

NORTH PARK RETAIL/RESTAURANT OPPORTUNITY

2867 EL CAJON BLVD

SAN DIEGO, CALIFORNIA 92104

**FOR LEASE: 7,150 SF OF INDOOR/
OUTDOOR SPACE**



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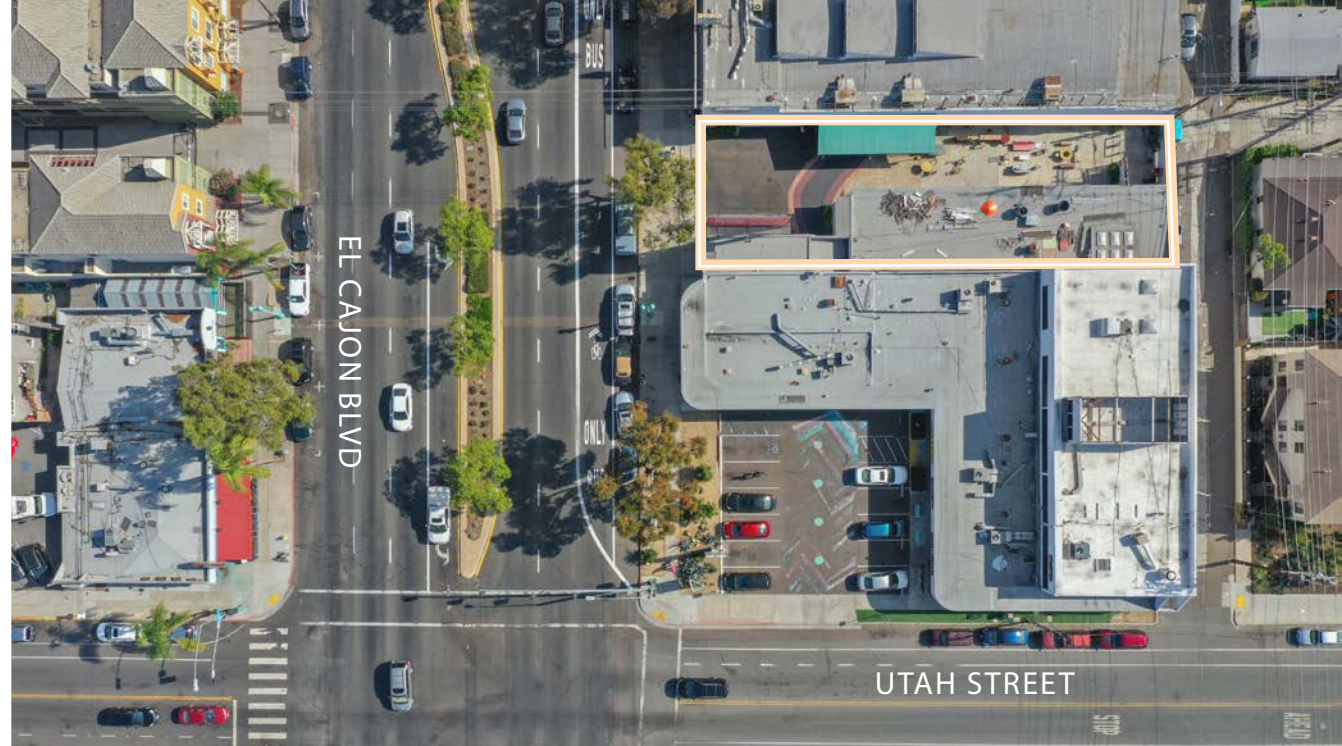
RETAIL/RESTAURANT OPPORTUNITY for
lease in North Park

