

Campus

PLAZA

SIGNED LEASE



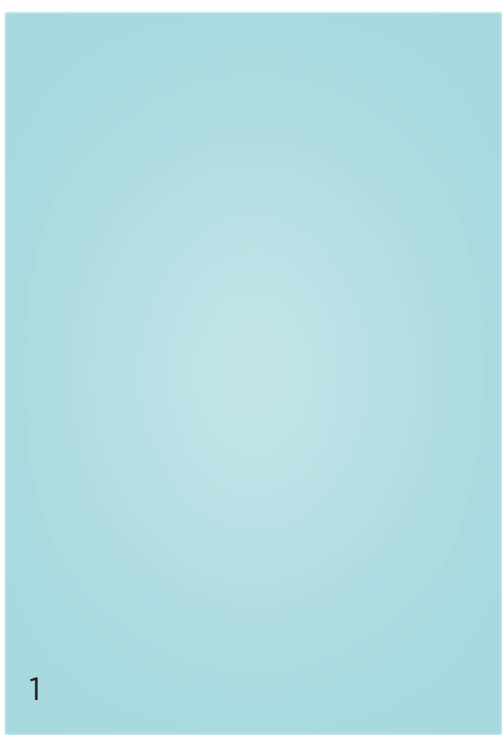
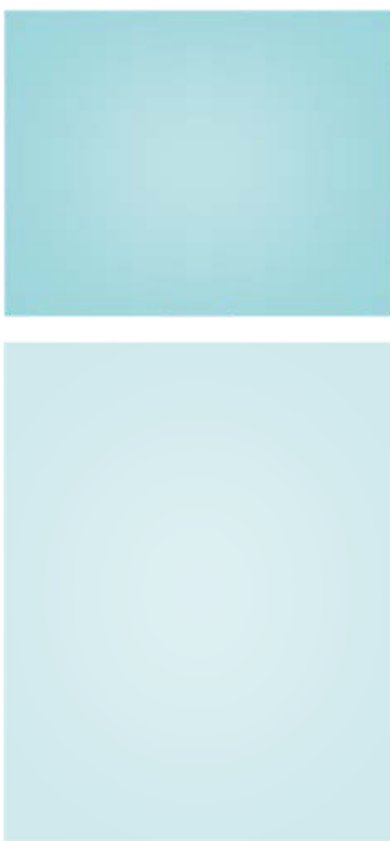
± 3,100 SF (Divisible)
Potentially Available



**FLOCKE &
AVOYER**
Commercial Real Estate

6083-6165 El Cajon Boulevard
San Diego, CA 92115

FOR
LEASE



Campus

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San Diego, CA 92115

Property Highlights

This attractive Cape Cod style center is located at one of the key intersections of the San Diego State University ($\pm 41,000$ students) area and is considered the dominant retail center in the area.

The proximity to the University and the surrounding dense residential area makes Campus Plaza a spectacular retail opportunity.

