



**FOR LEASE:**

**6011 El Cajon Blvd.  
San Diego, CA 92115**

***Fully Fixturized Restaurant***



**SPIRE**

# Property Summary



2,490 SF fully futurized, turn-key restaurant space

Premier location at the corner of College Ave and El Cajon Blvd



Situated adjacent to SDSU and densely populated surrounding neighborhoods



End cap location with direct visibility from El Cajon Blvd

Prominent building and monument signage



Suite entrance directly off parking lot

All kitchen equipment included, new hoods, walk-in, etc.



Existing furniture included



Strong co-tenancy

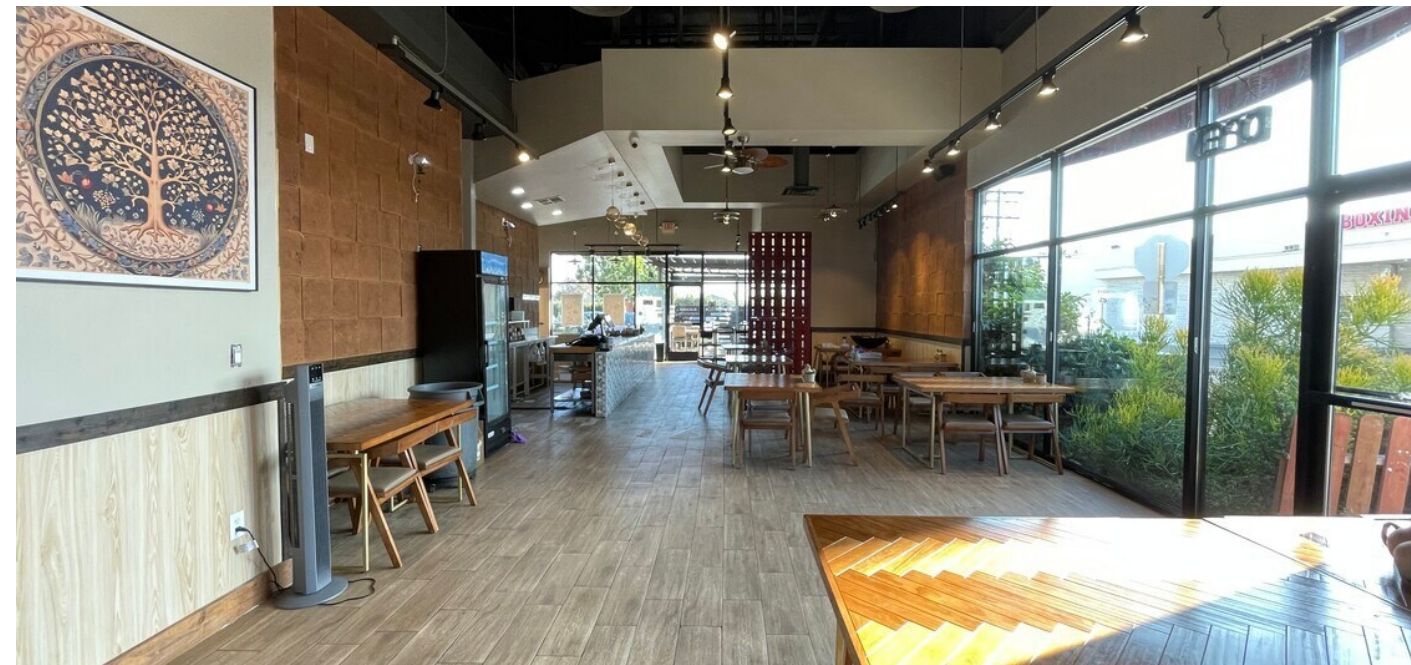
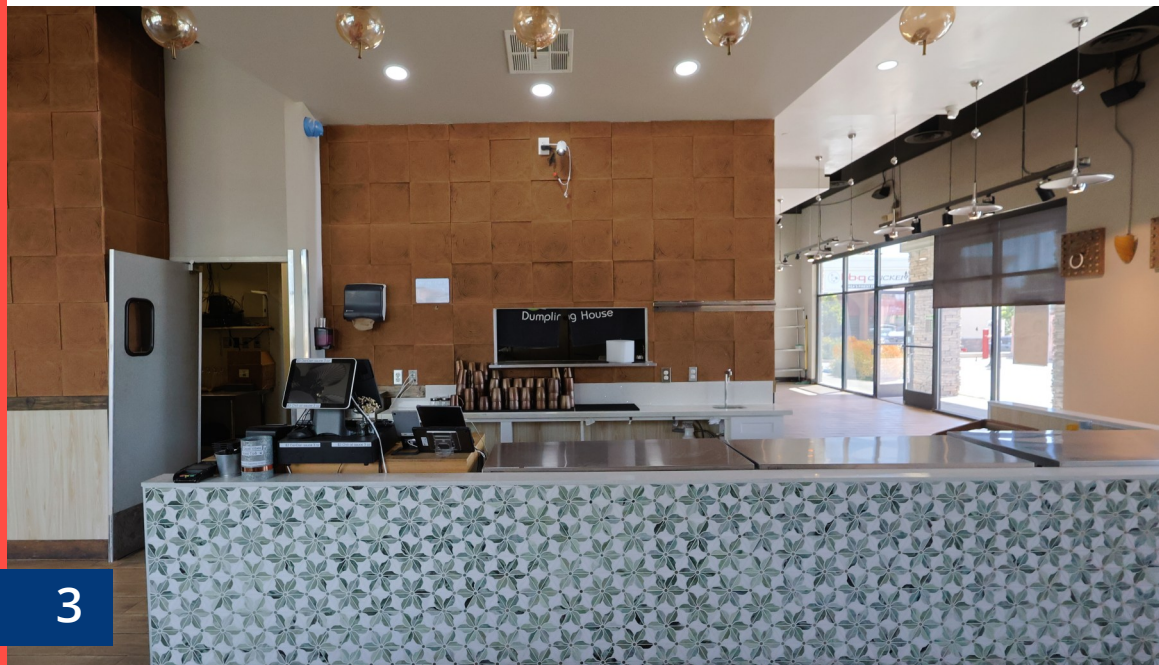
Exclusive enclosed patio space



