

2800-2820 EL CAJON BLVD

SAN DIEGO, CALIFORNIA 92104

Excellent
Retail Opportunity
For Lease
In North Park



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CAST
CAPITAL PARTNERS

PROPERTY HIGHLIGHTS

- Excellent Retail Opportunity in North Park
- 37 Parking Spaces (2.94/1,000 SF)
- Approximately 1,500 SF Available
- Highly Visible Location Along Primary Corridor (El Cajon Blvd)
- Easy Access to I-805
- Strong Density and Close Proximity to Other Daily Need Retailers

LEASE RATE:

\$4.00/SF + NNN



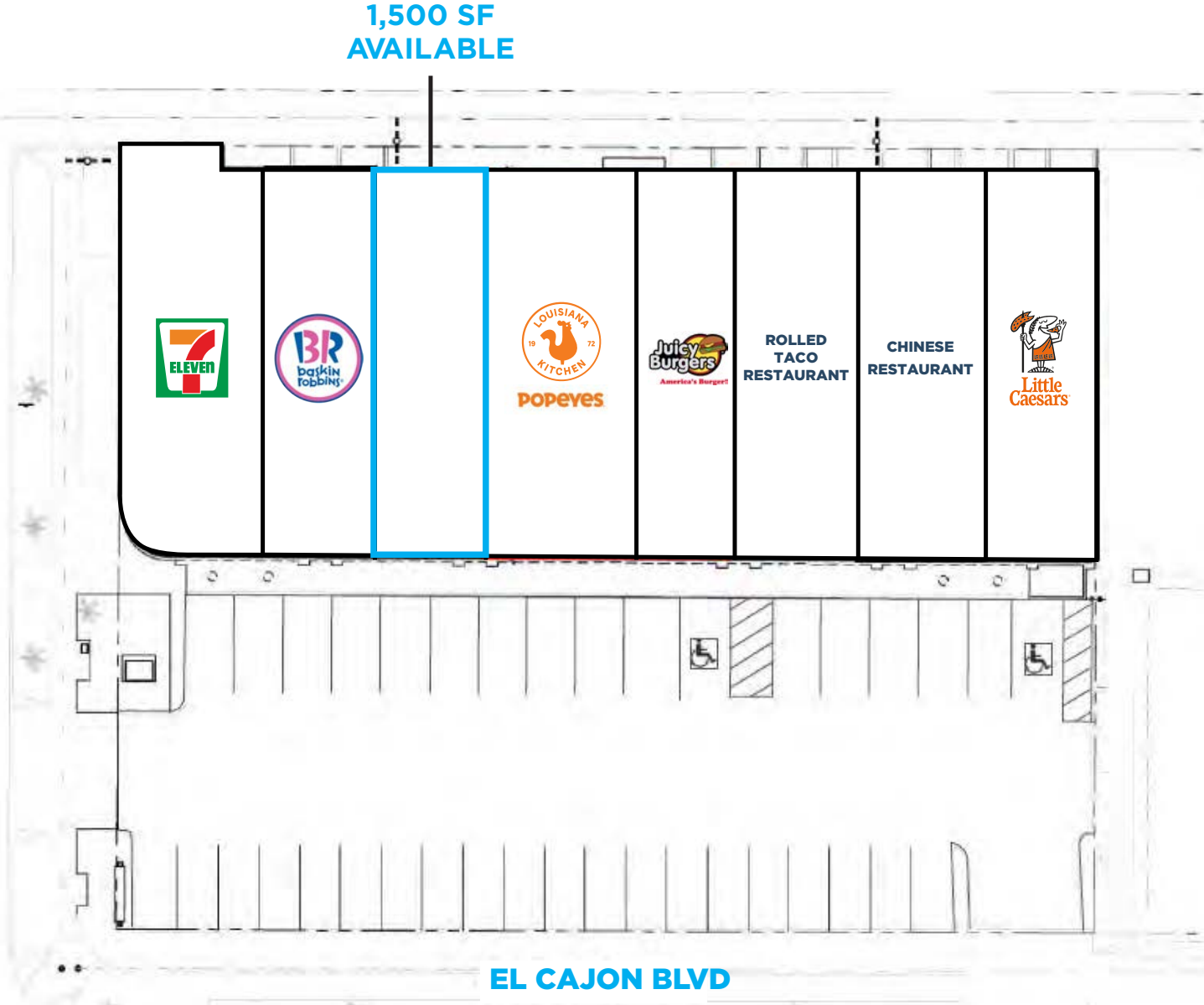


UTAH STREET

IDAHO STREET