Availabilities

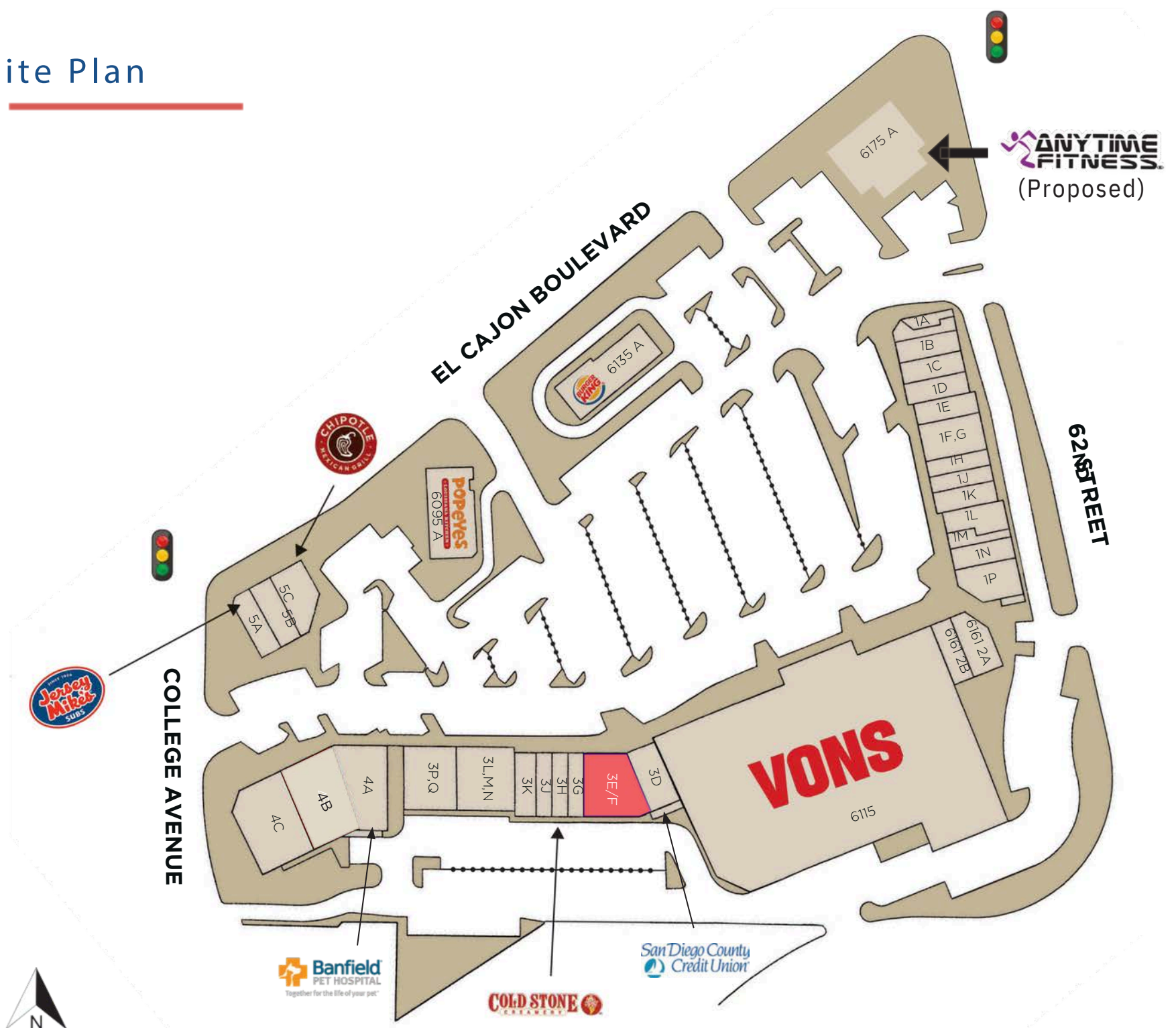
$\pm 3,100$ SF (Divisible)





TENANT		
SUITE	BUILDING 4585	SF
4A	Banfield Pet Hospital	3,280
4B	Pacific Dental	2,860
4C	Charter School of San Diego	5,484
BUILDING 6083		
5A	Jersey Mike's Subs	1,306
5B	Everytable	964
5C	Chipotle	2,266
6095 A	Popeye's Chicken	3,655
6135 A	Burger King	3,199
BUILDING 6145		
3D	San Diego County Credit Union	1,800
3E,F	Potentially Available	3,100
3G	Tapioca Express	900
3H	Coldstone Creamery	900
3J	Don Roman's Taco Shop	900
3K	Cascade Cleaners	1,200
3L-N	One Planet Laundry	3,300
3P,Q	Woodstock's Pizza	3,000
6115	Vons	49,546
6161 2B	Sala Thai	1,630
6161 2B	College Postal	1,2003
BUILDING 6165		
1A	Pho Today	1,150
1B	Precision Watch	1,200
1C	Waba Grill	1,200
1D	A - Max Insurance	1,200
1E	Tandoori Vibes	1,200
1F,G	Garden Fresh Grill & Smoothie	2,100
1H	Water 4U	900
1J	Super Nail	900
1K	Great Clips	1,200
1L	One Main Financial	1,388
1M	Bob's Smoke Shop	712
1N	Yogurtland	1,200
1P	Yoga Box	1,900
6175 A	AnyTime Fitness (Proposed)	5,155

