

2935-2947
el cajon blvd



EXCELLENT RETAIL OPPORTUNITY FOR LEASE IN NORTH PARK

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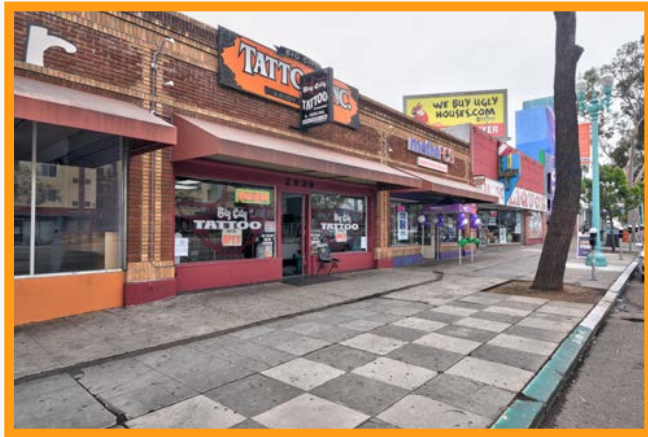
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CAST
CAPITAL PARTNERS



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- » Excellent retail opportunity in North Park
- » **Historic building available**
NOTHING LIKE THIS ON THE MARKET!
- » Approximately 2,000 - 7,000 SF available
- » Close proximity to multiple retailers in the area
- » Call broker for pricing