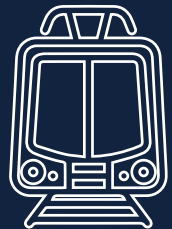
EL CAJON BOULEVARD

SITE PLAN





94
Walker's Paradise
Walk Score®



56
Good Transit
Transit Score®



66
Bikeable
Bike Score®



592,906
population within a
5 mile radius



42.6%
of population with
bachelor degree or higher
within a 1 mile radius



\$75,475
Average Household
Income within 5 miles



225,446
Average Household
within 5 miles



35.4
is the Median Age
within a 1 mile radius

AREA DEMOGRAPHICS

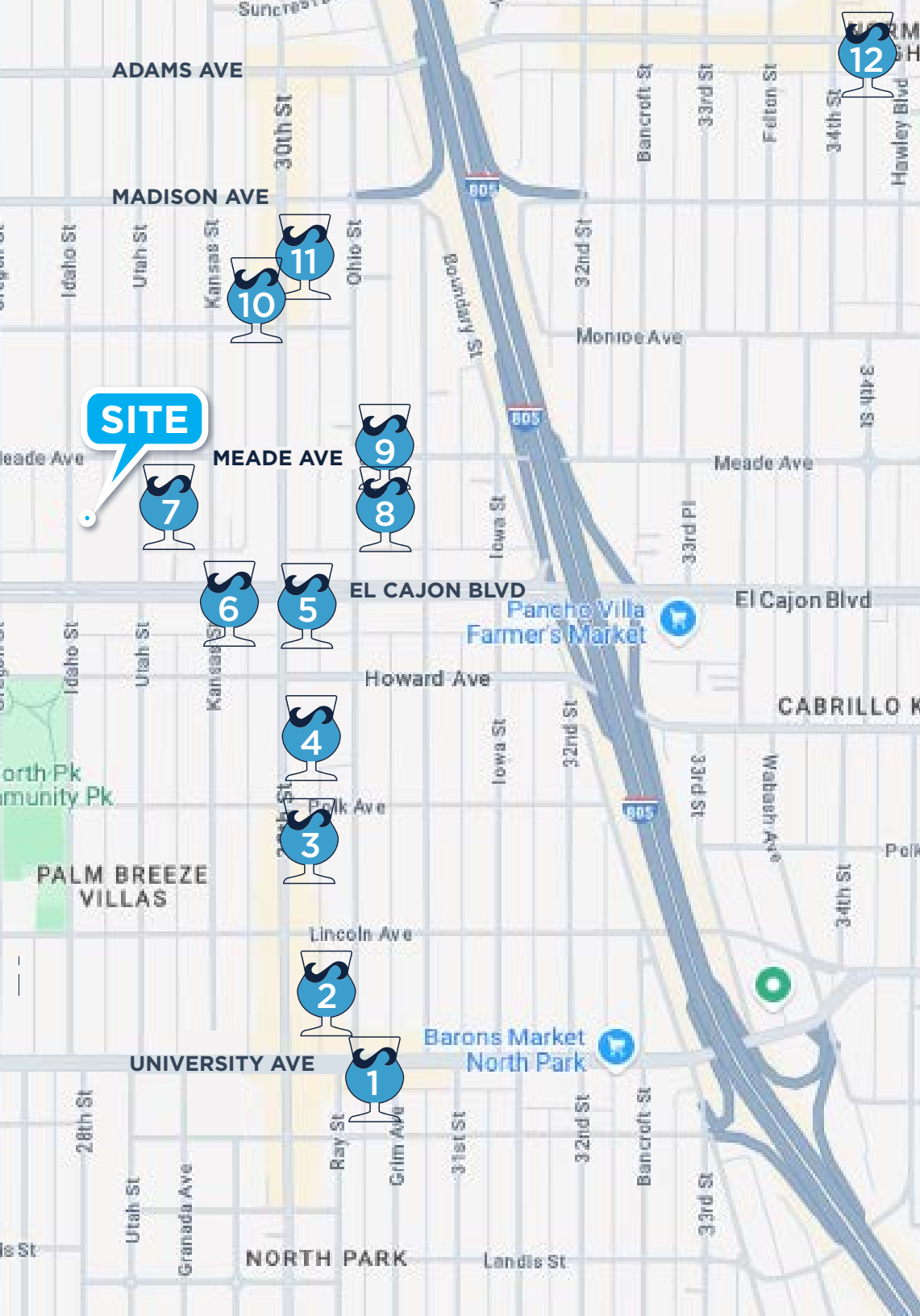


**TRAFFIC
COUNT**

36,160
El Cajon Blvd & Utah Street

27,100
Hamilton Street & El Cajon

