

FOR SALE

North Park Retail Building For Sale

2875 EL CAJON BOULEVARD
SAN DIEGO, CA 92104



LOCATION
MATTERS



Investment Highlights

/ Summary

- \$1,995,000 Offering Price
- 8,200 SF Total Building Area includes 7,100 SF of ground floor retail and a 1,100 SF mezzanine
- 0.16 Acre of Land
- High ceilings and bow-truss roof line
- Newer roof & structural retrofit completed recently
- Building on mid-block lot with 75 ft. of frontage
- APN: 446-231-04-00
- Commercial Zoning CC-3-9

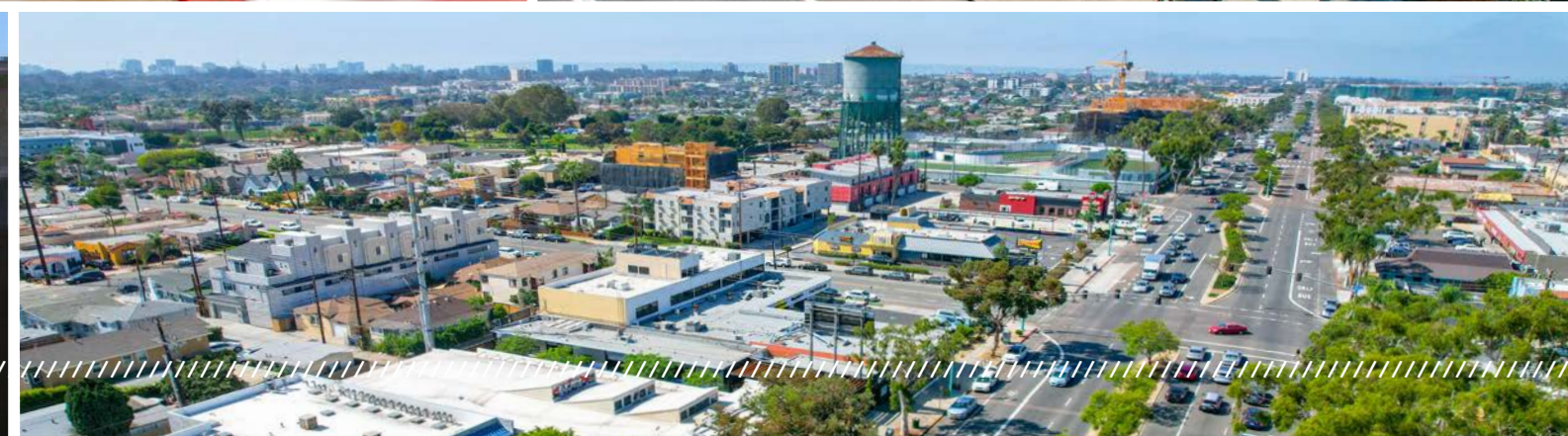
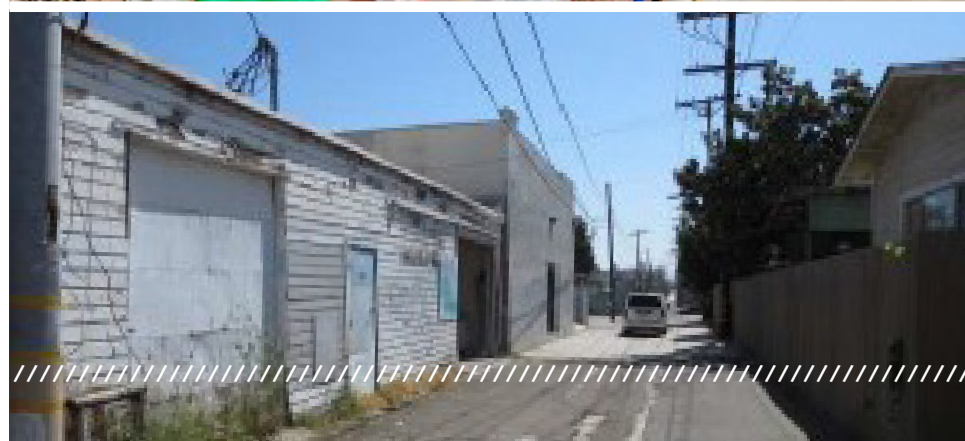
- / **Incredible Visibility** on highly trafficked El Cajon Blvd. in San Diego's walkable North Park neighborhood surrounded by retail, restaurants, and residents

