

FOR LEASE

COLLEGE AREA / EL CERRITO
FREESTANDING RETAIL BUILDING ±1,650 SF

**5548 EL CAJON
BOULEVARD**
SAN DIEGO, CA 92115



**±1,650 SF
Available**



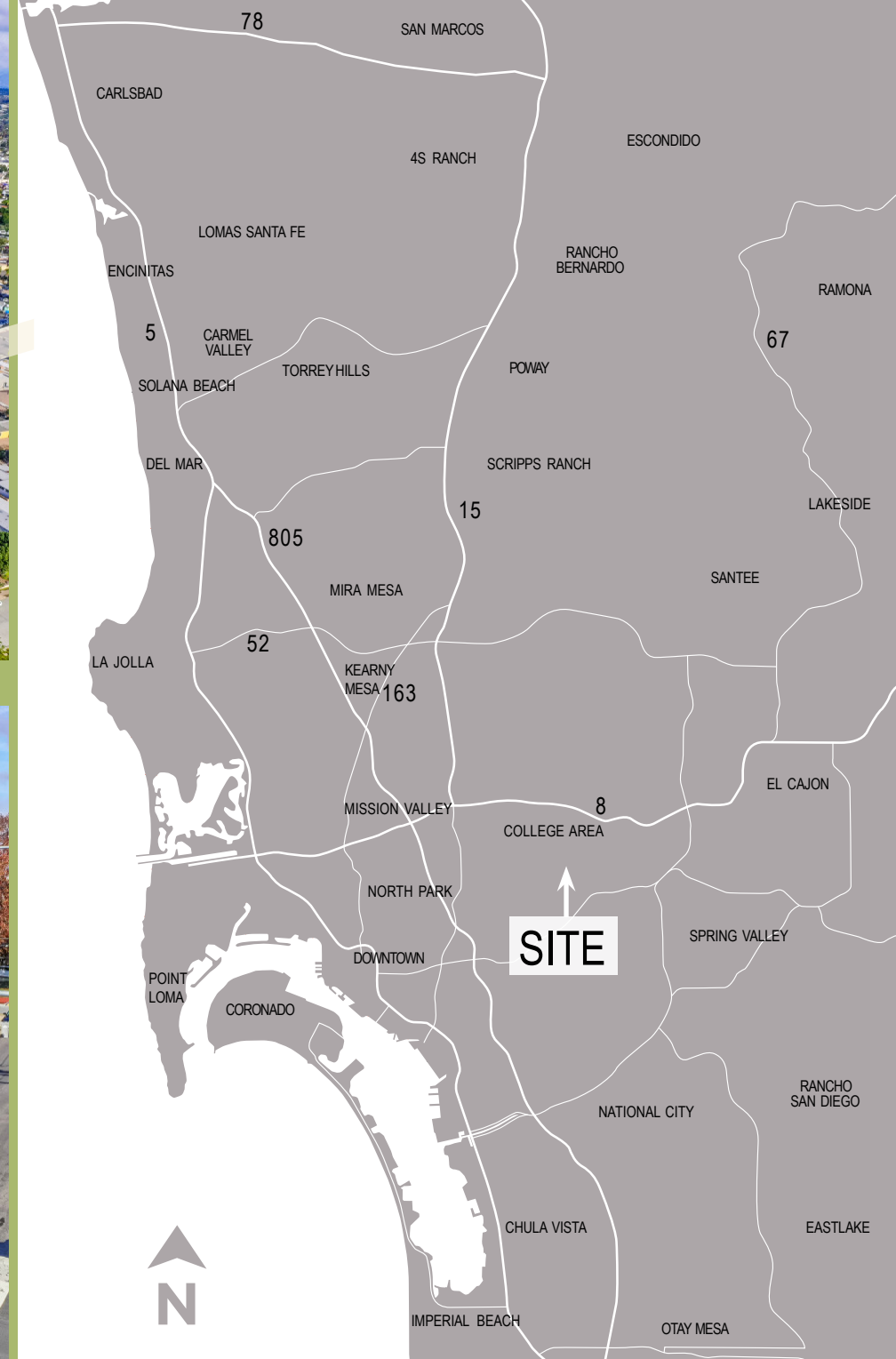
COMMERCIAL | EQUITY | GROWTH

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Minutes from SDSU in the College Area!

All information contained herein has been obtained from sources that we deem reliable, however, no representation or warranty is made to the accuracy thereof.



THE PROPERTY

Ideal College
Area Location

Near Dense
Residential Population

- » High visibility ±1,650 SF retail/office suite
- » Access to I-8, I-15 and I-805 just minutes away
- » Tenant improvements considered by ownership
- » Great opportunity for your retail or office concept in the up-and-coming El Cerrito neighborhood
- » ADT of ±23,550 vehicles per day (per Costar 2025)
- » Available now
- » Lease Rate: \$2.00/SF + NNN

Call for more details

5548
EL CAJON BLVD



SITE PLAN & AVAILABILITY

5548
EL CAJON BLVD



SUITE	TENANT	SQUARE FEET
5540	Love Letters Pizza	
5542	Scrimshaw Coffee	
5544	Paws & Bows Pet Grooming	
5548	AVAILABLE NOW	1,650

Meet Your Neighbors



This site plan is not a representation, warranty or guarantee as to size, location or identity of any tenant, and the building, improvements, parking, ingress and egress are subject to such changes, additions and deletions as the architect, Landlord or any governmental agency may direct. Any specified tenant referenced herein is subject to change, deletion, change of location, etc. at any time without prior notice.