192,900
El Cajon Blvd & I-805



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
- 

HOME BREWING COMPANY
 2903 EL CAJON BLVD
- 

BARN BREWERY
 2850 EL CAJON BLVD #3
- 

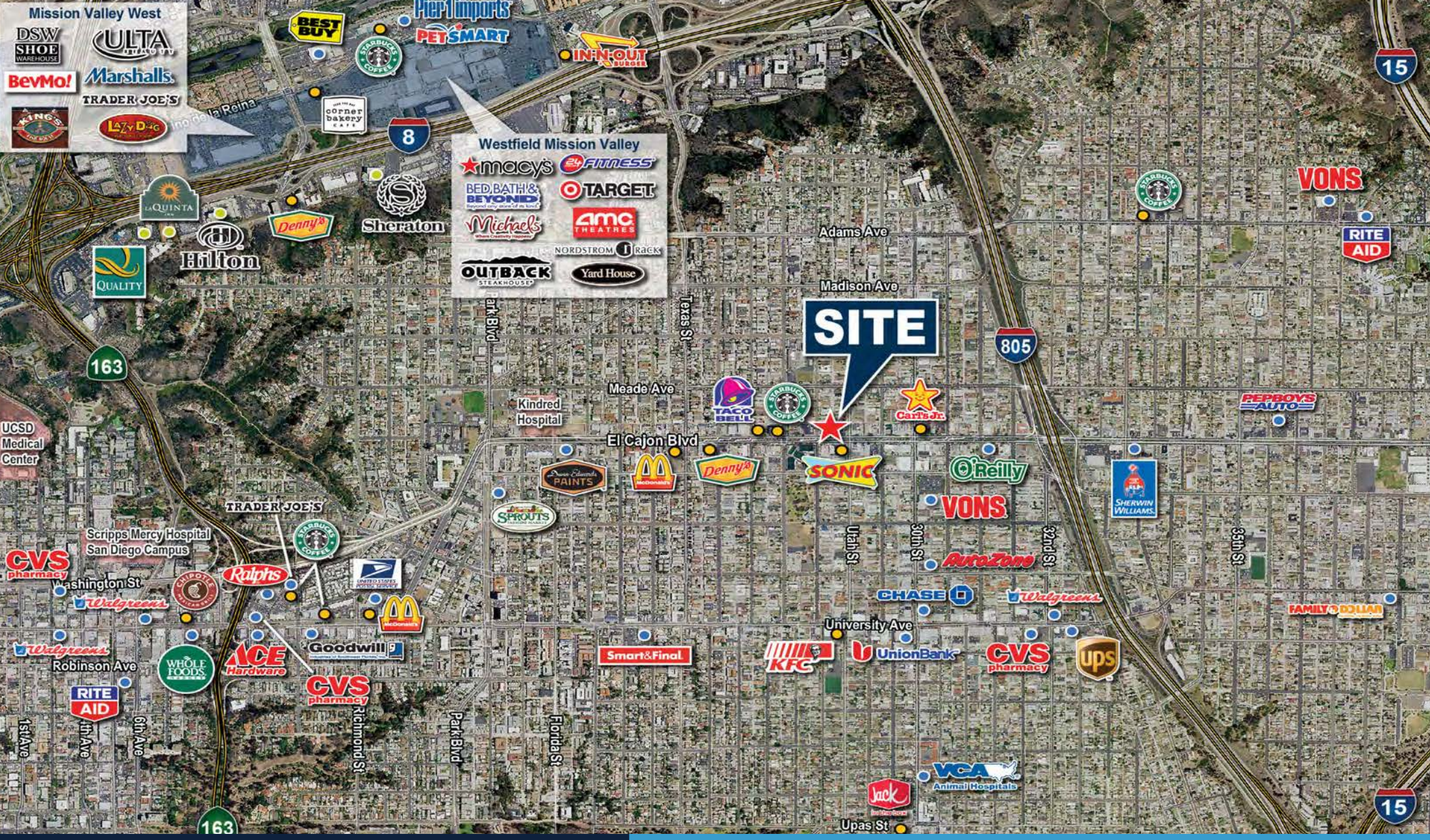
EPPIG BREWING
 3052 EL CAJON BLVD #C
- 

PARIAH BREWING COMPANY
 3052 EL CAJON BLVD #B
- 

POOR HOUSE BREWING COMPANY
 4494 30TH STREET
- 

FALL BREWING COMPANY
 4542 30TH STREET
- 

AUTOMATIC BREWING COMPANY
 3416 ADAMS AVENUE



Westfield Mission Valley

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

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