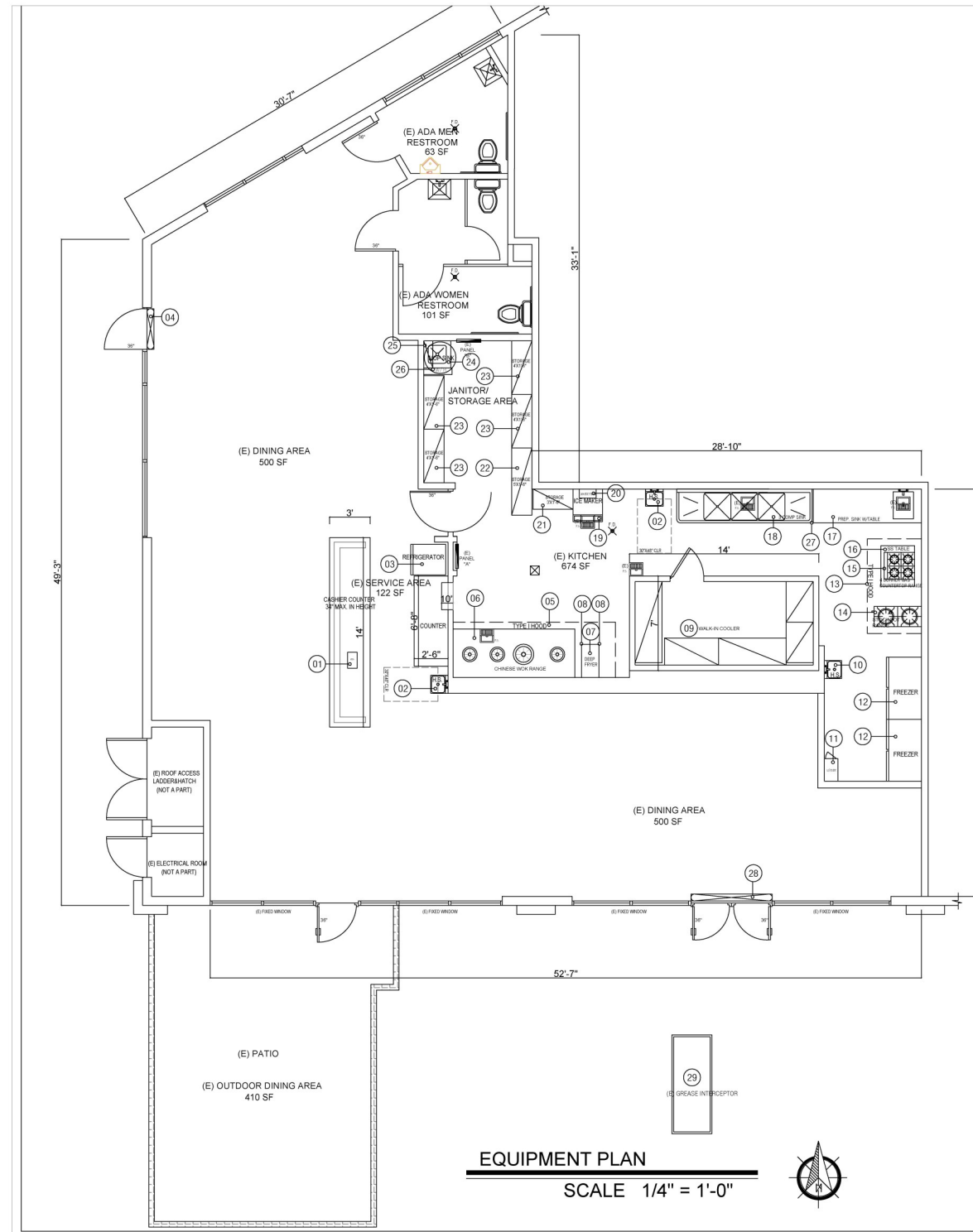
Lease Rate: \$3.30/SF NNN



# Restaurant Interior



# Floor Plan



EQUIPMENT SCHEDULE					
ITEM	DESCRIPTION	QTY	MANUFACTURER	MODEL	STATUS
01	ELEC. POS	1	---	---	EXISTING
02	HAND SINK, WALL-MOUNT W/SPLASH GUARD STAINLESS STEEL/NSF, W/ SOAP & TOWEL DISPENSER OVERALL: 15-1/4" W X 15-3/4" D X 14-3/8" H DIRECT DRAINAGE	2	"GSW"	HS-1615S	EXISTING
03	SINGLE GLASS DOOR REFRIGERATOR (W/27" D, 31 1/2" X H, 81 1/4") SUPPORTED BY 4" HIGH CASTERS	1	"BLUEAIR"	BKGM23-HC	EXISTING
04	AIR CURTAIN W/ MICRO SWITCH. (WALL- MOUNT)	1	"MARS"	LPV236-1U-08	EXISTING
05	TYPE I HOOD (12"W X 4'D)	1	"CAPTIVEARE"	4824ND-2	EXISTING
06	CHINESE WOK RANGES (108" X 42" X 32"), 440,000 BTU DRAIN TO A FLOOR SINK	1	"ABC RESTAURANT EQUIPMENT"	ABC-4	EXISTING
07	GAS DEEP Fryer (15 3/5"W X 30 1/10"D X 44 2/5"H) SUPPORTED BY 6" CASTERS	1	"ATOSA"	ATFS-50	EXISTING
08	STAINLESS STEEL SPLASH GUARD FOR DEEP DRYER( 20.5"W X 18"H)	2	"ASSURE"	190FG1620	EXISTING
09	WALK IN COOLER DRAIN TO A FLOOR SINK	1	"KOLPAK"	---	EXISTING
10	HAND SINK, WALL-MOUNT W/BACK SPLASH GUARD STAINLESS STEEL/NSF, W/ SOAP & TOWEL DISPENSER OVERALL: 15-1/4" W X 15-3/4" D X 14-3/8" H DIRECT DRAINAGE	1	"GSW"	HS-1615W	EXISTING
11	LOCKER (12"W X 20"D X 77"H) SUPPORTED BY 6" HIGH ROUND LEGS	1	"GSW"	EL-5DR	EXISTING
12	REACH-IN 2 DOOR FREEZER (54.1"W X 30.7"D X 81.9"H), WITH 4" CASTERS	2	"COOLER DEPOT"	KF-49B	EXISTING
13	TYPE I HOOD (7"W X 4'D)	1	"CAPTIVEARE"	4824ND-2	EXISTING
14	GAS STOCK POT STOVE, 2 BURNERS (18"W X 41.7"D X 22.8"H), WITH 4" LEGS	1	"ATOSA USA"	ATSP-18-2	EXISTING
