

CAST

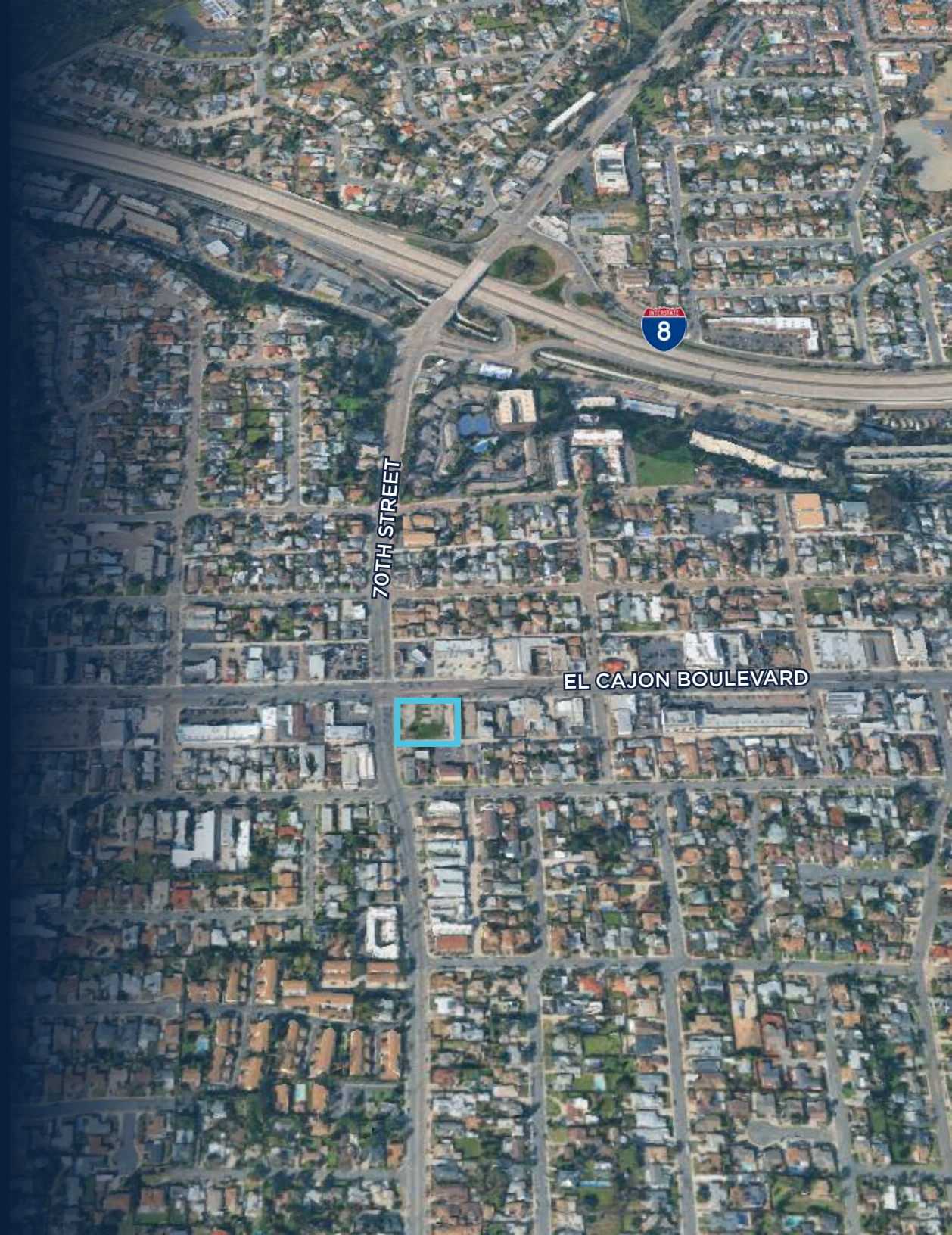
CAPITAL PARTNERS

7003
EL CAJON
BLVD

SAN DIEGO, CA 92115

±22,261 SF LOT
AVAILABLE FOR LEASE

EXCELLENT GROUND
LEASE/DRIVE THRU
OPPORTUNITY
ON EL CAJON BLVD



PROPERTY OVERVIEW

ADDRESS

**7003 EL CAJON BLVD
SAN DIEGO, CA 92115**

APN'S

Parcel #1: 469-050-25 (±4,249 SF)
Parcel #2 & #3: 469-050-03 & 24
(Total approximately ±18,012 SF)

TOTAL LOT SIZE

±22,261 SF

ZONING

CUPD-CU-2-4 (Commercial)

*Property has a no further action letter from the City of San Diego containing a clean bill of health.

