

# 2621-2629 El Cajon Blvd

URBAN MIXED-USE DEVELOPMENT OPPORTUNITY

FOR SALE

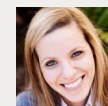
\$1,595,000



Please DO NOT disturb tenants



Exclusively listed by



Limor Spilky, CA LIC #01941431  
858-201-4991  
lspilky@locationmattersinc.com





**OFFERING PRICE**

\$1,595,000

**LOT AREA**

10,650 Square Feet  
(0.24 Acres)

**LOT DIMENSIONS**

75' x 142'

**ZONING**

MCCPD-CL-1

**EXISTING IMPROVEMENTS**

Mixed-use; commercial and residential

**EXISTING BUILDING AREA**

9,350 square feet

**ASSESSOR PARCEL #S**

445-422-03-00  
445-422-04-00

**OWNERSHIP**

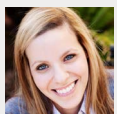
Fee Simple

**RENT ROLL**

Tenant	Square Feet	Expiration	Gross Monthly Rent	Annual
K.S. Labs	830	7/30/18	\$1,600	\$19,200
Seller Leaseback <sup>1</sup>	4,160	7/30/18	\$2,500	\$30,000
2nd Floor Residential	2,175	N/A	\$0	\$0
Single Family Home	1,529	12/31/15	\$1,600	\$19,200
Sumiko Spa	656	3/31/17	\$612	\$7,344
<b>Total</b>	<b>9,350</b>		<b>\$6,312</b>	<b>\$75,744</b>

<sup>1</sup> Ongoing termination option; specific terms to be negotiated.

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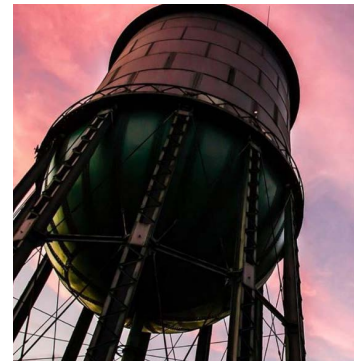
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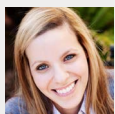




- Phenomenal urban infill development opportunity in a hot section of North Park located directly on The Boulevard, the main artery running through the hip exciting communities of North Park, University Heights, and Normal Heights.
- Poised to become one of San Diego's most densely populated urban established areas, boasting nearly 260,000 residents all within a 3-mile radius, to date.
- Exceptional zoning, permitting the development of a mixed-use project with a base density of 18 residential units (1 per 600), no height limits, and no maximum FAR for residential.
- A highly walkable, bikeable neighborhood conveniently located within a vibrant hub of shopping, dining, nightlife, recreational amenities and an exploding arts and music scene.
- An array of new developments, the redevelopment of existing projects, and an influx of hip and trendy tenants bring continual positive transformation to the area.
- Existing cash flow from short-term leases helps support carry costs throughout the entitlement and permitting process.
- Steps away from a Rapid Bus Transit stop, plus, easy access to the I-5, I-805 and 163 freeways, allowing quick entry to/from the neighboring communities of Downtown, Mission Valley, Little Italy, Hillcrest, Mission Hills, and Point Loma.



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# Zoning Analysis

For additional information, [please click here](#) to access the municipal code.

## ZONING

MCCPD-CL-1

## HEIGHT LIMITS

None

## PARKING

Per Municipal Code for both Commercial and Residential

## DENSITY

1 residential unit for every 600 SF of land, allowing for up to 18 units (not including density bonus)

## MAXIMUM FAR

- None for Residential  
- Up to 1.00 for Commercial

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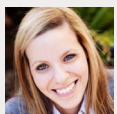


San Diego's City of Villages has grown over the years with El Cajon Boulevard, aka The Boulevard, as its heart, pulsing through existing villages, such as, Hillcrest, Normal Heights, North Park, and University Heights. The Boulevard is not only San Diego's favorite Boulevard, it is one of the city's oldest thoroughfares with continual improvements occurring at a rapid pace, attracting more people to this thriving hip dense urban playground.

The old days of El Cajon Boulevard signified drive-thrus, cruising, and drag-racing. Fast forward to 2015, where it is better known for its unrivaled blend of ethnic food and culinary delights, artistic acumen and eclectic urbanity. The Boulevard's evolution has populated it with a myriad of hip bars and restaurants, trendy boutiques and art galleries, making it a favorite San Diego stomping ground today.

Become part of the action at The Boulevard in North Park. The quick gentrification of the area add an extra advantage to this rare and unique development opportunity.

