

# Corner Restaurant Space on El Cajon Blvd.

FOR LEASE



2302 El Cajon Blvd., San Diego, CA 92104 / 1,525 SF



PRIME

# North Park Location

- ♦ Prime corner location on North Park's iconic and highly trafficked El Cajon Blvd.
- ♦ Exceedingly dense location with over 260,000 residents in a 3-mile radius and 140 new units going in directly across the street
- ♦ Fully-fixturized kitchen with hood and grease trap, in addition to updated electrical and walk-in cooler
- ♦ Opportunity to take advantage of the tsunami of new & upcoming development on West El Cajon Blvd.
- ♦ Great fit for a concept with large craft beer selection - direct draw system to 24 taps
- ♦ Join the hip & trendy restaurants, bars, and tap rooms such as Tiger Tiger, JuneShine, Hope 46 & more
- ♦ Located in the heart of North Park with tons of pedestrian traffic throughout the day and night
- ♦ The legendary Lafayette Hotel across the street underwent a much-anticipated \$6M historical restoration in 2011 bringing it back to its former glory & more restorations are underway
- ♦ Ideal corner location and direct visibility on always busy El Cajon Blvd.



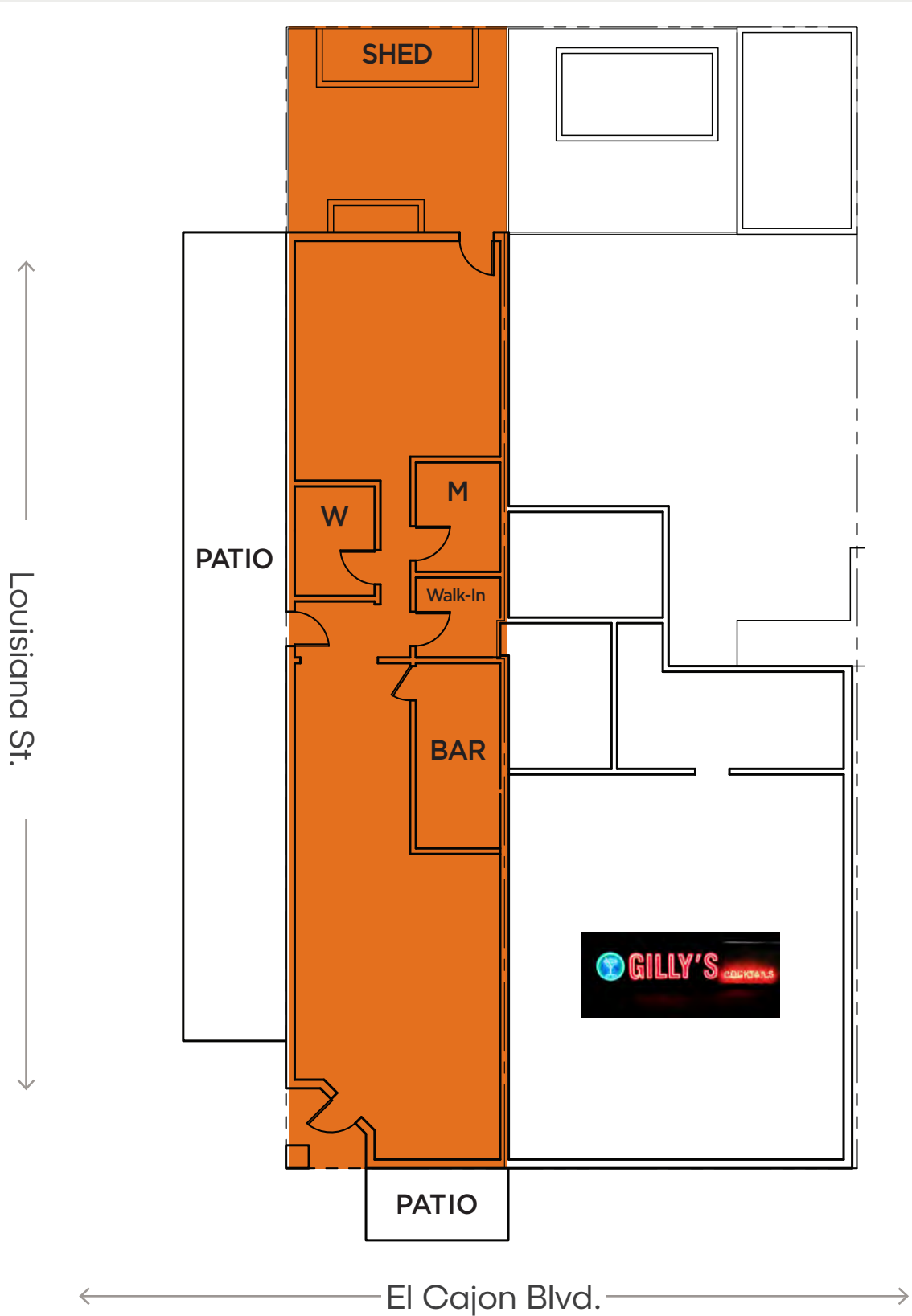
## Renowned Neighbors



# Floor Plan



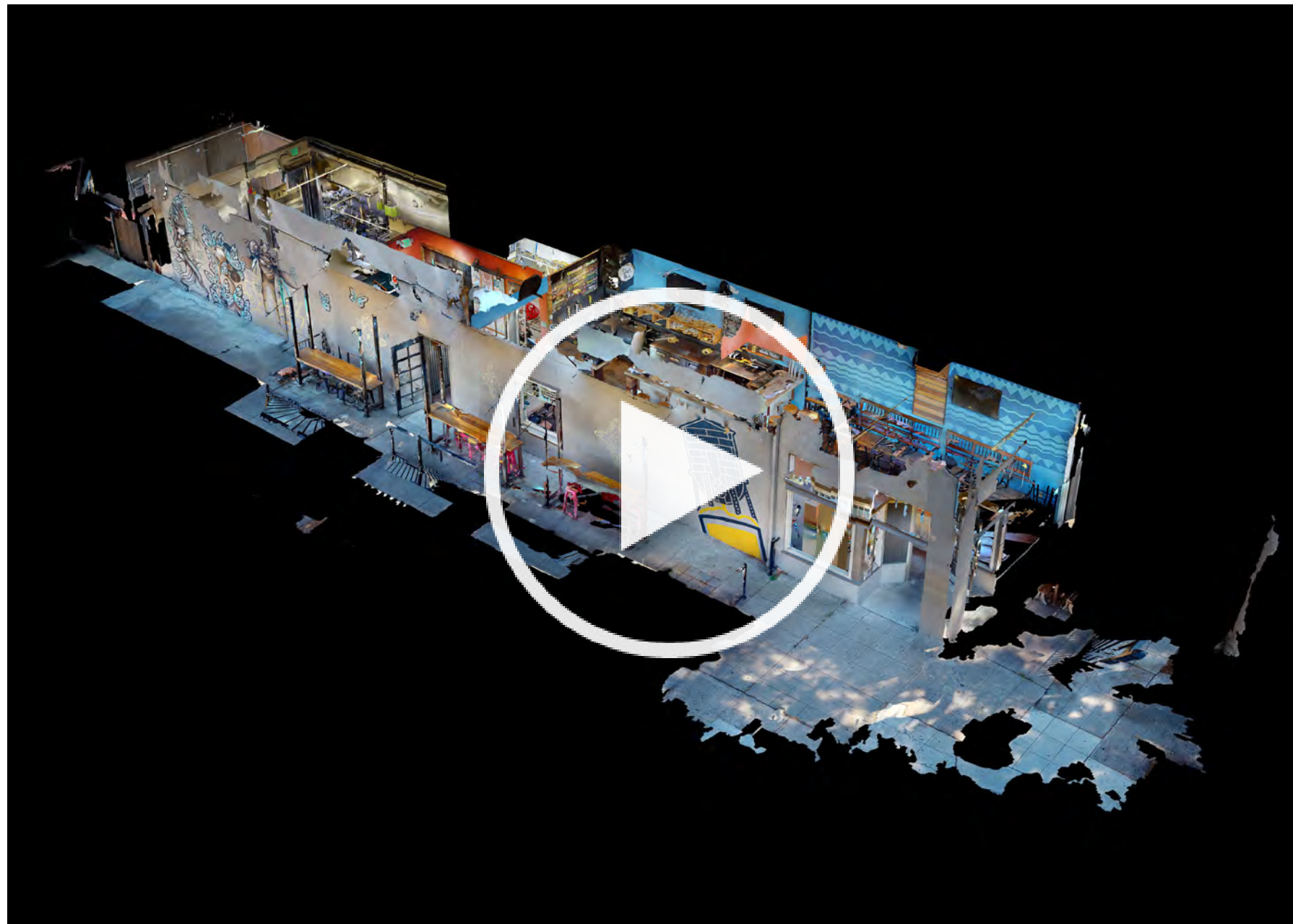
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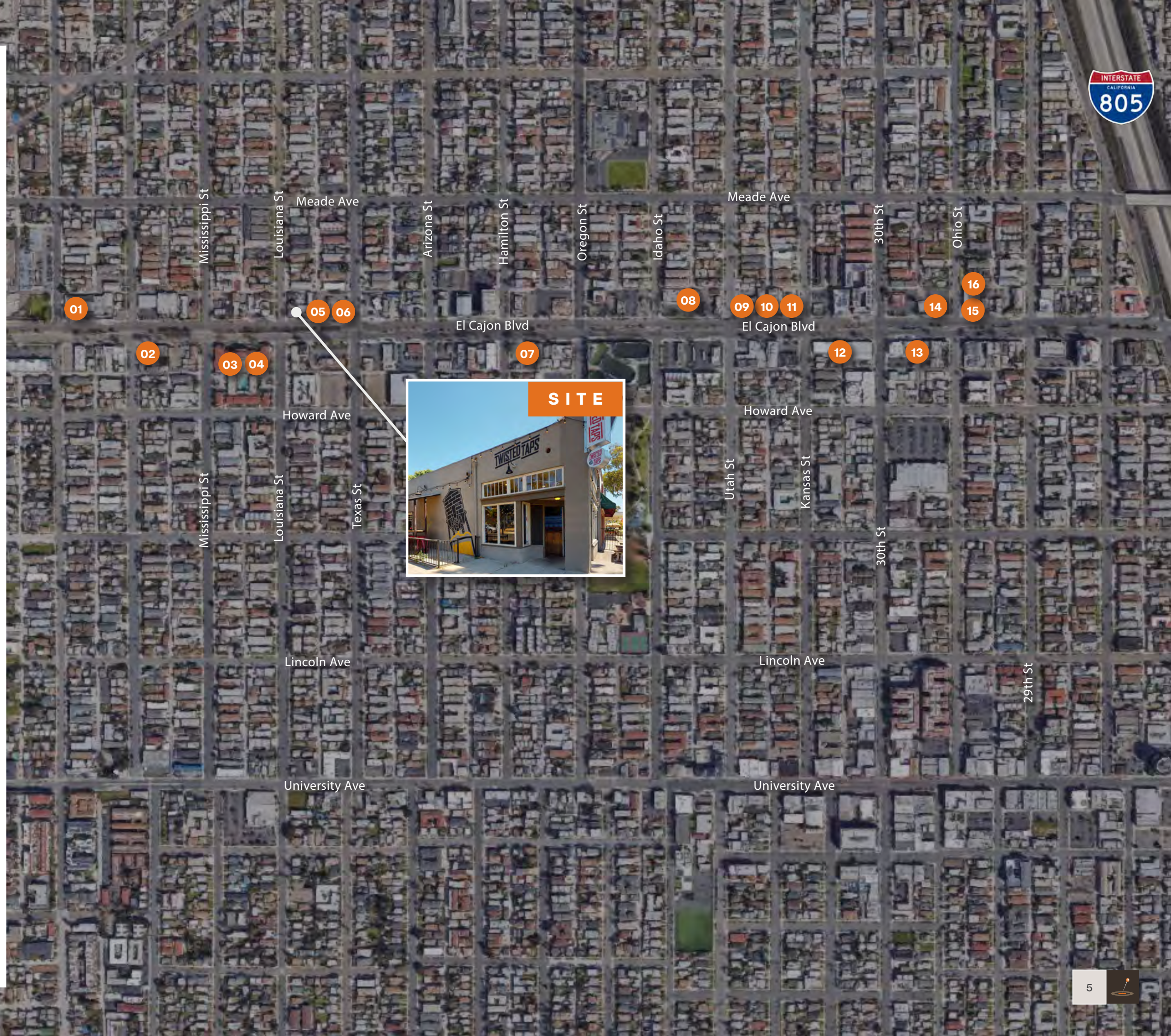
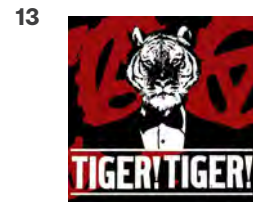
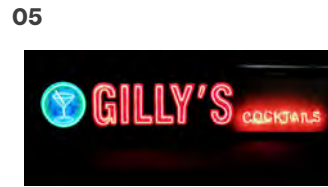