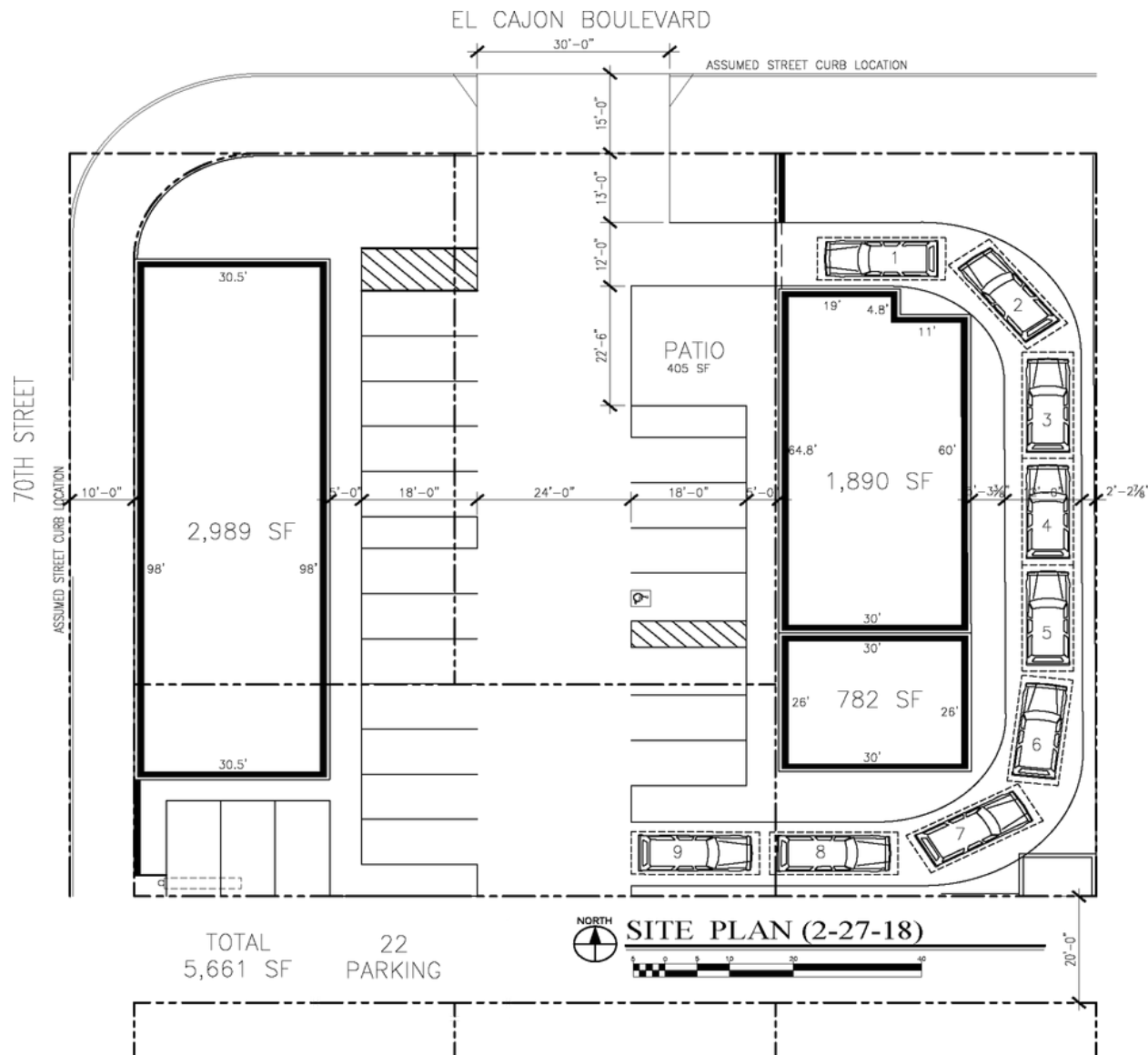


AT A GLANCE

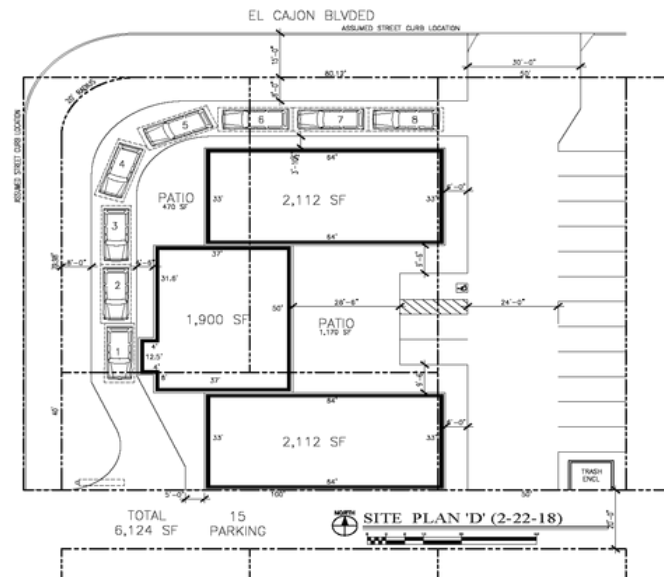
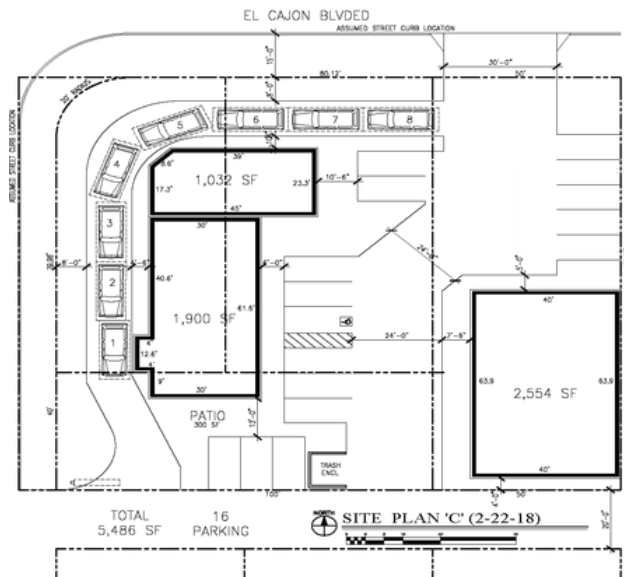
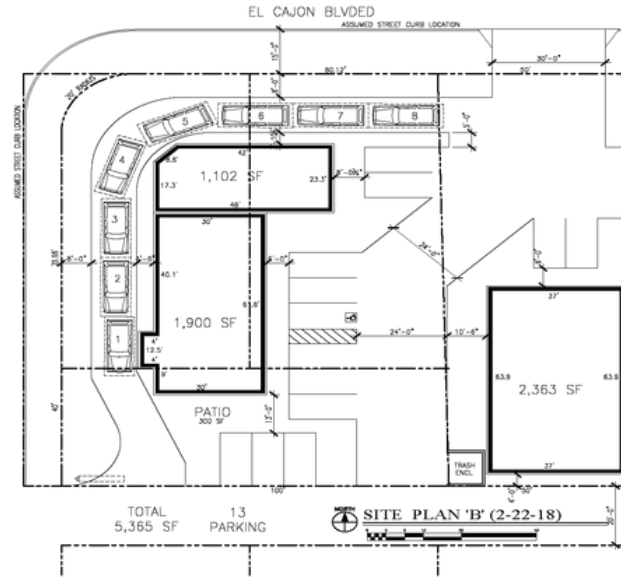
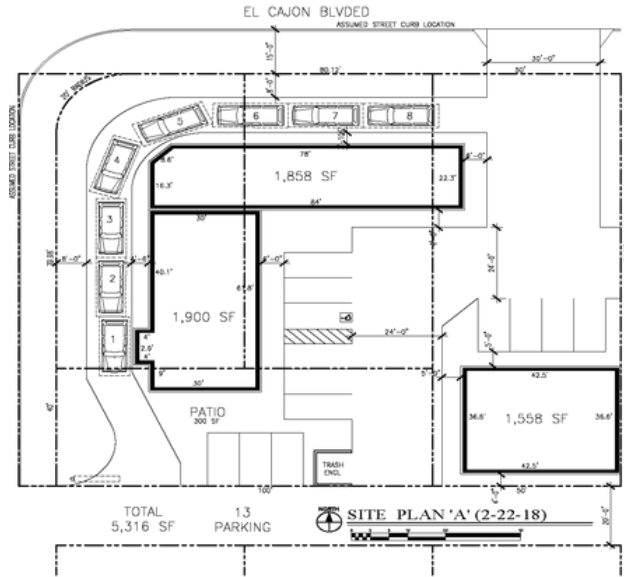
- Excellent Retail/Drive Thru Opportunity
- Ideal Location with Direct Access to I-8
- Located on an intersection with over 40,000 cars per day



PRELIMINARY SITE PLANS



PRELIMINARY SITE PLANS (CONTINUED)



POPULATION · TRAFFIC COUNTS

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
POPULATION (2025)	197,623	498,270	1,385,560
HOUSEHOLDS	71,855	178,301	500,293
AVERAGE HOUSEHOLD SIZE	34.60	2.70	2.60
MEDIAN AGE	37	37.5	38
MEDIAN HOUSEHOLD INCOME	\$89,492	\$91,770	\$94,691
MEDIAN HOME VALUE	\$799,109	\$770,549	\$783,463