[Click here to read about the #ExploreNorthPark campaign.](#)

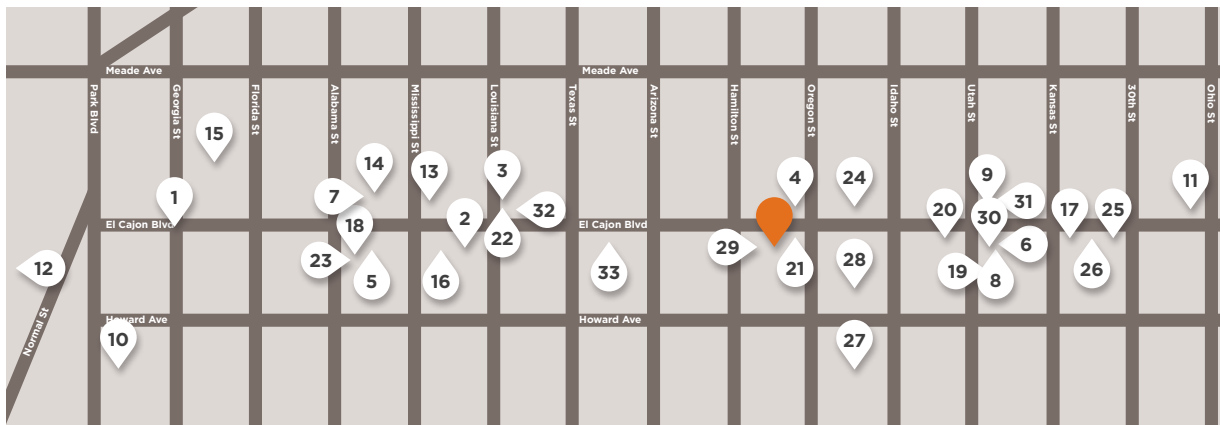
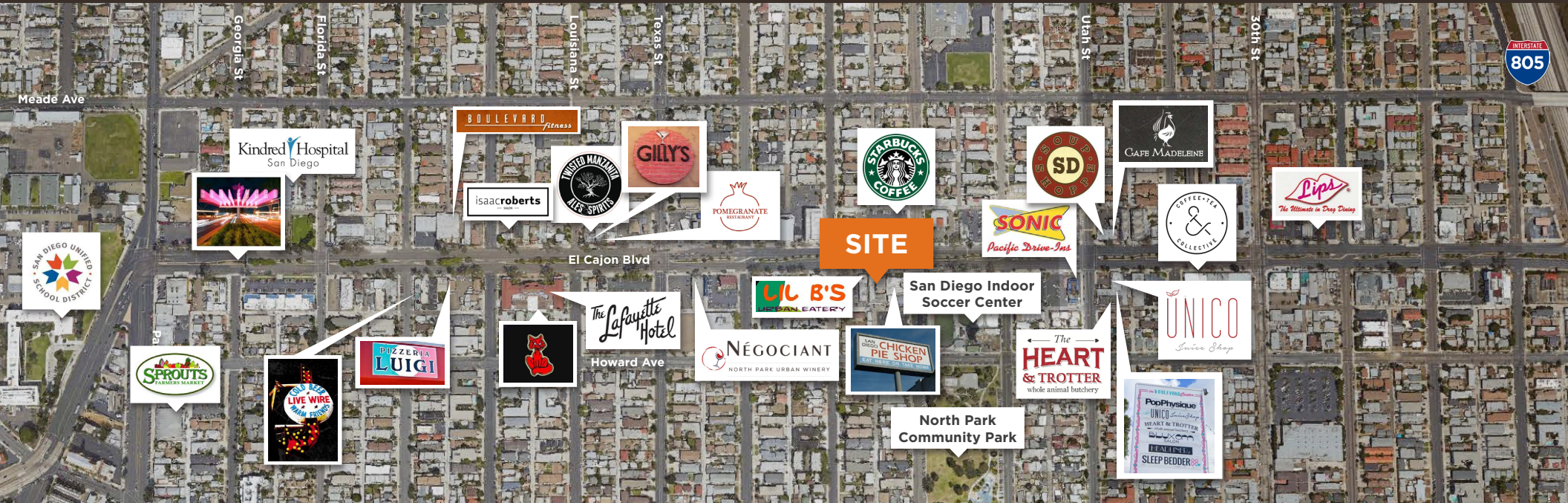


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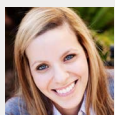