WALKING DISTANCE to multiple
retailers in the area

UNDER NEW OWNERSHIP open to
creative concepts

HIGH POPULATION DENSITY in a
TREMENDOUSLY UP and COMING AREA

LEASE RATE: CALL BROKER







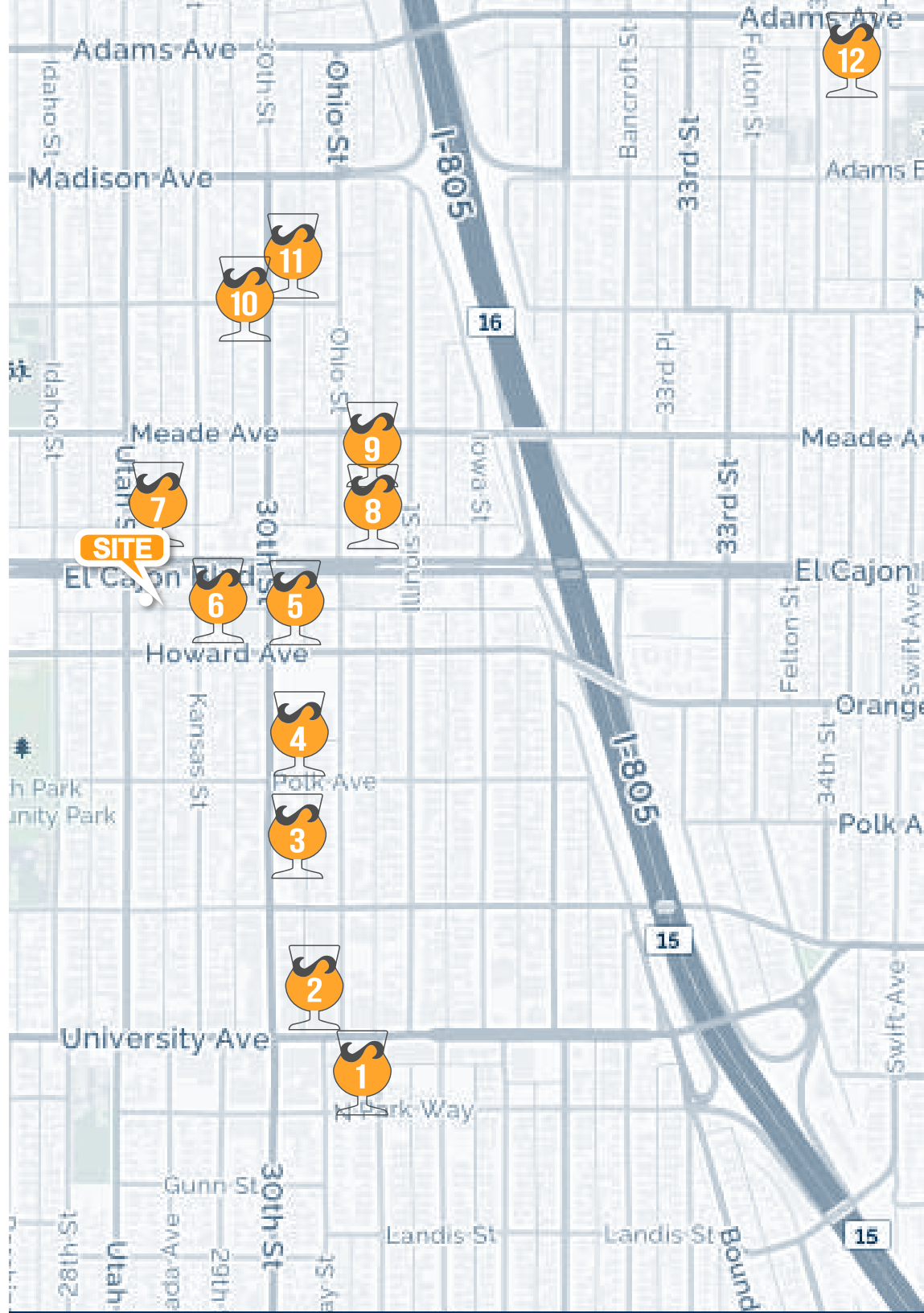
CREATIVE
COURTYARD

LOT SF: 7,150 SF



OUTDOOR
BAR/DINING





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



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 in 2008 for a live-work-play goal of creating a "city of villages".



North Park promises higher density, smarter design.



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.