71,855
HOUSEHOLDS



\$89,492
MEDI. HOUSEHOLD INCOME



\$770,549
MEDIAN HOME VALUE



\$2.5B
CONSUMER SPENDING

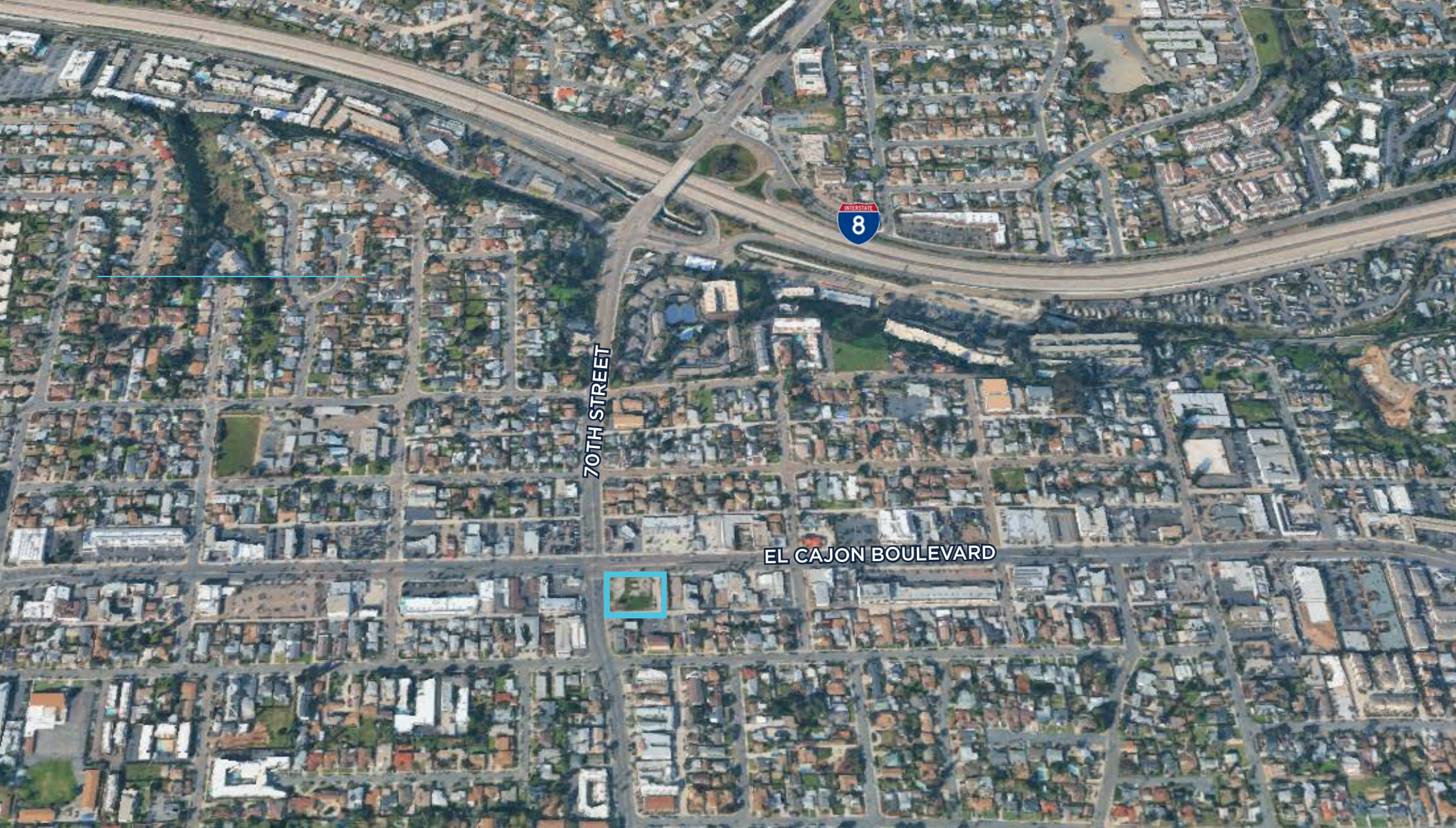
TRAFFIC COUNTS

EL CAJON BLVD

22,530

70TH ST

21,514



CAST
CAPITAL PARTNERS

5090 Shoreham Place Suite 100
San Diego, CA 92122
information@cast-cap.com
619-308-6680

www.Cast-Cap.com

RYAN KING
Partner
858-395-7208
ryan.king@cast-cap.com
CA License #01885401

JOSH SIMMS
Director
619-500-7473
josh.simms@cast-cap.com
CA License #02080261

Copyright ©2026 CAST Capital Partners. All rights reserved. The information contained herein was obtained from sources deemed reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through CAST Capital Partners.