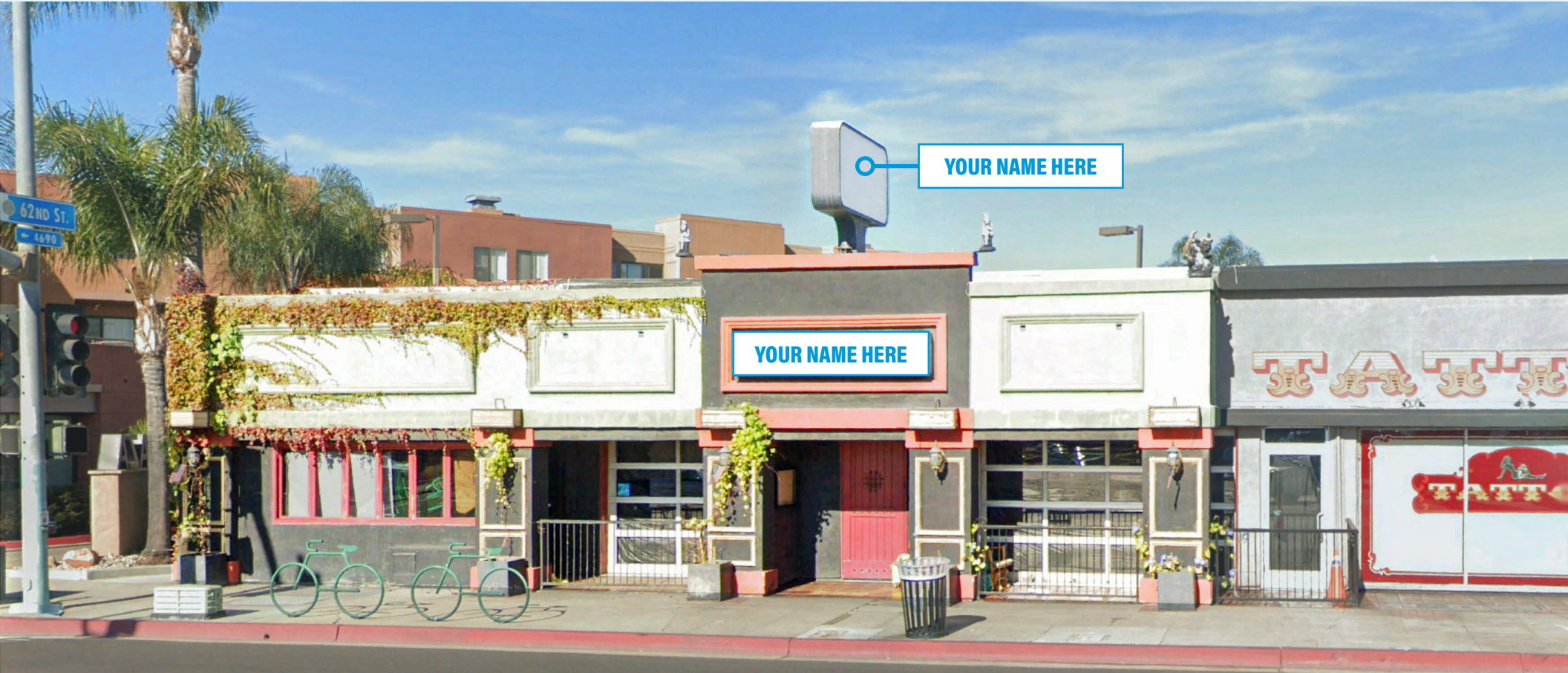


# FOR LEASE: 5,470 SF + PATIO

ABC TYPE 47 FULL LIQUOR LICENSE + ABC TYPE 77 EVENT PERMIT LICENSE AVAILABLE FOR PURCHASE



## 6164 EL CAJON BLVD, SAN DIEGO, CA 92115



**James Pieri Jr**  
Sr. Vice President // Broker & Principal  
619-972-2214  
jpieri@lee-associates.com  
Lic# 01411347

Please do not disturb the tenants, owner, employees and patrons. Please contact the broker only.





## **6164 EL CAJON BLVD, SAN DIEGO, CA 92115**

Restaurant Building For Lease | Former Location of Effin's Pub & Grill

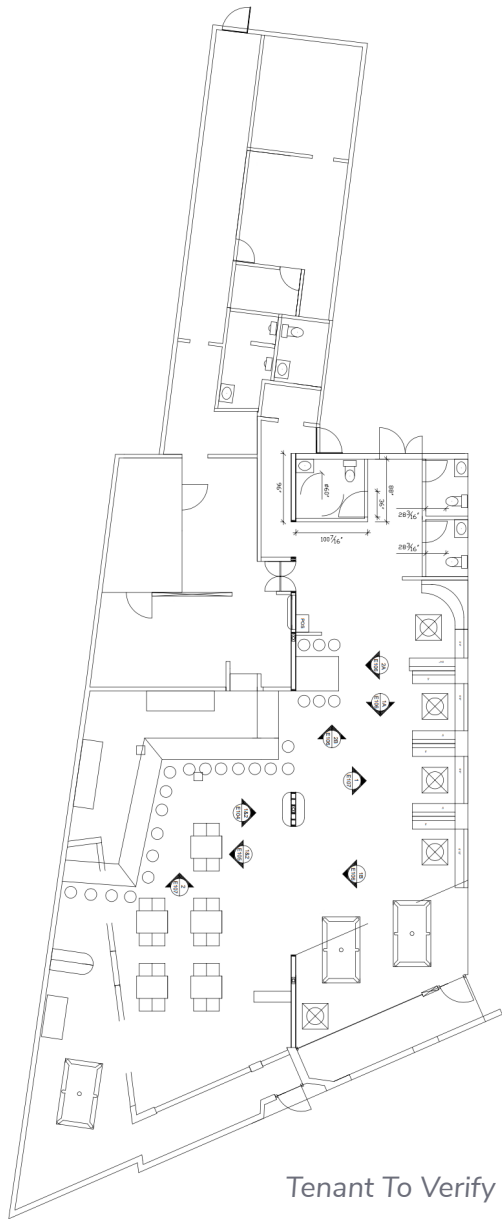
**Size:** Approx. 5,470 SF + Patio

- » **Asking Rental Rate:** Negotiable
- » **NNN's:** \$0.26/PSF/NNN
- » **ABC License:** ABC Type 47 Full Liquor License + ABC Type 77 Event Permit License Available for Purchase
- » **Notes:** Landlord shall provide Tenant Improvement Allowance to qualified Tenant.