- / **Currently Occupied** by one single longterm retail tenant with a month-to-month tenancy agreement

- / **Incredible Opportunity** to purchase as a value add, owner and/or user investment property in an neighborhood flourishing with new development

- / **Exceedingly Dense Location** with a population of over 270,000 within a 3-mile radius

- / **Centrally located in San Diego** surrounded by major freeways and attractions within a 1-mile radius with I-15 to the East, SR-163 at the West, I-8 to the North and the ever popular Balboa park to the South



**FOR
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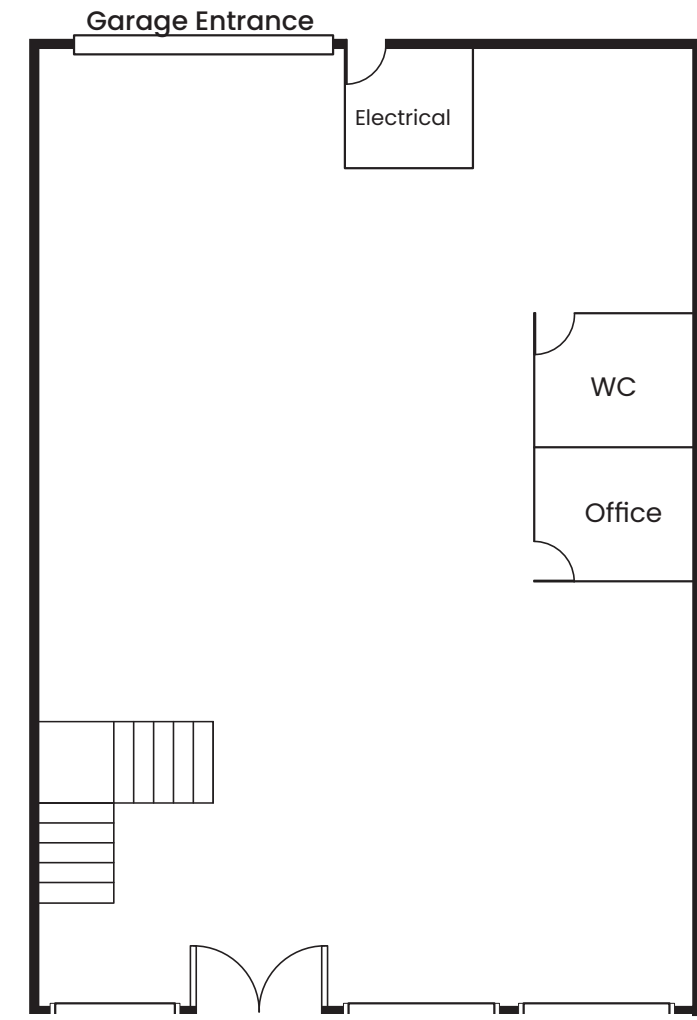
deanna@locationmatters.com