**HISTORIC BUILDING AVAILABLE
NOTHING LIKE THIS ON THE MARKET!**

PROPERTY overview



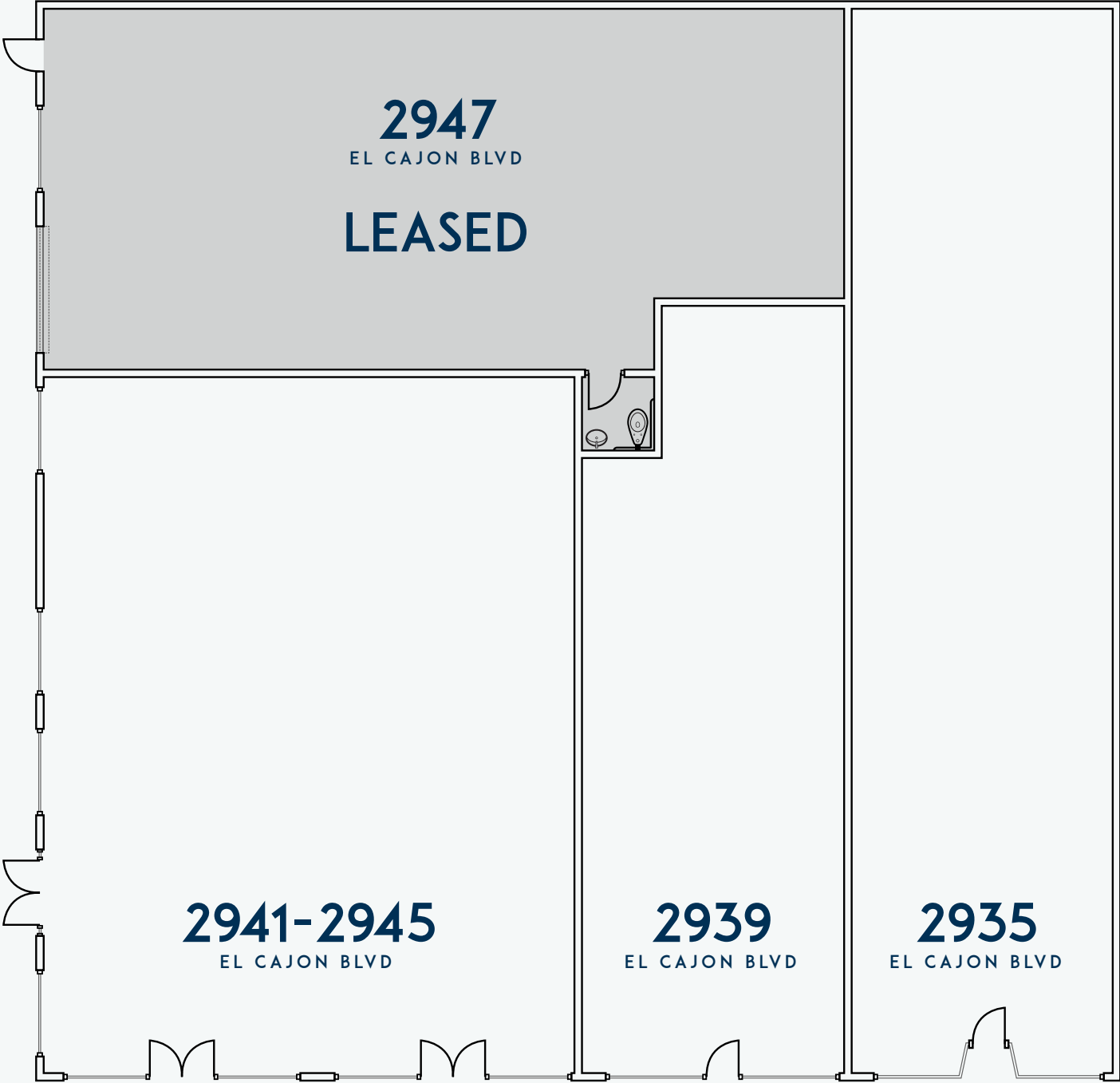
EAST ELEVATION

building size	10,200 SF	parcel no.	446-232-02-00
lot area	0.26 AC (11,338 SF)	year built	1929
no. of units	Four (4)	parking	Four (4) surface spaces
availability	2,000 SF - 7,000 SF	basement	Yes



NORTH ELEVATION

PROPERTY
floor plan





FROM POST OFFICE TO PIZZA.

TRIBUTE PIZZA
(3077 North Park Way)

The historic North Park post office was converted into an apartment project on North Park Way where Tribute Pizza recently opened carrying out as the city's general land-use plan called for a live-work-play goal of creating a "city of villages".



North Park promises higher density, smarter design.



THE EARNEST (4201 30th Street)

An example of a newer development in North Park was an Apartment project whose key feature is the inclusion of a large amount of common space where residents can interact on a daily basis. The idea is to create community spirit and friendship among the tenants.

THE NORTH PARKER (30th Street & Upas Street)

