

6302-6304

FOR SALE/LEASE
OWNER-USER OPPORTUNITY
2,879 SF 2-UNIT PROPERTY

EL CAJON BLVD
SAN DIEGO, CA 92115



2,879 SF Property

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THE OPPORTUNITY

Infinity Investment Properties, Inc. is pleased to offer **6302-6304 El Cajon Blvd for sale**: a $\pm 2,879$ SF, two-suite retail/office building at the signalized hard corner of 63rd Street and El Cajon Boulevard, just minutes from San Diego State University. The property is offered fee-simple and is **intended to be delivered vacant**, giving a buyer a clean slate to occupy, lease, or reposition.

What makes this building work especially well for an owner-user is the simple, flexible two-suite layout. An operator can take the larger $\pm 1,800$ SF suite for their business and lease the second suite to help offset the mortgage, with the option to expand into the full $\pm 2,879$ SF footprint over time if needs grow. Occupying the $\sim 1,800$ SF suite would align with **typical SBA owner-occupancy** thresholds for existing buildings (buyer to confirm).

The building has over 100 feet of frontage, excellent exposure to college demographics, and approximately 20,204 vehicles passing by per day. The property features an open floor plan, floor-to-ceiling glass display windows, private restrooms in each suite, and dedicated HVAC—**well suited for retail, light medical office, or professional office use** (buyer to verify permitted use). Ownership here also provides long term cost control compared to leasing, where NNN pass-throughs and annual escalations can steadily push occupancy costs higher year over year.



Sale Price

[*Contact Agent*](#)

*Dry-Cleaning Business Also Available for Purchase with the Real Estate — [*Contact Agent for Details**](#)



PROPERTY DESCRIPTION

± 2,879 SF
Building Size

± 7,347 SF
Lot Size

Rare On-Site
Parking Lot

1960
Year Built

CUPD-2-3
Zoning Code

467-451-01-00
APN

Clean Phase 1

Street Frontage

Two (2) Restrooms





SDSU & Regional Growth

The "College Area" is undergoing a historic transformation following the 2026 signing of the College Area Community Plan Update, which clears the way for up to 17,750 new homes along El Cajon Blvd. Combined with the nearby SDSU Mission Valley expansion and the new "Campus Town Center" village, the area is evolving into a high-density, pedestrian-friendly hub, ensuring a massive and permanent customer base for local businesses.