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# Virtual Tour









# Goings On in North Park

## HISTORY

North Park’s history dates back to over 100 years ago. In 1900 the street car lines of John D. Spreckels’ San Diego Electric Railway ran down University Avenue and 30th Street, bringing investors and residents who soon created what we know now as the “Busy Corner” and heart of the North Park community.

## NORTH PARK FARMER’S MARKET

Every Thursday vendors gather in the Market to sell their handmade arts, locally grown produce, flowers and selections of gourmet food. A unique aspect of the Market is live cooking demonstrations hosted by chefs from North Park’s most esteemed restaurants!



## RAY AT NIGHT

Local artists show off their eclectic style every second Saturday of the month at North Park’s Ray at Night. Here people have the opportunity to see artist’s work spread out amongst 15 galleries and watch live street performances throughout the night.

## THE OBSERVATORY NORTH PARK THEATRE

The Observatory originated as a vaudeville performance theatre back in 1929. Now it’s considered San Diego’s hippest concert and entertainment venue, with the ability to hold 1,100 fans Sunday through Wednesday nights.

## TASTE OF NORTH PARK

A much anticipated annual event, where over 50 restaurants and breweries open their doors to offer samples of their most renowned menu items. This family friendly event allows the entire community to get a taste of what their home has to offer.





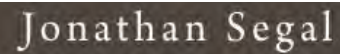
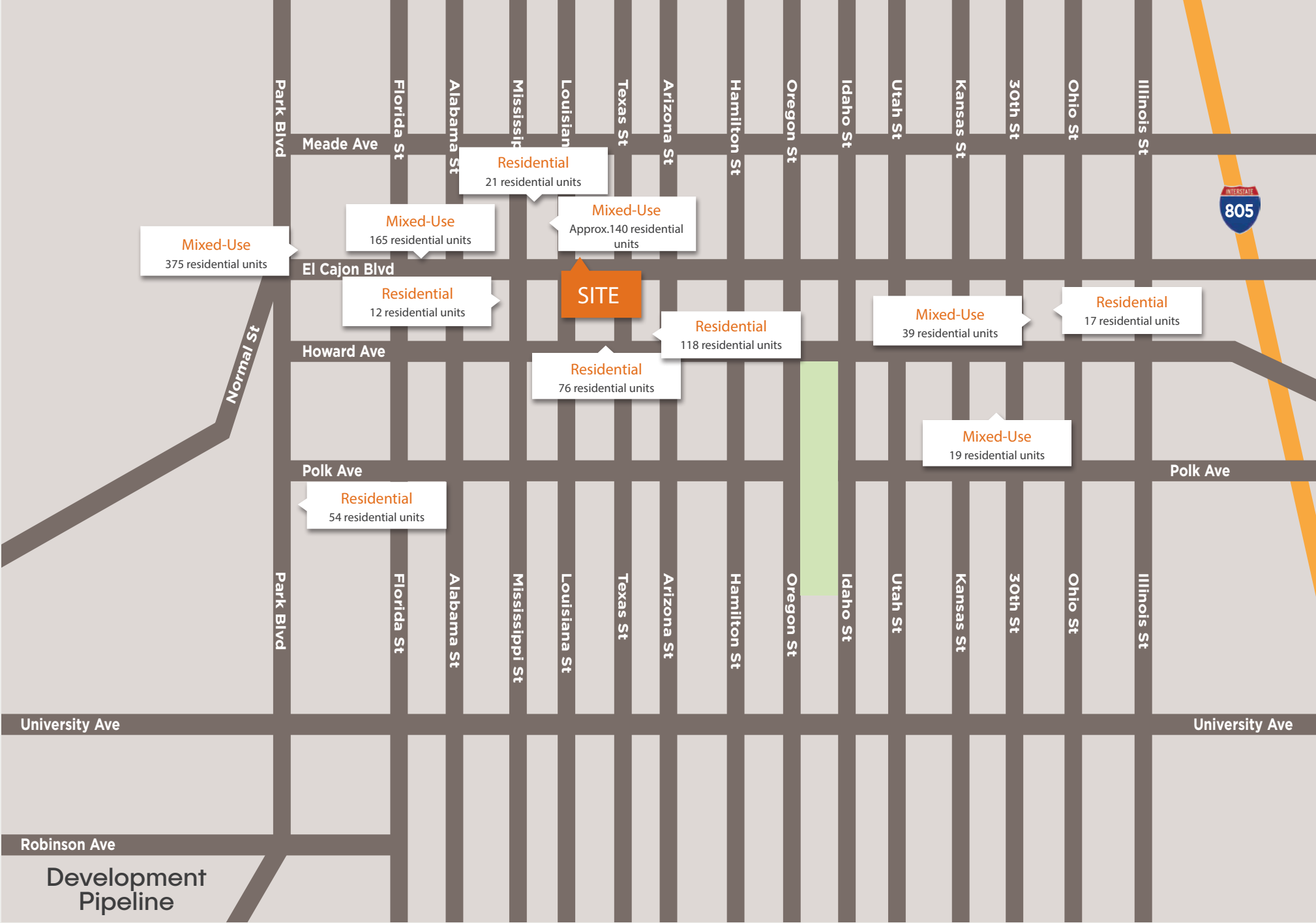
EL CAJON BOULEVARD

# Exploding with New Density










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.