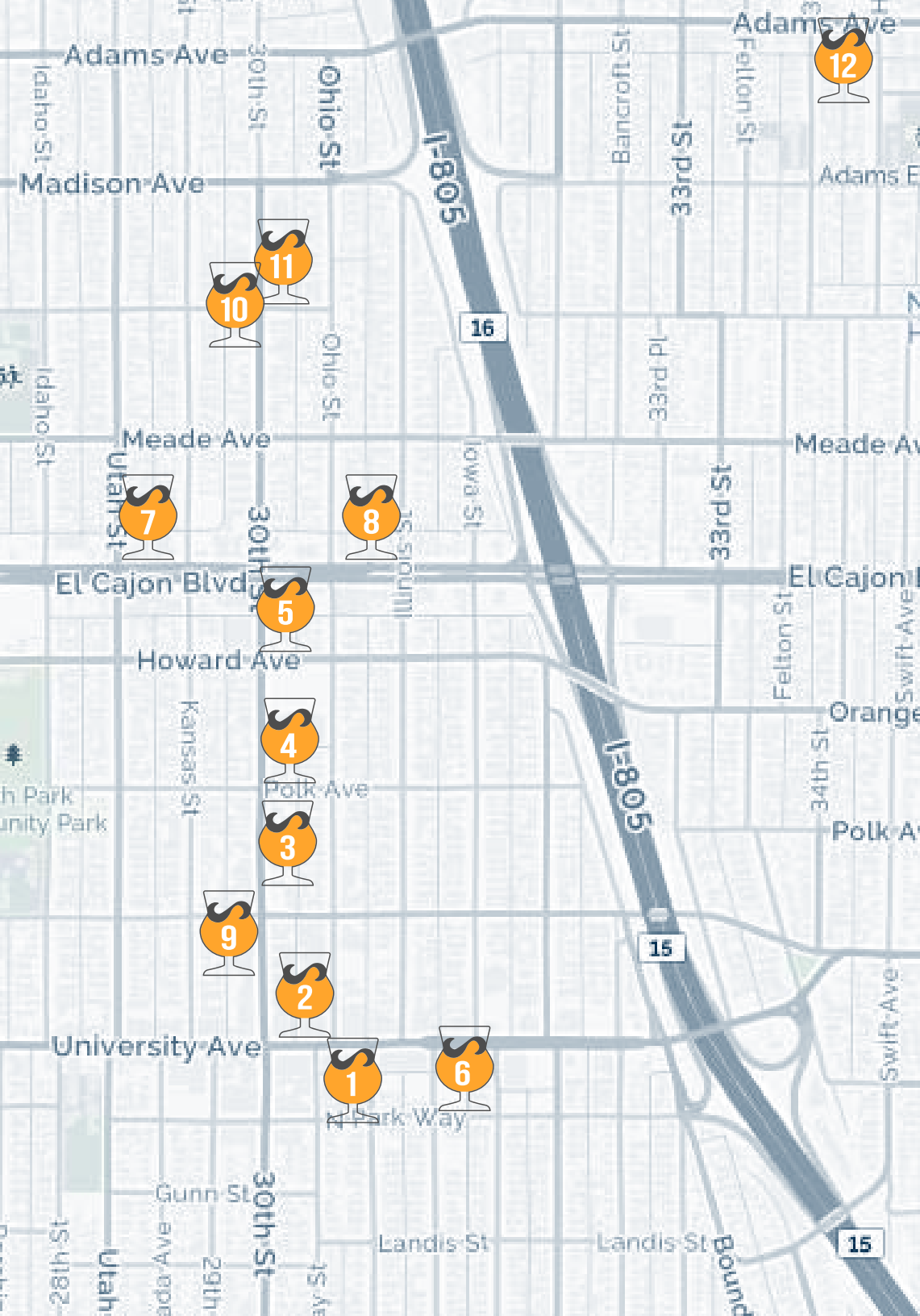
A mixed housing with ground-floor retail designed to intentionally make it easy for residents to meet each other through the design of the common spaces in an large interior courtyard.



BROADSTONE NORTH PARK (Texas Street & Howard Avenue)

The five-story structure contains 118 rental units, ranging from studio to two-bedroom.





NORTH PARK
craft breweries
WITHIN MINUTES

LEGEND

- 

MIKE HESS BREWING
3812 GRIM AVENUE
- 

NORTH PARK BEER COMPANY
3038 UNIVERSITY AVENUE
- 

SECOND CHANCE BEER COMPANY
4045 30TH STREET, SUITE A
- 

RIP CURRENT
4101 30TH STREET
- 

BELCHING BEAVER BREWERY
4223 30TH STREET
- 

ORIGINAL 40 BREWING COMPANY
3117 UNIVERSITY AVEUE
- 

PURE PROJECT
2867 EL CAJON BLVD
- 

GOAL. BREWING
3052 EL CAJON BLVD SUITE 101
- 

BIVOUAC CIDERWORKS
3986 30TH STREET
- 

POOR HOUSE BREWING COMPANY
4494 30TH STREET
- 

FALL BREWING COMPANY
4542 30TH STREET
- 

AUTOMATIC BREWING COMPANY
3416 ADAMS AVENUE



94
WALKER'S PARADISE
 Walk Score®



576,026
 population within a 5
 mile radius



AREA
demographics



56
GOOD TRANSIT
 Transit Score®



53.2%
 of population with
 bachelor degree or higher
 within a 1 mile radius



230,110
 Average Household
 within 5 miles



66
BIKEABLE
 Bike Score®



\$106,757
 Average Household
 Income within 5 miles



36.0
 is the Median Age
 within a 1 mile radius



**TRAFFIC
 COUNT**

39,916
 El Cajon Blvd & Ohio Street

34,962
 30th Street & El Cajon Blvd

192,000
 El Cajon Blvd & I-805



Westfield Mission Valley

- macys
- 24 FITNESS
- BED, BATH & BEYOND
- TARGET
- Michael's
- AMC THEATRES
- NORDSTROM
- 1 Rack
- OUTBACK STEAKHOUSE
- Yard House

CAST

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