15	4 BURNER GAS COUNTERTOP RANGE (24"W X 26 13/16"D X 15"H), WITH LEGS	1	"COOKING PERFORMANCE GROUP"	R-CPG-24-NL	EXISTING
16	STAINLESS STEEL WORK TABLE (36"W X 30"D X 34"H), SUPPORTED BY 6" HIGH ROUND LEGS	1	"REGENCY"	600TS3036S	EXISTING
17	PREP. SINK W/TABLE (SINK: 18"W X 24"D X 14"H, TABLE: 96"W X 30"D X 45"H) DRAIN TO A FLOOR SINK	1	"ADVANCE TABCO"	TKMS-308 TA-11L	EXISTING
18	3 COMP SINK W/2 24"X24" DRAINBOARDS W/SPLASH GUARD, SIZE: 103" W X 27"D X 45" H 11 3/4" H BACKSPLASH DRAIN TO A FLOOR SINK	1	"ADVANCE TABCO"	94-3-54-24RL	EXISTING
19	ELEC. SELF CONTAINED CUBE ICE MAKER(24.54"W X 26.27"D X 33"H) SUPPORTED BY 6" HIGH ROUND LEGS DRAIN TO A FLOOR SINK	1	"ICE-O-MATIC"	ICEU220	EXISTING
20	WATER FILTER	1	"PENTAIR"	DC71 HEAD/ 4FC-S F C	EXISTING
21	STORAGE SHELVING 4 TIER, 18" DEEP 3"x1'-6" ABOVE GROUND, 5' height TOTAL	1 LOT	"REGENCY"	460EC1836	EXISTING
22	STORAGE SHELVING 4 TIER, 18" DEEP 5"x1'-6" ABOVE GROUND, 5' height TOTAL	1 LOT	"REGENCY"	460EC1860	EXISTING
23	STORAGE SHELVING 4 TIER, 18" DEEP 4"x1'-6" ABOVE GROUND, 5' height TOTAL	4 LOT	"REGENCY"	460EC1848	EXISTING
24	MOP SINK (24"W X 24"D X 14"H) DIRECT DRAINAGE	1	"GSW"	SE2424FM	EXISTING
25	SS MOP SINK UTILITY SHELF (24"W X 8"D) WITH MOP/BROOM HOLDERS & RAG HOOKS	1	"REGENCY"	600WSU824	EXISTING
26	GAS TANK WATER HEATER, 81 GAL, 154,000 BTU INDIRECT DRAIN TO FLOOR SINK	1	"AO SMITH"	BTR-154	EXISTING
27	CUSTOM STAINLESS STEEL LEFT/RIGHT SPLASH ( 30"W X 18"H)	1	CUSTOM	CUSTOM	EXISTING
28	AIR CURTAIN W/ MICRO SWITCH. (WALL- MOUNT)	1	"MARS"	LPV272-1U-08	EXISTING
29	GREASE INTERCEPTOR	1	---	---	EXISTING

