

FOR LEASE

6663 El Cajon Blvd
San Diego, CA 92115



Erik Egelko

Vice President

805-415-1914

erik.egelko@svn.com

CA DRE #01984056

Max Reynolds

Advisor

619-672-9970

max.reynolds@svn.com

CA DRE #02046689



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Property Overview:

- +/- **5,518 sf**
- Rent starting at **\$1/sf** NNN
(estimated \$0.60/sf)
- Large Open Layout
- 2 In-Suite Restrooms

Highlights:

- Excellent Visibility and Frontage along busy El Cajon Blvd
- Monument and Building Signage Available
- Ample On-Site Parking
- Located near San Diego State University

Potential uses: gym/fitness use, laundry service, church, co-working space, pawn shop, after school program
& many more!



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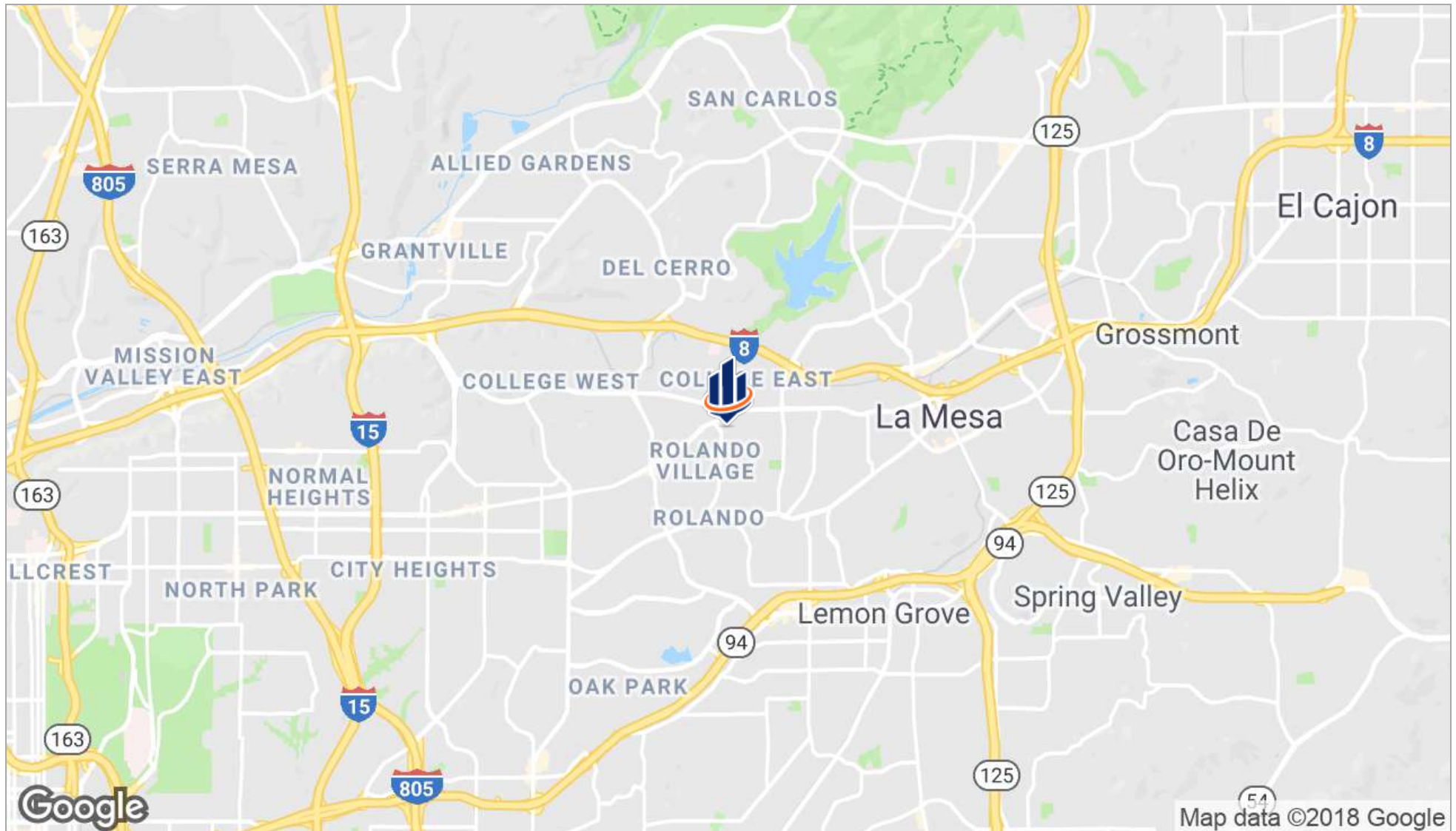
Floor Plan



Additional Photos



Location Maps







DISTANCE 0.9 MI
WALK TIME 10 MIN
DRIVE TIME 2 MIN



MONTEZUMA RD

EL CAJON BLVD

SUBJECT
PROPERTY

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



4849 Ronson Court, Suite 216
San Diego, CA 92111
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www.svnaag.com

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