Operations Manager

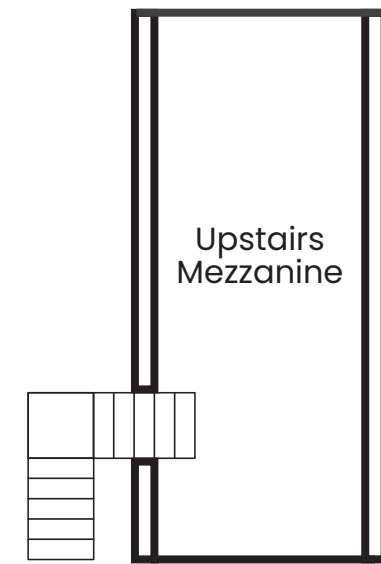
**LOCATION
MATTERS** 



Receiving garage opens up to back alleyway



El Cajon Boulevard

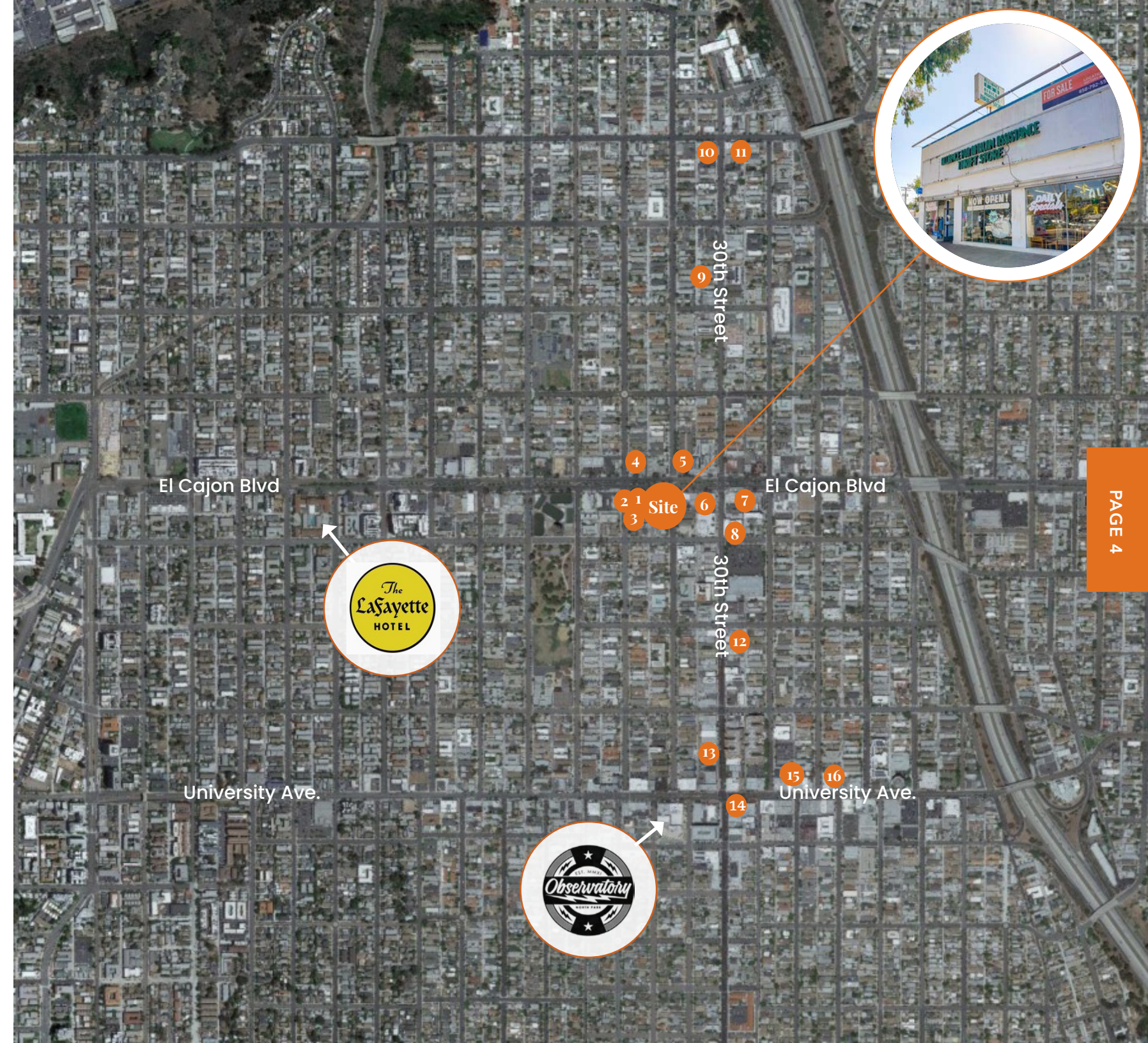


Floor Plan

The Neighborhood



- | | | | |
|---|---------------------------------|----|--|
| 1 | | 9 | FALL BREWING COMPANY
NORTH PARK • SAN DIEGO |
| 2 | | 10 | POLITE PROVISIONS
30TH AND ADAMS
MAKERS OF LOCAL TONICS, ELIXIRS AND CURES |
| 3 | THE WISE OX
BUTCHER & EATERY | 11 | An's DRY CLEANING |
| 4 | CAFE MADELEINE | 12 | WORKING CLASS
EST. 817
NORTH PARK |
| 5 | | 13 | NORTH PARK
GAME COIN-OP ROOM
SAN DIEGO, CA |
| 6 | | 14 | ENCONTRO
NORTH PARK |
| 7 | | 15 | |
| 8 | | 16 | |



