

FOR LEASE

3052

El Cajon Boulevard | San Diego, CA 92104





3052 EL CAJON BOULEVARD

AVAILABLE

Suite A - 2,423 SF

Suite C - 1,911 SF

PROPERTY HIGHLIGHTS








- Located off of the El Cajon exit for the 805 freeway and along the Mid City Rapid Transit Line
- Three public transit lines throughout the district allowing for easy access from the surrounding communities
- Brewery Igniter spaces come fully equipped with brewing equipment for a “turn key” brew house or tasting room
- Located in the heart of North Park surrounded by over 1,000 businesses
- Suites come with tanks, chillers, pumps and more!
- Join a synergistic ecosystem designed to draw and keep thirsty customers on site
- Traffic Counts:

El Cajon boulevard // 38,092 cars per day

Ohio Street // 8,500 car per day

805 Freeway // 202,357 cars per day

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
 2019 Population	55,028	264,343	596,153
 2019 Daytime Population	32,175	255,862	756,077
 2019 Households	26,635	116,296	228,565
 2019 Average Household Income	\$71,948	\$86,888	\$87,821
 2019 Housing Units	27,908	122,923	245,072
 Bachelor's Degree or Higher	19,080	82,298	154,438
 Traffic Count:	El Cajon Boulevard - 38,092 Cars Per Day Ohio Street - 8,500 Cars Per Day		



3052 EL CAJON BOULEVARD





202,357 CARS PER DAY

ADAMS AVENUE



OHIO STREET

8,500 CARS PER DAY

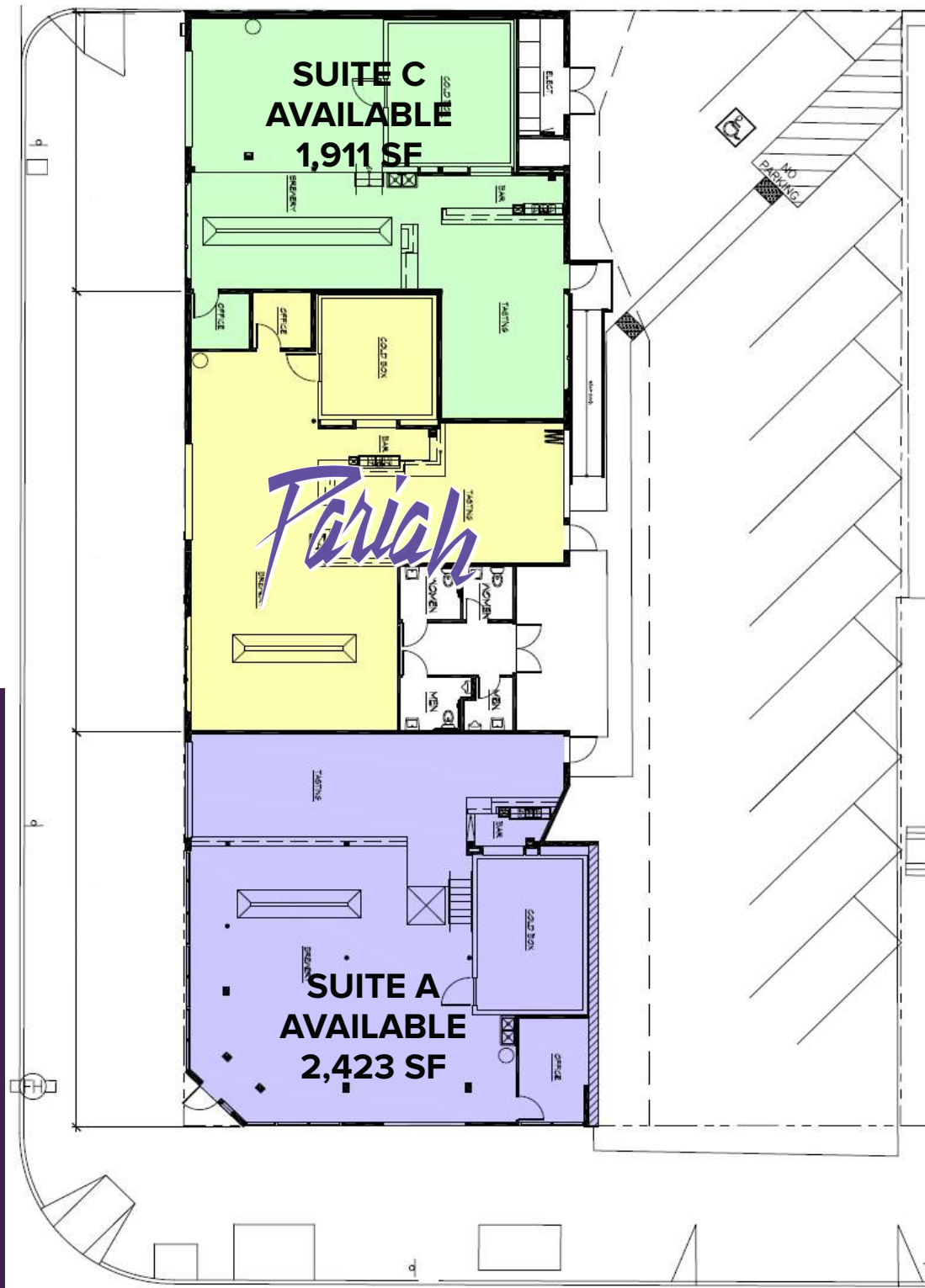
SUBJECT SPACE

EL CAJON BOULEVARD - 38,092 CARS PER DAY



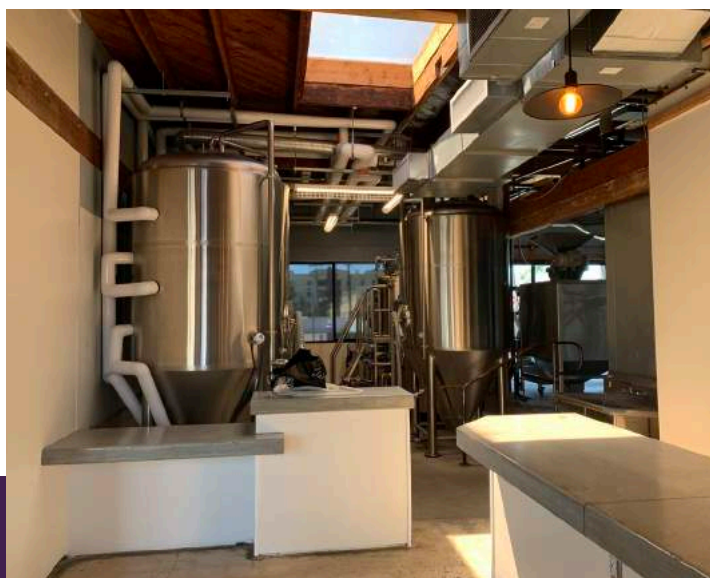
3052 EL CAJON BOULEVARD

SITE PLAN



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.

BREWERY IGNITER SPACE AVAILABLE



3052

EL CAJON BOULEVARD

PLEASE CONTACT:

Michael Peterson

Senior Associate
+1 858 646 4749
michael.peterson@cbre.com
Lic. 01969314

Reg Kobzi

Senior Vice President
+1 858 546 4604
reg.kobzi@cbre.com
Lic. 00917629

Joel Wilson

First Vice President
+1 858 546 4651
joel.wilson@cbre.com
Lic. 01237516

© 2020 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.