

# FOR SALE

100% LEASED | MULTI-TENANT RETAIL  
High Traffic College Area Location

# 5540-5548

## EL CAJON BLVD.

SAN DIEGO, CA 92115

Investment Opportunity  
5 Minutes from San Diego State University



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COMMERCIAL | EQUITY | GROWTH

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# OFFERING SUMMARY

CEG is pleased to present 5540–5548 El Cajon Boulevard, a 100% leased, multi-tenant retail investment located in the College Area/El Cerrito submarket of San Diego. The Property fronts El Cajon Boulevard, a high-traffic east–west commercial corridor serving surrounding residential neighborhoods, San Diego State University (SDSU), and key regional arterials.

The Property consists of approximately  $\pm 4,700$  square feet of street-front retail space on a  $\pm 10,045$  square foot parcel ( $\pm 0.23$  acres). The improvements include four ground-floor retail, service, and restaurant tenants, complemented by a rooftop billboard providing supplemental income.

Located in close proximity to SDSU, the Property benefits from strong student and faculty demand, along with a growing local residential base in the El Cerrito neighborhood. The corridor's long-term importance is being shaped by broader institutional and community growth, including the SDSU Mission Valley mixed-use development and Snapdragon Stadium, which together are strengthening east–west connectivity between SDSU's main campus and surrounding districts. The City of San Diego recently approved the College Area Community Plan Update, which adds capacity for up to 17,750 homes. [\[Times of San Diego, December 2025\]](#)

5540–5548 El Cajon Boulevard offers diversified income from established neighborhood-serving tenants, stable occupancy, and durable local demand within a supply-constrained infill location. This offering presents an opportunity to acquire a stabilized retail asset with in-place income and potential upside through rental growth, continued tenant demand, and ongoing corridor transformation.



**5540-5548 El Cajon Blvd.**  
ADDRESS



**\$2,300,000**  
ASKING PRICE



**\$121,764**  
NOI



**$\pm 4,700$  SF**  
BUILDING SIZE



**$\pm 10,045$  SF ( $\pm 0.23$  AC)**  
LOT SIZE



**5**  
TENANTS



**1960**  
YEAR BUILT

**2015-2016**  
FULLY RENOVATED

# LOCATION OVERVIEW

**5540-5548 EL CAJON BLVD.**



**1** San Diego State University

**2** San Diego International Airport

**3** La Mesa Village

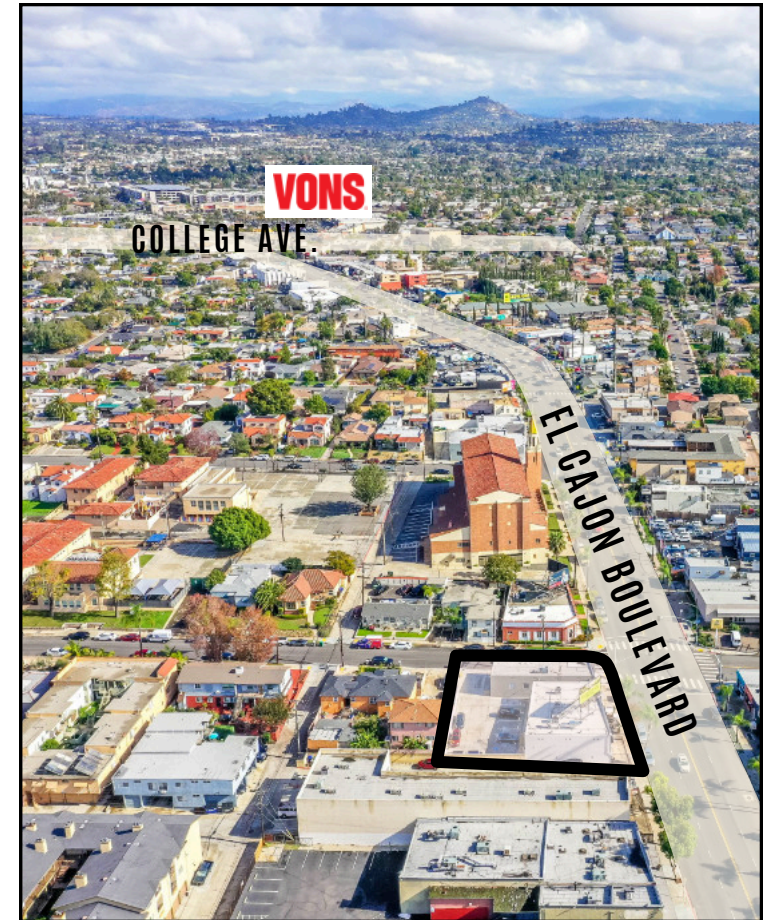
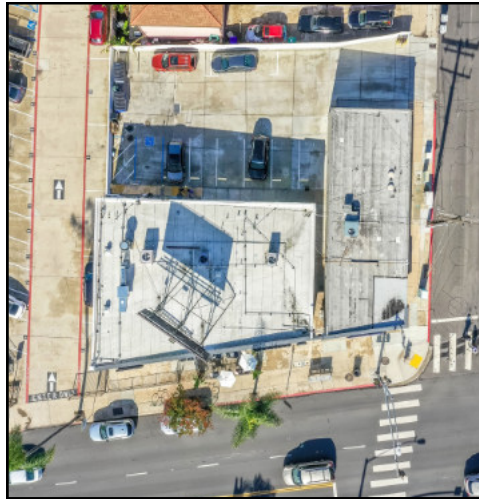
**4** Sharp Grossmont Hospital