The Demographics

1 MILE

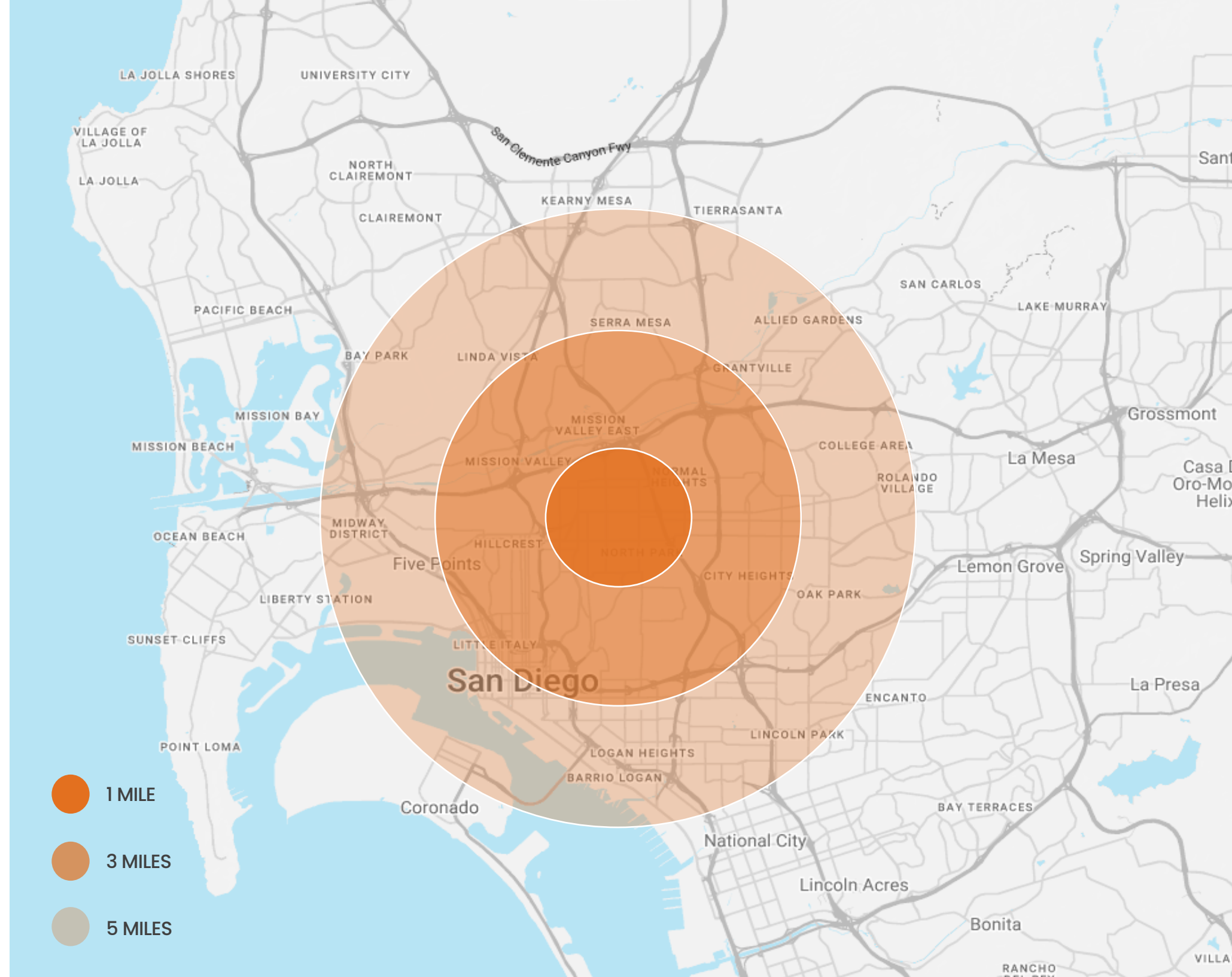
Daytime Population	15,436
Population	55,117
Average HH Income	\$84,724

3 MILES

Daytime Population	149,331
Population	274,126
Average HH Income	\$92,885

5 MILES

Daytime Population	383,989
Population	599,488
Average HH Income	\$93,254



North Park is the hippest neighborhood in San Diego located Northeast of downtown and bordering Balboa Park. A hotspot for young professionals offering a diverse and eclectic mix of microbreweries, restaurants, coffee shops, retail, and nightlife. Urban and creative, ranking high in walkability, art and culture, with historic Observatory North Park at the heart of its business district.