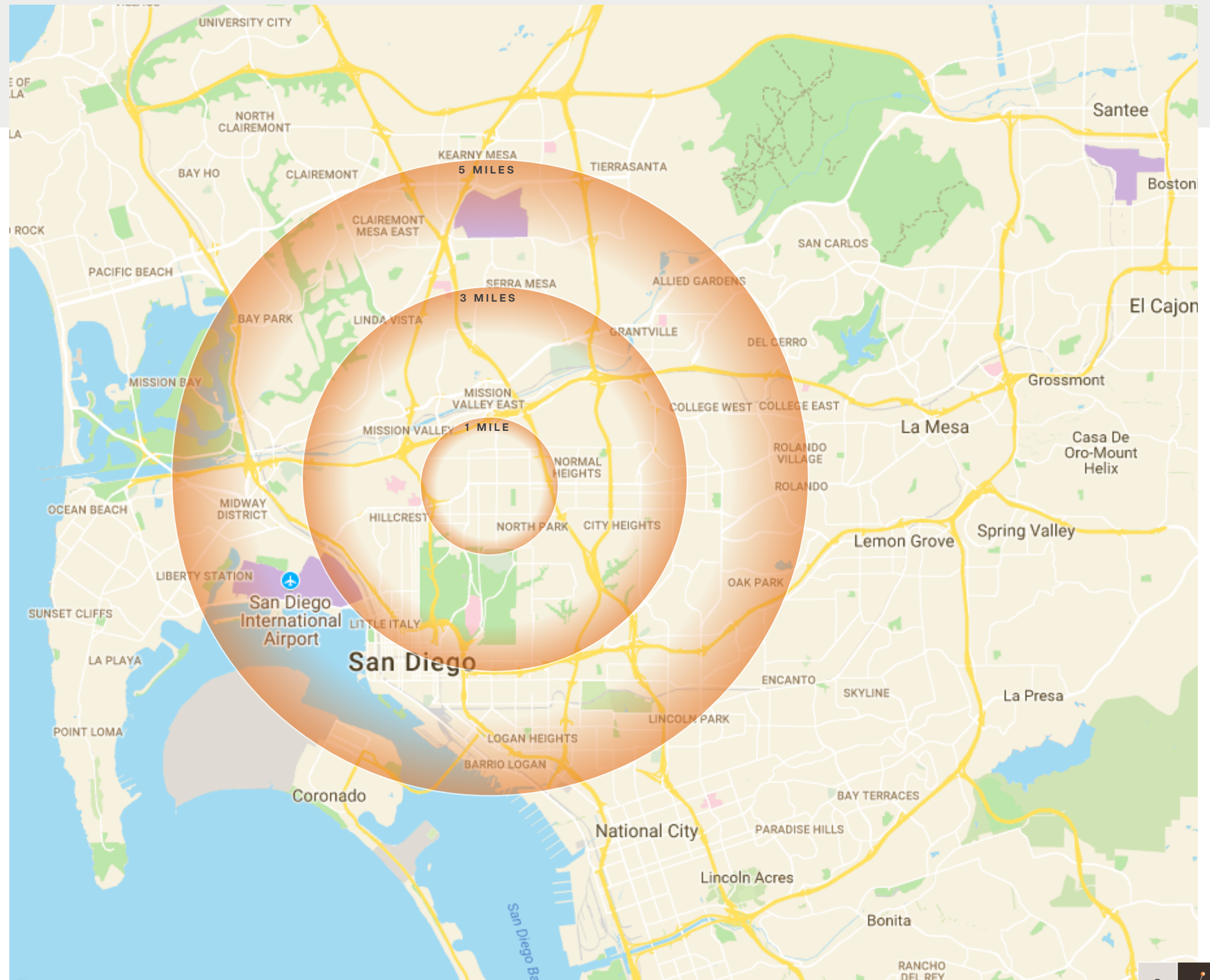
The old days of El Cajon Boulevard signified drive-thrus, cruising, and drag-racing. Fast forward to 2015, where it is better known for its unrivaled blend of ethnic food and culinary delights, artistic acumen and eclectic urbanity. The Boulevard's evolution has populated it with a myriad of hip bars 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 restaurant opportunity.



# Demographics

1 MILE		
	Daytime Population	16,955
	Population	45,056
	Average HH Income	\$85,338
3 MILES		
	Daytime Population	167,034
	Population	265,878
	Average HH Income	\$90,534
5 MILES		
	Daytime Population	395,485
	Population	578,852
	Average HH Income	\$88,853







# Leasing Inquiries



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