



**±5,122 USF OF OFFICE SPACE AVAILABLE FOR LEASE**

4275 - 4283 EL CAJON BOULEVARD, SAN DIEGO, CA 92105

# SDSU

## Research Foundation



## PROPERTY HIGHLIGHTS

- » Excellent Office Space Available on El Cajon Boulevard with Rare Parking Garage
- » Common Area Kitchen Included (4283 Building)
- » Walking Distance to Multiple Restaurants and Shops
- » Strong Identity & Visibility in Central Location
- » Bus Stop One Block Away

## LEASE RATE

\$2.35/SF + E



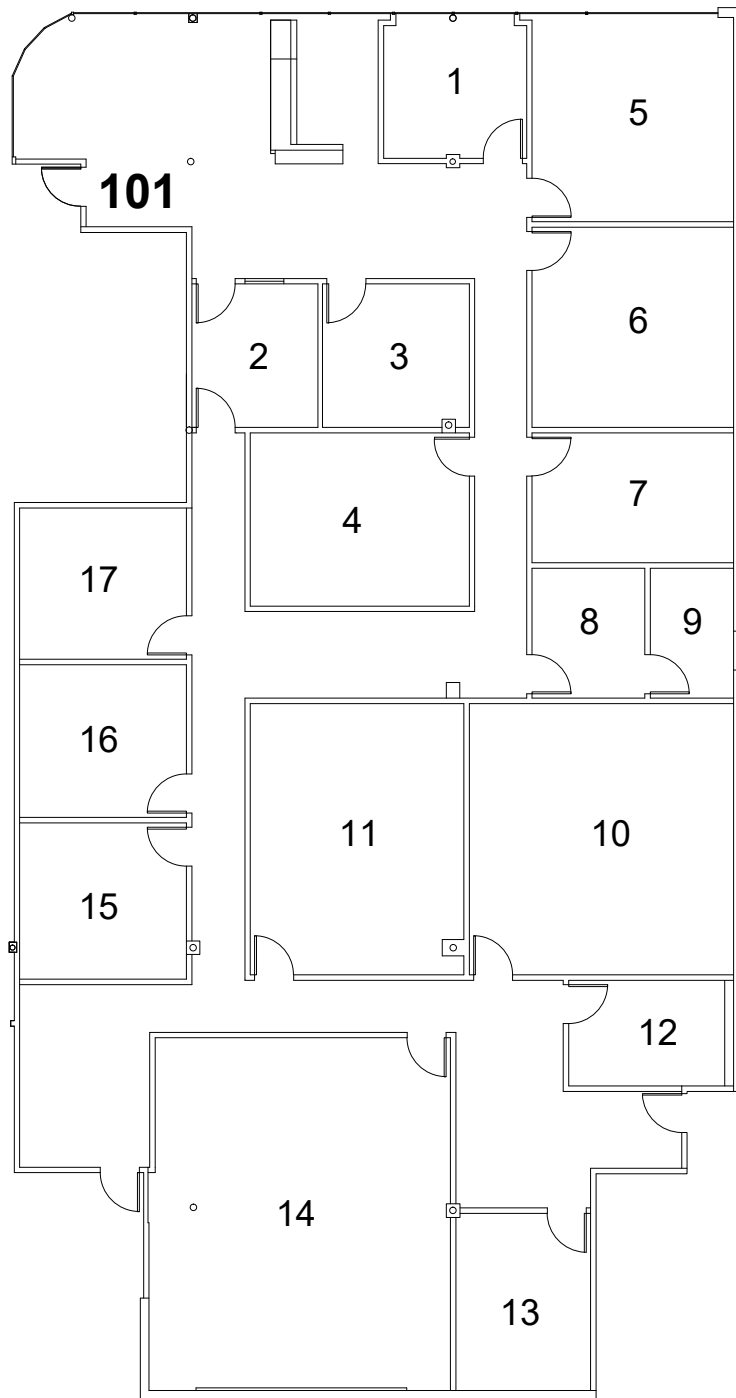
# 4275 | FLOOR PLANS FIRST FLOOR

## 4275 EL CAJON BOULEVARD

SUITE	SIZE	LEASE RATE
100	5,122 USF	\$2.35/SF + ELECTRIC

### FEATURES

- » Reception, Conference Room, Break Area, and Numerous Private Offices
- » 3.0/1,000 USF Parking Ratio (15 Spaces)
- » Available July 1, 2026





# College Area

The College area community is in the central part of the City of San Diego, along the southern rim of Mission Valley. It is a residential community, which is also home to SDSU. The trolley provides service between Santee and Downtown with a station on campus.

The community developed slowly during the early 1930's. The first subdivision maps occurred along El Cajon Boulevard and along Adams Avenue in the vicinity of 55th Street, in the vicinity of 63rd and Stewart streets and along Cresita Drive, Lindo Paseo and Hardy Avenue. In 1931, the State Teachers College (later SDSU) relocated here from its former Normal Street location.

El Cajon Boulevard is a historic district that was once the primary transportation route from San Diego to El Cajon and Arizona, before the construction of Interstate 8.



**257,792**  
POPULATION



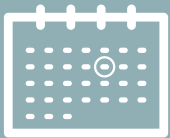
**\$712,118**  
MEDIAN HOME VALUE



**\$95,616**  
AVG. HOUSEHOLD INCOME



**1971**  
MEDIAN YEAR BUILT



**35.4**  
AVERAGE AGE



**104,454**  
HOUSEHOLDS



**13,973**  
DAYTIME BUSINESSES



**36%**  
BACHELOR'S DEGREE  
OR HIGHER





## CASEY BROWN

LIC. #02132741 | 858.395.2610

CBROWN@VOITCO.COM

4180 La Jolla Village Drive, Suite 100, La Jolla, CA 92037 | 858.453.0505 | 858.408.3976 F | Lic #01991785 | [www.voidco.com](http://www.voidco.com)

Licensed as a Real Estate Salesperson by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2025 Voit Real Estate Services, Inc. All Rights Reserved.

**Voit**  
REAL ESTATE SERVICES