

6784 EL CAJON BLVD - 68TH STREET SQUARE
SAN DIEGO, CA 92115

**FOR
LEASE**

700 - 10,000 SF AVAILABLE



Excellent Retail Opportunity Near SDSU!

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Voit
REAL ESTATE SERVICES



PROPERTY FEATURES

- 700 - 10,000 SF of Retail Space Available

Suite B2: 1,400 SF

Suite D: 1,836 SF - Former restaurant space; has full commercial kitchen

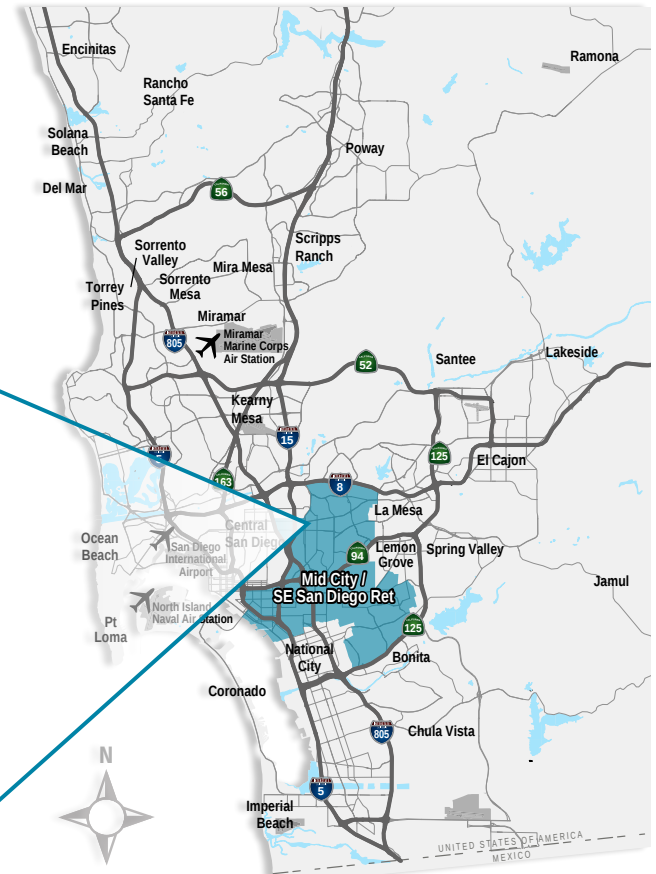
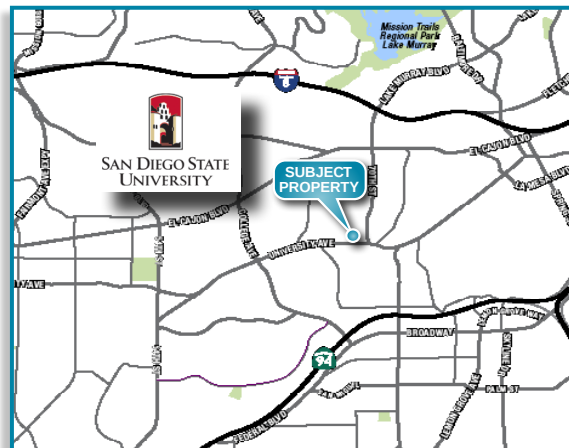
Suite E1: 700 SF

Suite H: 1,542 SF

- Abundant Parking of 3.16/1,000 SF (57 surface spaces dedicated to retail tenants only)
- Exceptional location and signage visibility on El Cajon Blvd
- High traffic location with strong density of 655,223 people in a 5-mile radius
- Direct proximity to various restaurants and retail establishments
- Close Proximity to Interstate 8
- Zoning: CUPD-CU-23
- **One (1) mile to San Diego State Campus**

FOR LEASE

\$2.00/SF/MO NNN (NNN =\$0.50)





DISTANCE 0.9 MI
WALK TIME 10 MIN
DRIVE TIME 2 MIN



MONTEZUMA RD
 EL CAJON BLVD



QUICK STATS

5 MILE RADIUS (2017)



671,438
 Daytime
 Population



249,731
 Households



\$74,635
 Avg. HH Income



\$29,387
 Per Capita Income



60.0%
 Bachelor's Degree
 or Higher Attained



\$439,357
 Median Home Value



655,223
 Population

DEMOGRAPHICS



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population (2017)	63,111	266,329	655,223
Projected Population (2022)	65,787	277,460	685,212
Households	20,819	104,926	249,731
Average Household Size	3.02	2.49	2.54
Median Age	30.1	33.1	33.8
Average Household Income	\$54,039	\$67,858	\$74,635
Median Home Value	\$480,435	\$436,739	\$439,357