What is Happening Around *North Park*

North Park Music Fest

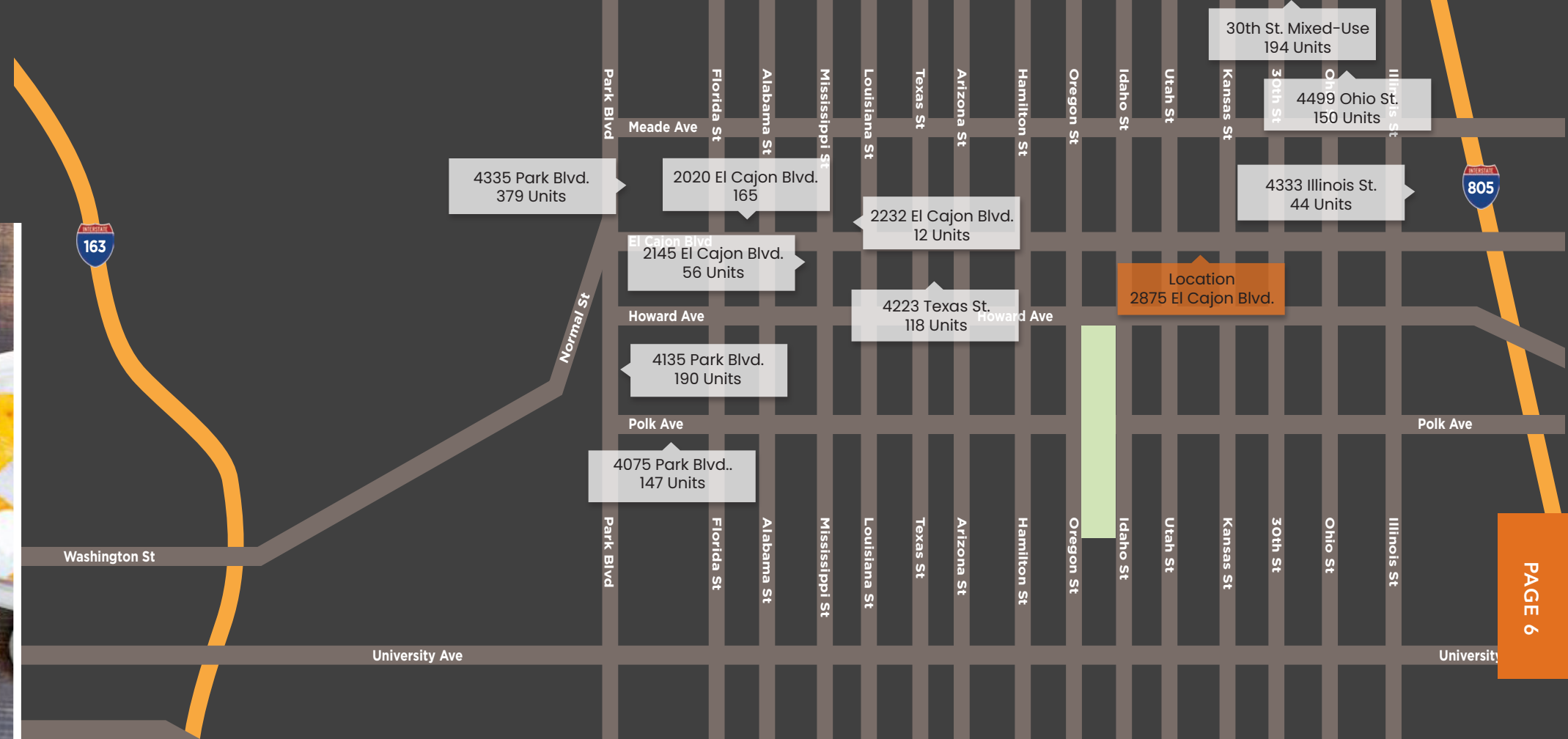


A two day event held in the heart of North Park with San Diego's best musical talent, unique food vendors, craft beer, spirits and art. Three stages and a packed lineup brings a variety of talented artists playing Indie, Rock, the Blues, and more, with DJs and Spoken Word performances mixed in. A family friendly event that brings something for everyone to enjoy.

Taste of North Park



A much anticipated sold out event that is held annually in the Fall. **Between 40-50 participating restaurants and breweries open their doors to culinary enthusiasts by offering sips and bites of their most renowned menu items.** A locally driven event that supports small businesses and highlights their culinary innovation and craft beverages concocted in San Diego's food, drink and art centric neighborhood.



Exploding with New Density

El Cajon Blvd. aka The Boulevard is one of San Diego's oldest thoroughfares with continual improvements and new developments occurring at a rapid pace, attracting more people to this thriving dense urban playground.



Sale Inquiries:



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