Site Plan



Demographics



VISITS

Total: 3.1 Million
(4/1/25-3/31/26)
27.3% growth over
36 months

TRAFFIC COUNTS

College Ave: ±27,634
El Cajon Blvd: ±21,424

AVERAGE HHI

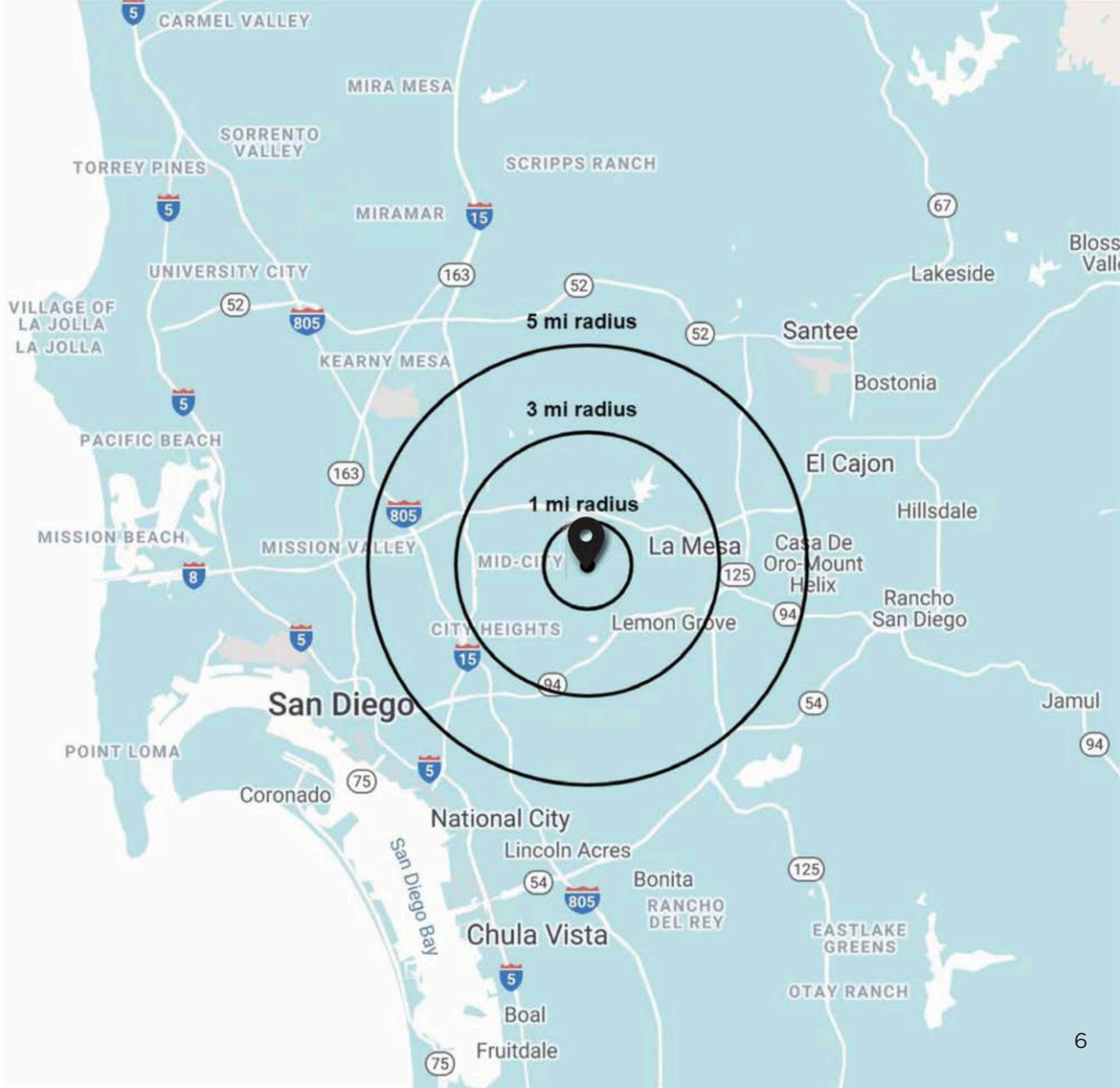
1 Mile: \$72,236
3 Miles: \$83,313
5 Miles: \$90,984