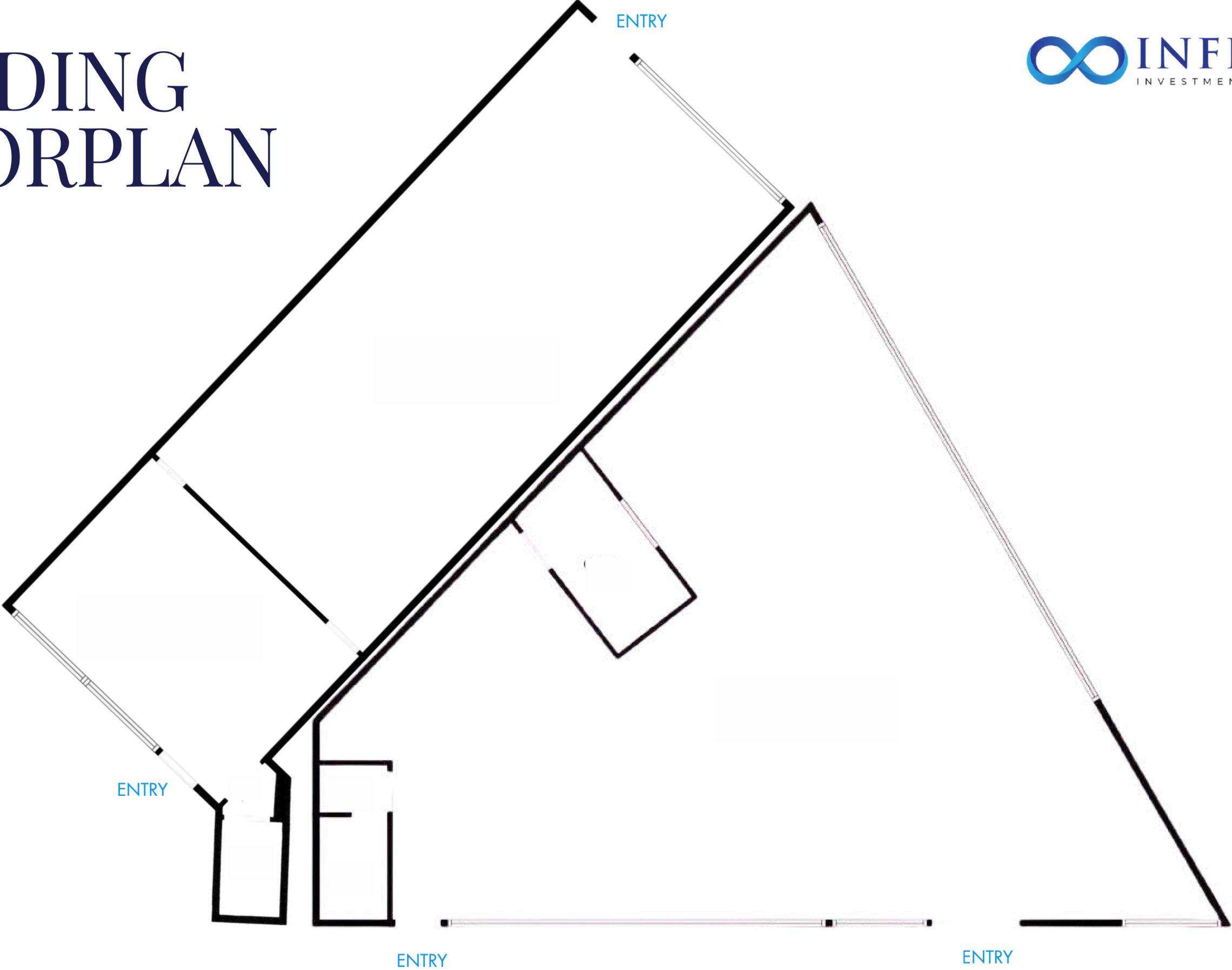
Owner-User Advantage

Owning the building as an occupier removes the uncertainty that comes with leasing—annual rent increases, renewals, and limited control over the site. By purchasing the property, an owner-user can stabilize occupancy costs while building equity through principal paydown and long-term appreciation. And with two suites, the smaller unit can be leased to help offset the mortgage, often making ownership pencil out more favorably than a conventional lease.

Favorable SBA 504 Financing

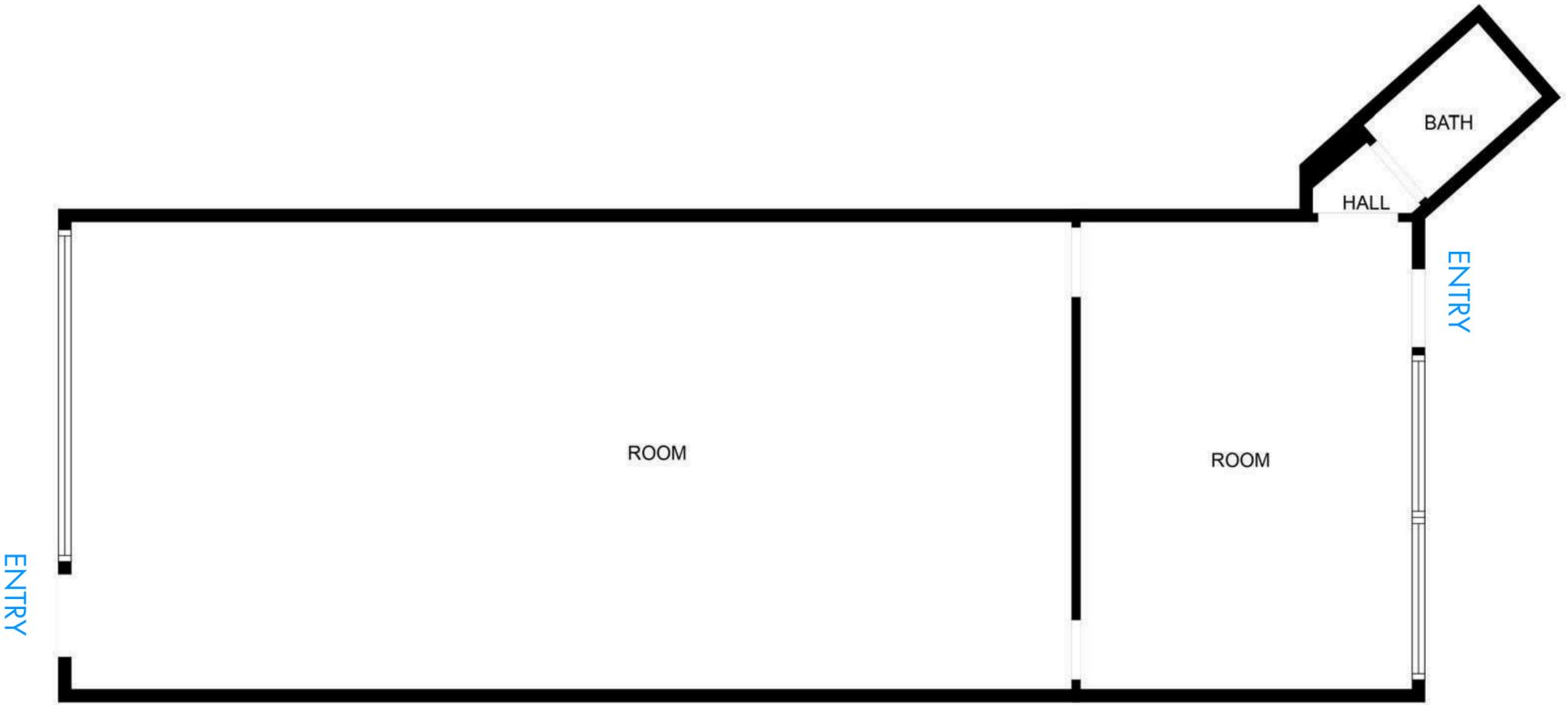
As of March 2026, SBA 504 loan rates remain highly competitive, with 25-year fixed rates currently around 5.8%. This program allows business owners to purchase with as little as 10% down, preserving cash flow for operations. In today's market, the monthly cost of owning this building with SBA financing is close to market lease rates, but with the added benefit of significant tax deductions and equity gains.