NOTES: ALL EQUIPMENT SHALL BE NSF APPROVED

# Demographics and Local Retailers



## 2025 Population

1 miles	3 miles	5 miles
35,128	234,196	559,407



## Median Household Income

1 miles	3 miles	5 miles
\$72,096	\$83,732	\$91,888



Moderately Walkable

70/100



Exceptionally Drivable

100/100



Good Public Transit

60/100



# San Diego State University

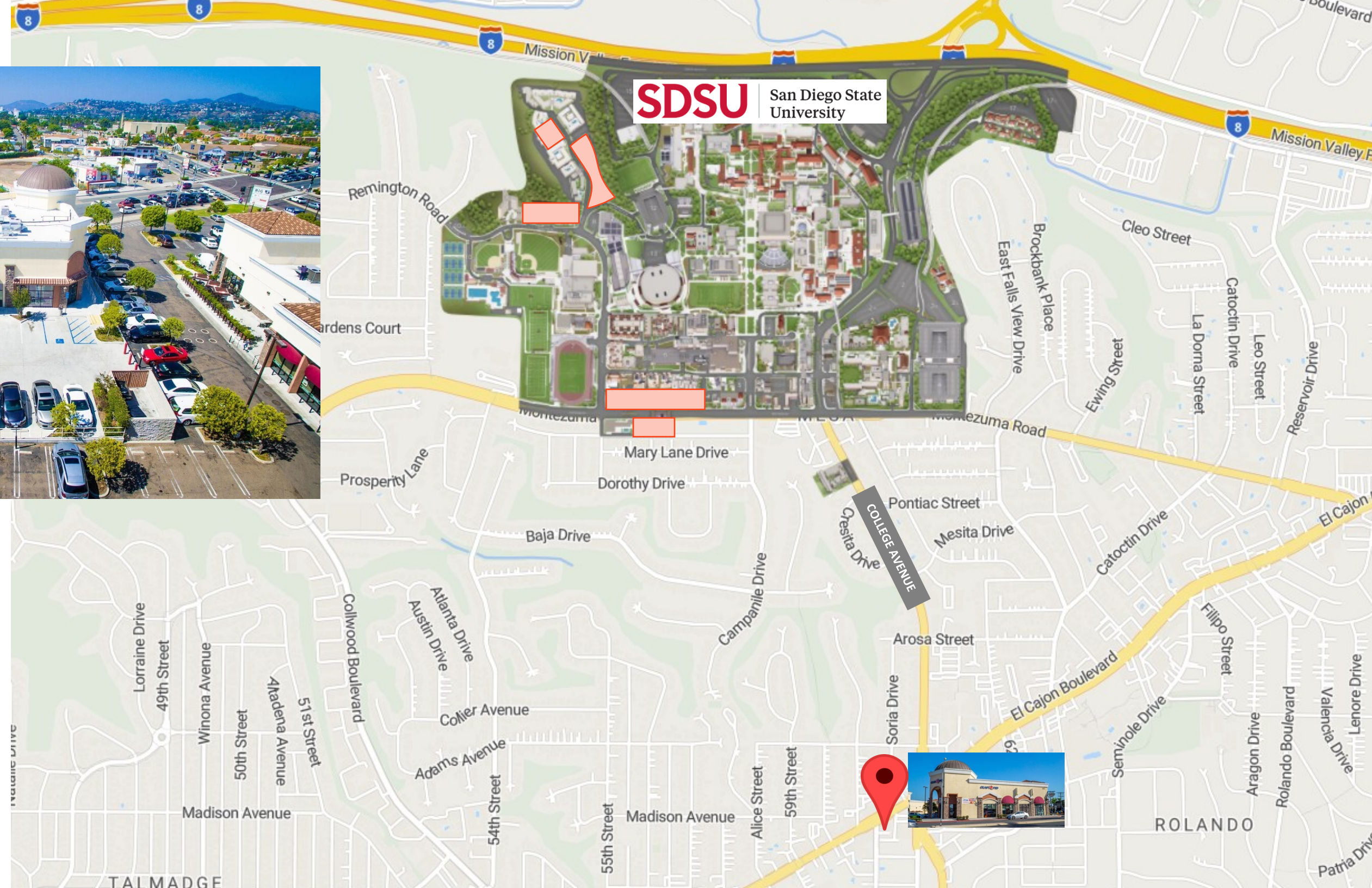
San Diego State University (SDSU) is experiencing record-breaking growth, with fall 2025 enrollment reaching 41,184 students across its campuses, representing a 4.6% increase from the previous year. The main SDSU campus is only about a mile away from the available restaurant location at 6011 El Cajon Blvd. And increased enrollment at the University represents growth in the community and the local customer base.

SDSUs Evolve Student Housing is a transformative, multi-phase construction project that will provide enhanced and financially competitive on-campus housing options for SDSU students. It is expected to have over 3,000 new, higher-density beds by fall 2026/2027. This project includes:

- Tarastec & Templo del Sol is a 9-story residential building with 650 beds, and a 2-story community center on the west side of campus, expected to open in fall 2026.
- University Towers East began late 2025 with a 9-story, 720-bed, 133,200 sq. ft. building aimed at first-year students, set to open in fall 2027.

StateSide is a brand new student community that was awarded The Best New Boutique Development for 2024 by Student Housing Business! It offers 130 beds for the students.

SDSU Mission Valley campus has a massive expansion featuring 621 apartments, 30,000 square feet of retail, restaurants, and a 34-acre park, with completion aimed for 2028. While not on the main campus, its only about 4 miles down I-8 and contributes to the overall student population and community growth in the area.



Construction areas are shown in orange-shade on the map. Dimensions are approximate and not to scale.



# SPIRE

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