- 01. The Boulevard Sign
- 02. Lafayette Hotel
- 03. Twisted Taps (coming soon)
- 04. Starbucks (coming soon)
- 05. Pizzeria Luigi
- 06. The Boulevard Center
- 07. Awash Ethiopian (coming soon)
- 08. Unico Juice Shop
- 09. SD Soup Shoppe
- 10. Sprouts
- 11. Lips
- 12. San Diego Unified School District Office
- 13. Isaac Roberts Salon
- 14. Boulevard Fitness
- 15. Kindred Hospital
- 16. Red Fox Steakhouse & Piano Bar
- 17. Coffee & Tea Collective
- 18. Live Wire
- 19. The Heart & Trotter
- 20. Sonic Drive-In
- 21. San Diego Chicken Pie Shop
- 22. Gilly's
- 23. Mama's Bakery
- 24. The Palomar Card Club
- 25. Thrift Trader
- 26. Digital Gym
- 27. North Park Community Park
- 28. San Diego Indoor Soccer Center
- 29. Lil B's
- 30. The Boulevard Center
- 31. Cafe Madeleine (coming soon)
- 32. Pomegranate Restaurant
- 33. Negociant Urban Winery

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# The Lafayette Hotel

A swanky historic hotel that attracts thousands of travelers to North Park every year and has established itself as an ultimate destination for locals and visitors alike.

*“A hipster favorite that was a haven for Hollywood celebs back in its day, has been restored to its former glory”*  
– The L.A. Times

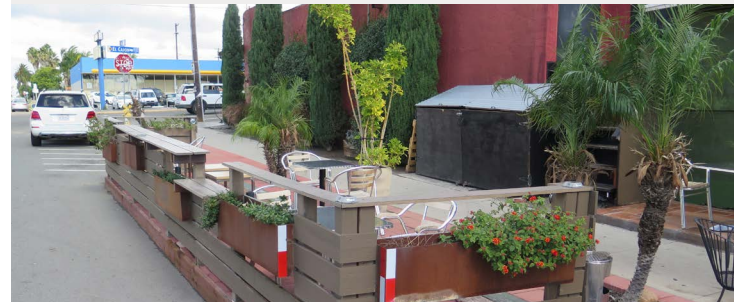


## Events on The Boulevard

**The BLVD Nights:** A quarterly block party held on El Cajon Blvd., bringing together and featuring local businesses, artists, filmmakers and home brewed beers.

**The BLVD Market:** A monthly premier outdoor market on the corner of El Cajon Blvd. and Utah St., showcasing San Diego’s highly regarded chefs and culinary purveyors.

**Bike The Boulevard:** A periodically held leisurely bike ride along El Cajon Blvd., starting at noon and going into the evening with frequent stops at cool hangouts along the way like Live Wire and Lafayette Hotel.



## North Park In The News

**San Diego Uptown News** hails North Park as well-known and loved by the locals. It’s easy to see the businesses packed with bicyclists, families walking to dinner and bustling sidewalk cafes loaded with familiar faces.

**Los Angeles Times** calls North Park edgy and cool, “North Park has all of the ingredients for the cool school”

**Food & Wine** rates North Park’s Mike Hess Brewing and Toronado San Diego as 2 out of “4 Best Places to Get a Beer in San Diego”

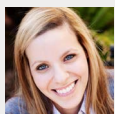
## Continual Positive Change

**North Park Art Initiative:** North Park leads the street art movement in San Diego. Utility boxes are brought back to life by local young artists while brilliant murals throughout the neighborhood bring about a positive impact, drawing favorable attention to North Park.

**Parklets:** San Diego’s first parklet was built in North Park and sits right in front of Caffè Calabria on 30th Street, bringing character and public space to the community, giving people a reason to hang out in the urban area and enjoy more of the outdoor space. North Park’s second parklet is a seating area that meets the sidewalk in front of Mama’s Bakery & Deli on Alabama Street and El Cajon Boulevard.

**North Park - Mid-City Bike Corridors Project:** Aims to create inviting and conveniently enhanced bicycle routes from the Mid-City area to Hillcrest, connecting key community destinations and furthering the city’s bike friendly agenda.

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# Join the Movement Around the Boulevard



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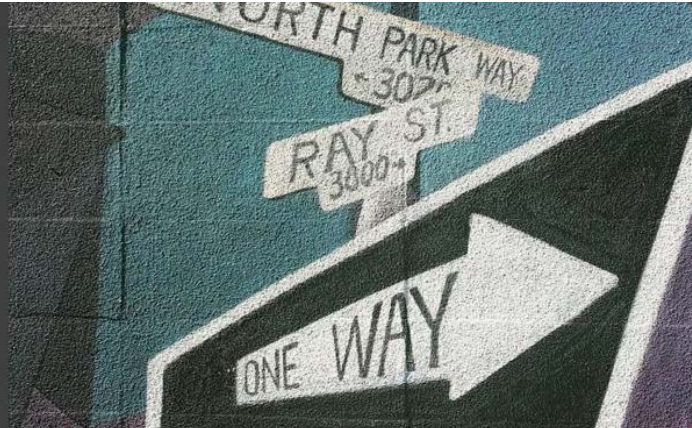
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# Own a Piece of The Boulevard