POPULATION

1Mile: 31,459
3 Miles: 235,500
5 Miles: 571,236

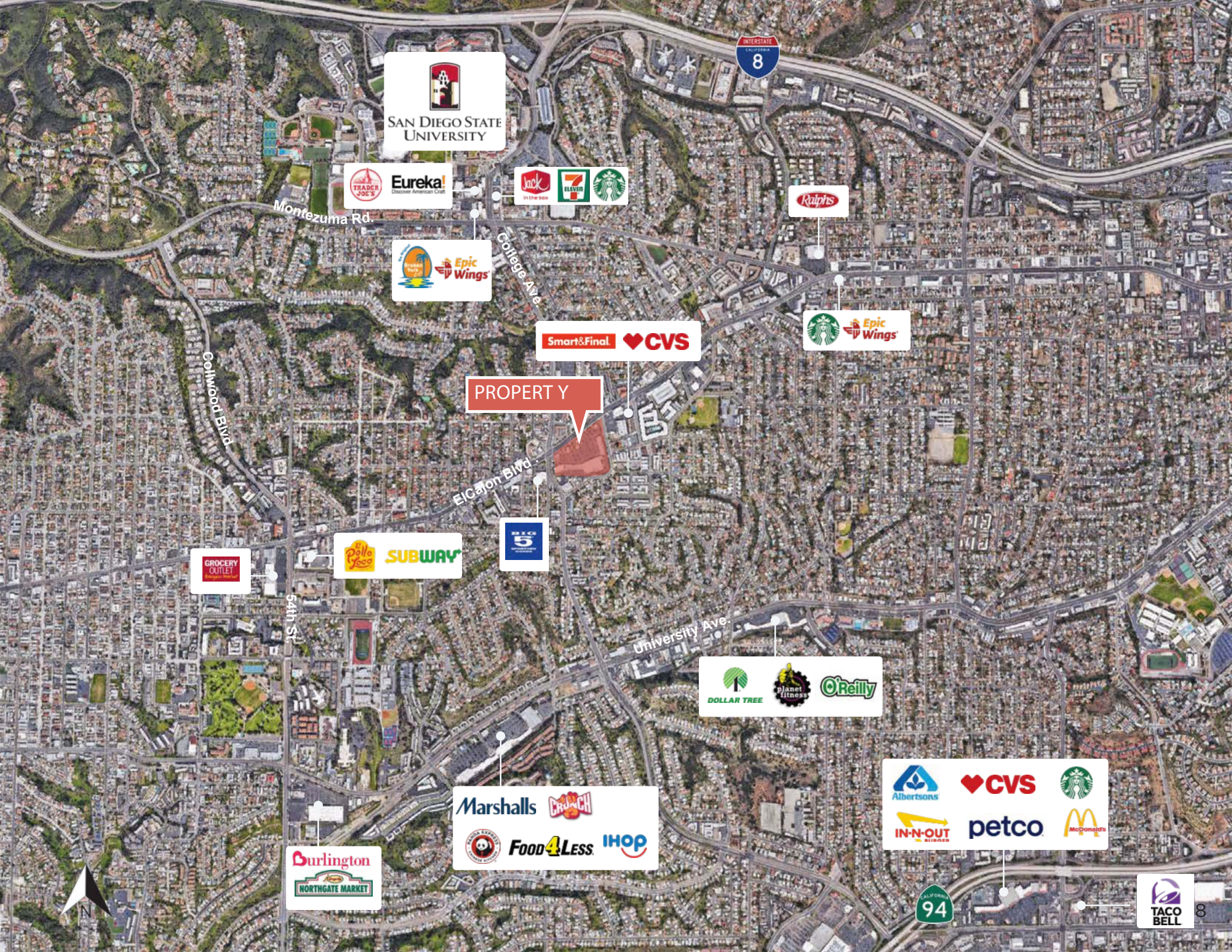
DAYTIME POPULATION

1Mile: 17,694
3Miles: 130,588
5 Miles: 325,881





Located less than
1 mile away from
San Diego State
University which
has over 41,000
enrolled students




SAN DIEGO STATE UNIVERSITY

 **Eureka!**
 Discover American Craft



 **Epic Wings**

Smart&Final 




PROPERTY Y





 **SUBWAY**

Marshalls 
 **Food4Less** 

  
 **petco** 

Burlington








*DISCLAIMER

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