**FOR LEASE: 5,470 SF + PATIO**

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## FLOOR PLAN



## PROPERTY HIGHLIGHTS



Owner-User Restaurant/Bar/Venue Opportunity in the College Area



On the corner of 62nd St and El Cajon Blvd near College Ave



20 minutes to Mission Beach via Interstate 8

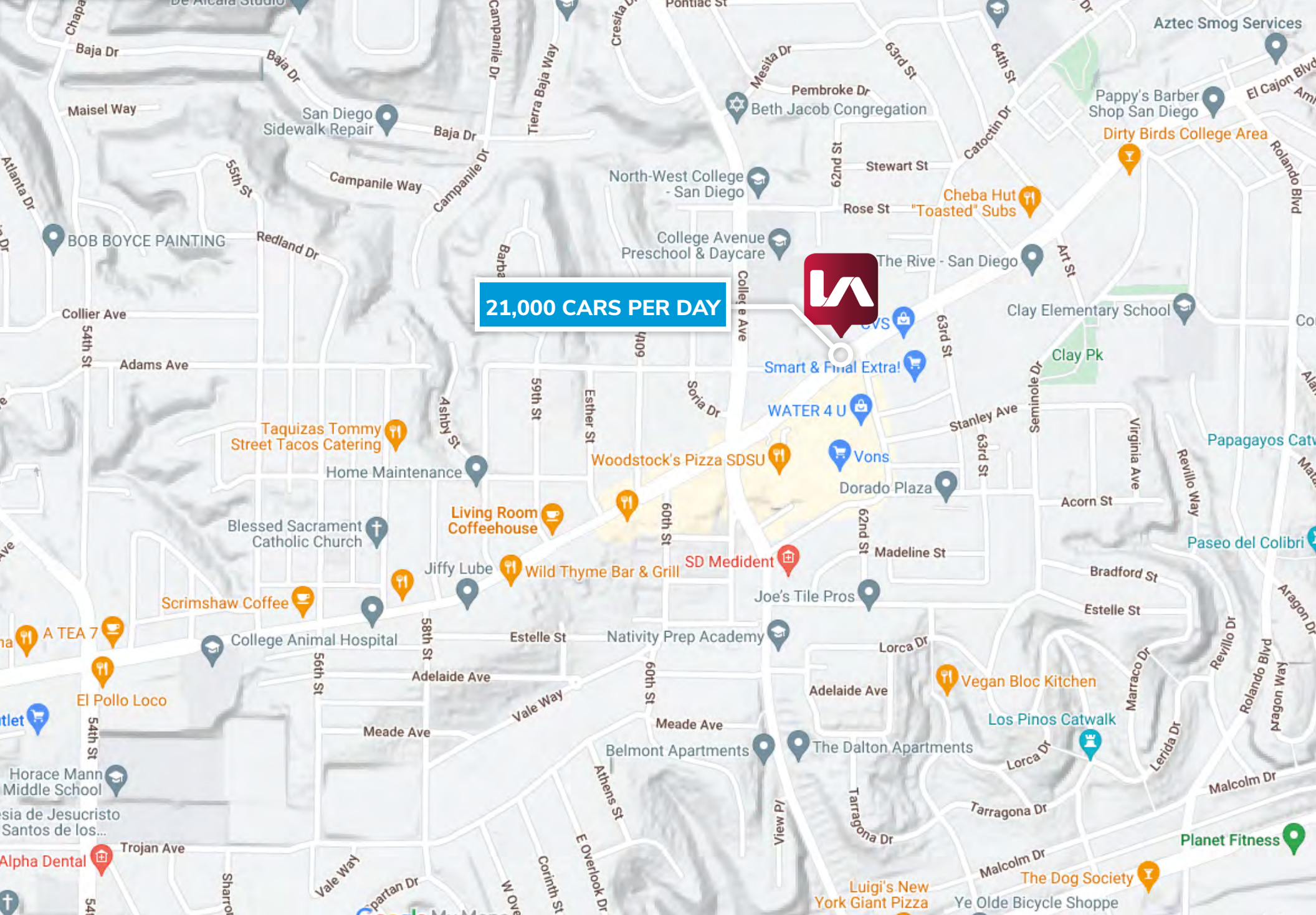


1 Mile to San Diego State University (SDSU). SDSU was ranked 16th on Forbes' 2023 rankings of the Top 25 Public Colleges and No. 43 in the magazine's annual list of top 500 colleges.

**FOR LEASE: 5,470 SF + PATIO**

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21,000 CARS PER DAY



FOR LEASE: 5,470 SF + PATIO

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# DEMOGRAPHICS (2023)

WITHIN 5 MILES

## EL CAJON, SAN DIEGO, CA



Population

542,893



Average household income

\$124,417



Households

199,535



Total Employees

142,385



**FOR LEASE: 5,470 SF + PATIO**

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**Contact broker for more information!**



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**Join our list of satisfied clients!**



*\*partial list*