BUILDING FLOORPLAN



FOR LEASE

LEASE HIGHLIGHTS



±1,200 SF
Suite Size

Contact Agent
Lease Rate

MG
Lease Type

Retail/Office
Use

Now
Availability

Rare On-site Parking

Private Restroom

DEMOGRAPHICS

1 MILE

POPULATION
31,807

AVERAGE HH INCOME
\$84,984

HOUSEHOLDS
10,149

3 MILE

POPULATION
223,881

AVERAGE 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



COLLEGE AREA

San Diego's Academic and Innovation Hub

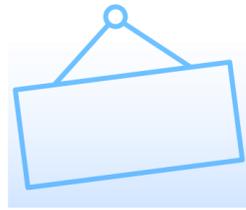
The College Area is a well-established San Diego neighborhood shaped largely by San Diego State University and the surrounding residential blocks. San Diego State University features nearly 40,000 students and an expanding presence in the area. Activity is fairly concentrated with students and renters near campus and more long time owners and families in the adjacent pockets of the 92115. El Cajon Boulevard functions as the main commercial corridor, with a heavy concentration of everyday service and retail uses that benefit from consistent local demand, while the Alvarado Hospital/medical area adds another steady employment base and supports daytime traffic. Overall, it's a submarket seeing increasing activity and new development, with fundamentals that continue to support stronger appreciation over time.



COLLEGE AREA IN FOCUS



Population Growth and Demographics: The area is a high-energy hub anchored by San Diego State University (SDSU). It sustains a year-round population of over 35,000 students and faculty, blending long-time residents with a massive student demographic.



Rental Market Trends: The market is exceptionally robust and recession-resistant due to a captive tenant base. Demand for student housing remains the primary driver, ensuring consistent growth for both modern and traditional units.



Occupancy Rates: Multifamily properties here maintain some of San Diego's lowest vacancy rates. High-density demand from university affiliates ensures that housing supply is rapidly and consistently absorbed.



Economic Indicators: Growth is fueled by higher education, research, and healthcare—specifically the Alvarado Hospital complex. SDSU's ongoing expansion provides a stable foundation for long-term housing and commercial demand.



Development: Within roughly three blocks in either direction, new multifamily projects have been delivered along El Cajon Blvd. The City's Complete Communities Housing Solutions framework is also pushing more housing density near transit in areas like this. 3-4 more multifamily developments are expected on El Cajon Blvd in the coming years.





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