**5** Grossmont Center



# AERIAL VIEWS

5540-5548 EL CAJON BLVD.





# TENANT SPOTLIGHT

**5540-5548 EL CAJON BLVD.**

## Scrimshaw Coffee

Suite 5542

Scrimshaw Coffee is an independent neighborhood coffee shop that has served the College Area/El Cerrito since 2016. The café caters to both quick visits and longer stays, offering a curated selection of coffee beverages, pastries, wine, and beer. Its established local following, proximity to San Diego State University, and role as a community hub drive consistent foot traffic, underpinned by loyal repeat patronage.

## Love Letters Pizza

Suite 5540

Love Letters Pizza is the Property's newest tenant, operated by the same ownership group as Scrimshaw Coffee. This Italian-inspired eatery enhances the Property's food and beverage offering and complements existing uses, broadening the draw within the College Area/El Cerrito and strengthening the Property's overall tenant mix.

## transcenDANCE

Suite 5548

transcenDANCE utilizes the space as office, counseling and administration for its nonprofit youth dance and performance arts organization, which operates classes and programming through nearby facilities on El Cajon Boulevard. The use supports the cultural and community fabric of the surrounding neighborhood.

## Paws & Bows Pet Grooming

Suite 5544

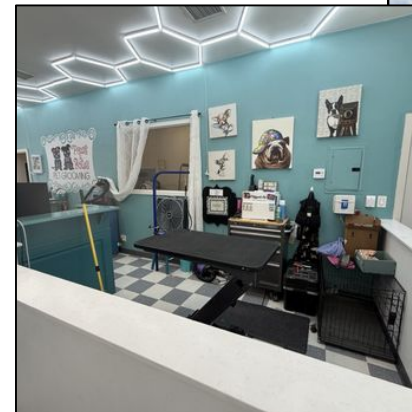
Paws & Bows Pet Grooming is a neighborhood-serving personal services tenant providing professional pet grooming services. The business benefits from consistent local demand and repeat visits, serving area residents and university households alike. Its service-oriented use adds diversification to the tenant roster and reinforces everyday, non-discretionary visitation patterns.



## Outfront Media

Roof Billboard

The Property includes a rooftop billboard leased to Outfront Media, a nationally recognized outdoor advertising company. This lease provides supplemental income and additional diversification to the Property's revenue stream.





# DEMOGRAPHICS

**5540-5548 EL CAJON BLVD.**

**572,465**

2024 POPULATION  
(5-Mile)

**\$76,450**

MEDIAN HH INCOME

**\$690,177**

MEDIAN HOME VALUE

|                            | 1-Mile    | 3-Mile    | 5-Mile    |
|----------------------------|-----------|-----------|-----------|
| <b>POPULATION</b>          |           |           |           |
| 2024 Population            | 41,915    | 237,411   | 572,465   |
| 2029 Population Projection | 41,491    | 235,746   | 568,807   |
| Median Age                 | 30.8      | 35.4      | 36.5      |
| <b>HOUSEHOLDS</b>          |           |           |           |
| 2024 Households            | 13,819    | 87,160    | 213,142   |
| 2029 Household Projection  | 13,656    | 86,450    | 211,686   |
| Owner Occupied Households  | 4,067     | 33,719    | 87,069    |
| Renter Occupied Households | 9,589     | 52,731    | 124,617   |
| Avg Household Size         | 2.6       | 2.6       | 2.6       |
| Avg Household Vehicles     | 2         | 2         | 2         |
| <b>INCOME</b>              |           |           |           |
| Avg Household Income       | \$80,697  | \$90,890  | \$99,654  |
| Median Household Income    | \$56,683  | \$67,963  | \$76,450  |
| <b>HOUSING</b>             |           |           |           |
| Median Home Value          | \$678,272 | \$694,158 | \$690,177 |
| Median Year Built          | 1968      | 1968      | 1971      |

Source: CoStar

