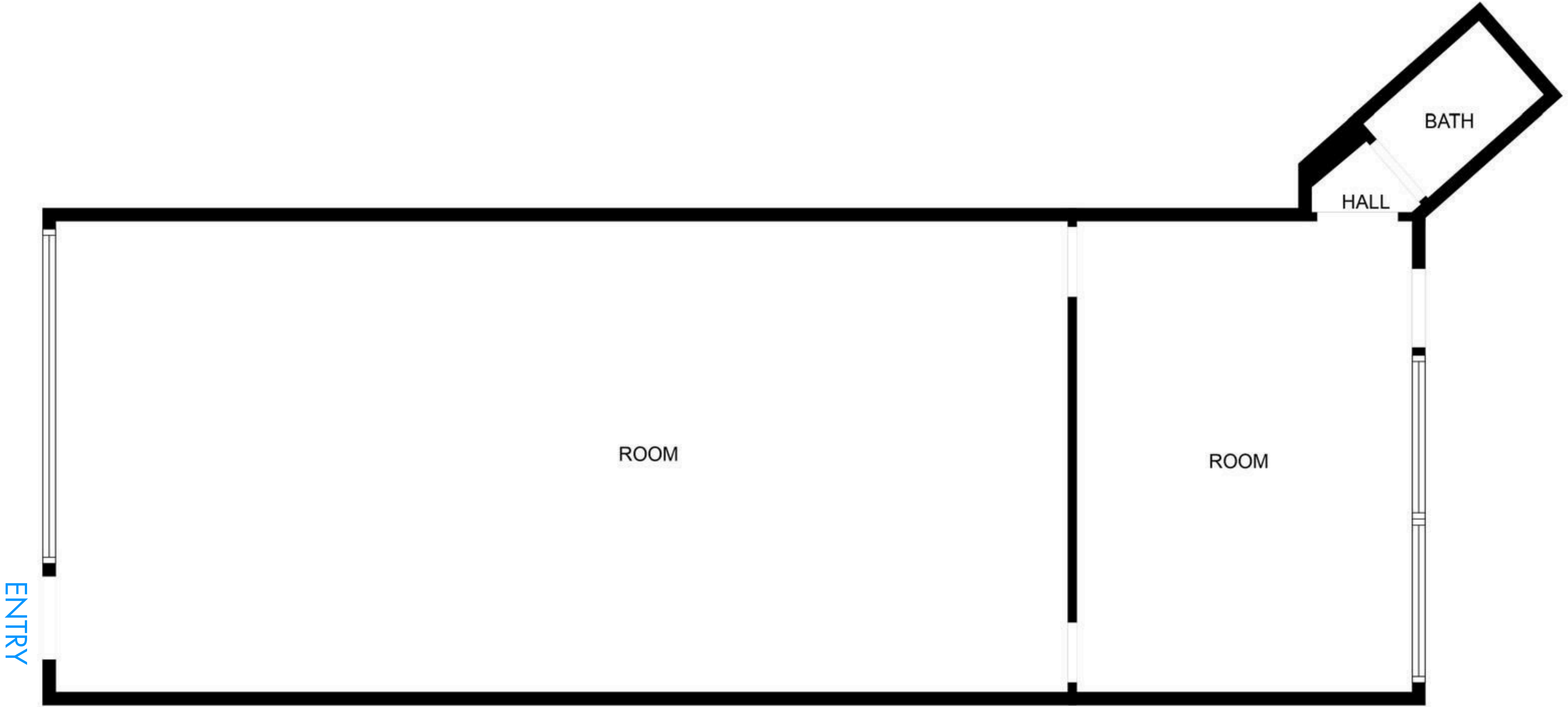
Street Frontage

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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