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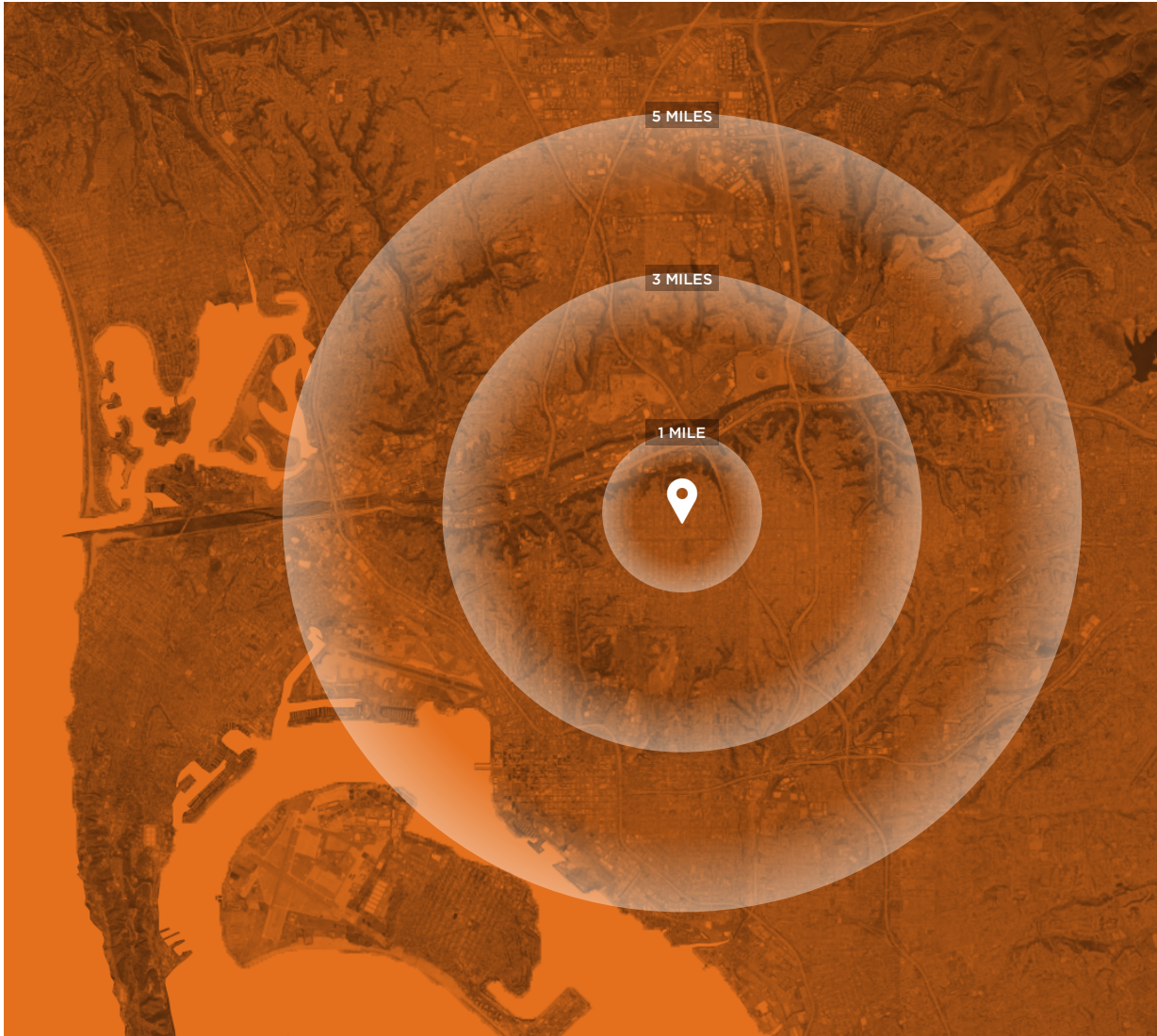


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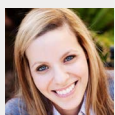
1 MILE	2010	2015	2020
<b>Population</b>	46,685	47,638	49,413
<b>Households</b>	24,979	25,457	26,395
<b>Avg Household Income</b>	N/A	\$56,050	\$64,640

3 MILES	2010	2015	2020
<b>Population</b>	250,323	258,343	270,105
<b>Households</b>	111,797	115,975	121,838
<b>Avg Household Income</b>	N/A	\$64,594	\$73,996

5 MILES	2010	2015	2020
<b>Population</b>	547,153	564,038	588,527
<b>Households</b>	209,881	217,513	228,200
<b>Avg Household Income</b>	N/A	\$65,369	\$74,749

**Avg Daily Traffic Count** 27,065 vehicles

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