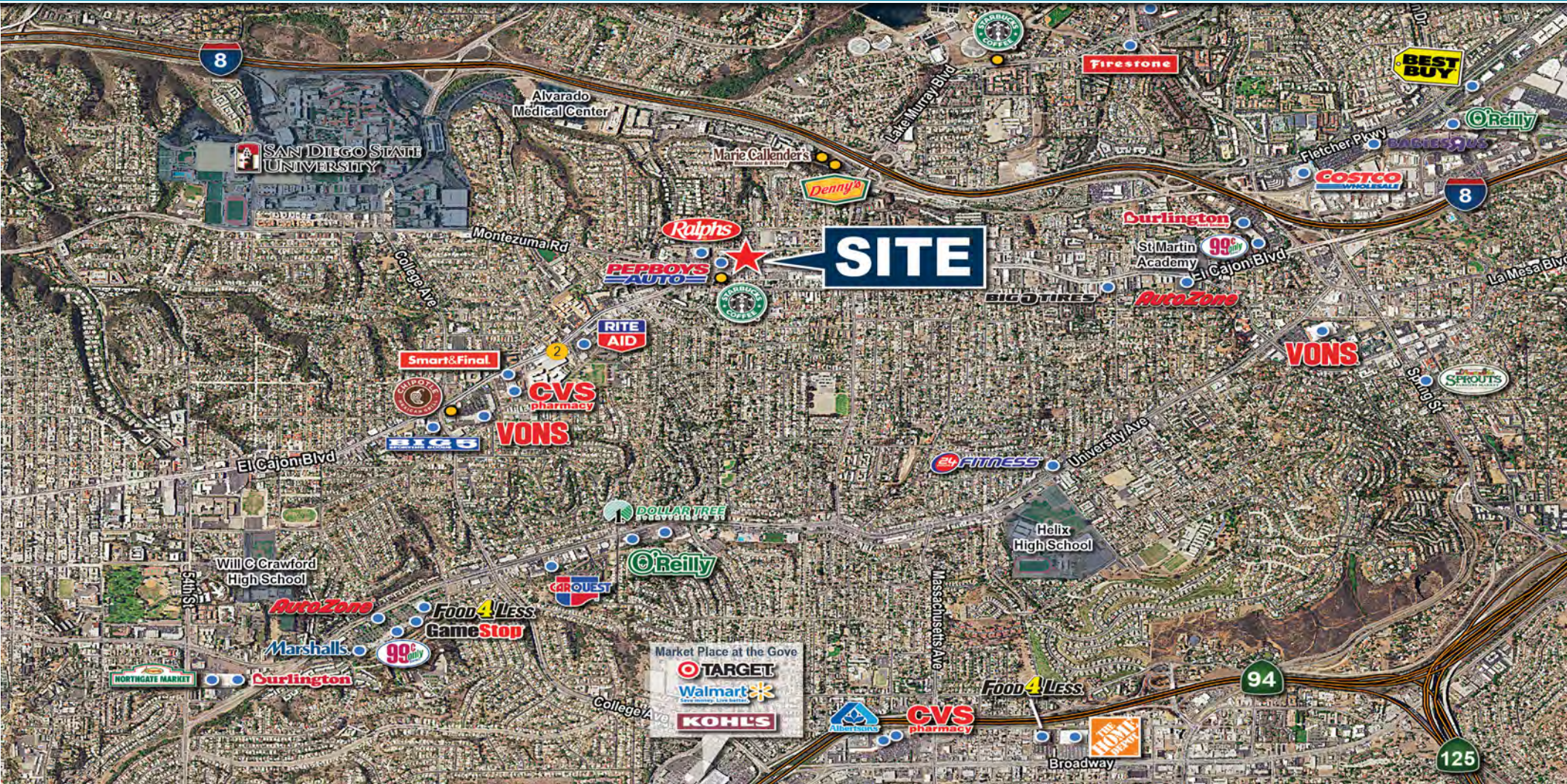
TRAFFIC COUNTS



Cross-Streets	Distance	Traffic Volume
El Cajon Boulevard	69th St W	0.19 mi 20,500
Montezuma Rd	Reservoir Dr W	0.23 mi 9,981
El Cajon Blvd	Pearson Dr SW	0.24 mi 18,600

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