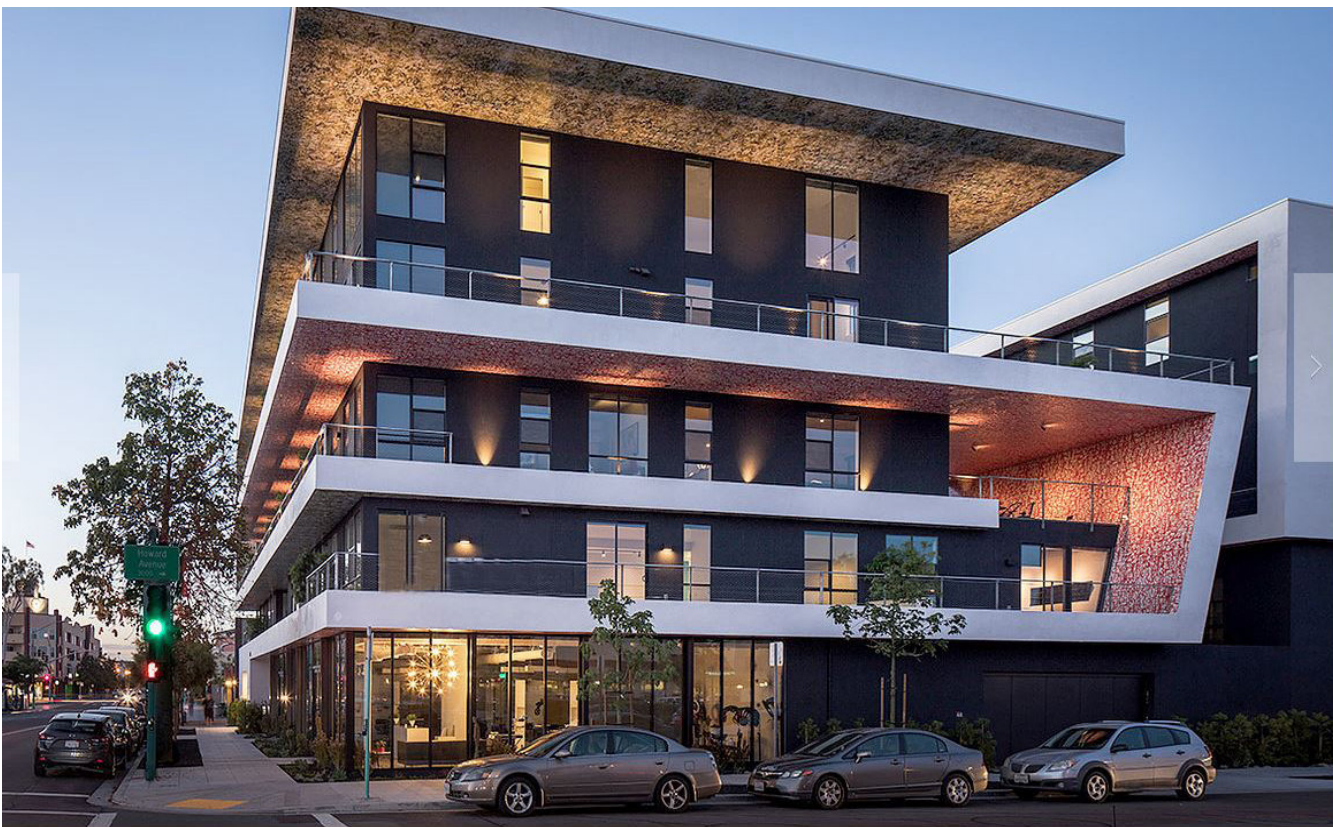


BROADSTONE NORTH PARK (Texas Street & Howard Avenue)

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

THE EARNEST (4201 30th Street)

The latest example of a new development in North Park is 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.





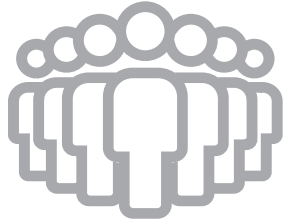
POPULATION
586,287



MEDIAN HOUSEHOLD INCOME
\$59,976



39%
BACHELOR'S
DEGREE
OR HIGHER



2024 PROJECTED
POPULATION
605,775

NUMBER OF HOUSEHOLDS

226,216



95
WALK SCORE



TRAFFIC COUNTS

El Cajon Boulevard	Utah Street	37,118
Howard Avenue	Kansas Street	6,231
El Cajon Blvd	30th Street	34,962
Howard Avenue	Oregon Street	5,182



DAYTIME EMPLOYEES
378,000



TOTAL BUSINESSES
34,806



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