

FOR LEASE

Prominent Restaurant Space in North Park

2519 EL CAJON BOULEVARD
SAN DIEGO, CA 92104



LOCATION
MATTERS



*Conceptual Rendering

The Space

- / **One-of-a-Kind Restaurant Opportunity** at Niima Outpost, a brand new apartment community with ground floor commercial space fronting El Cajon Blvd, one of North Park's main drags
- / **Potential for Generous Landlord Contribution** towards a full restaurant build-out, including an already improved space with a new grease trap, hood shaft, electrical and HVAC
- / **Stand-Out Design** with private outdoor patio space, exposed wood ceilings and floor-to-ceiling windows throughout the space, bringing in abundant natural light
- / **Capitalize on a Fantastic Opportunity** to be in San Diego's hippest district bursting with new development growing a population of over 266,000 within a 3-mile radius
- / **Centrally located in San Diego** surrounded by major freeways and attractions within a 1-mile radius with I-805 to the East, SR-163 at the West, I-8 to the North and the ever popular Balboa Park to the South



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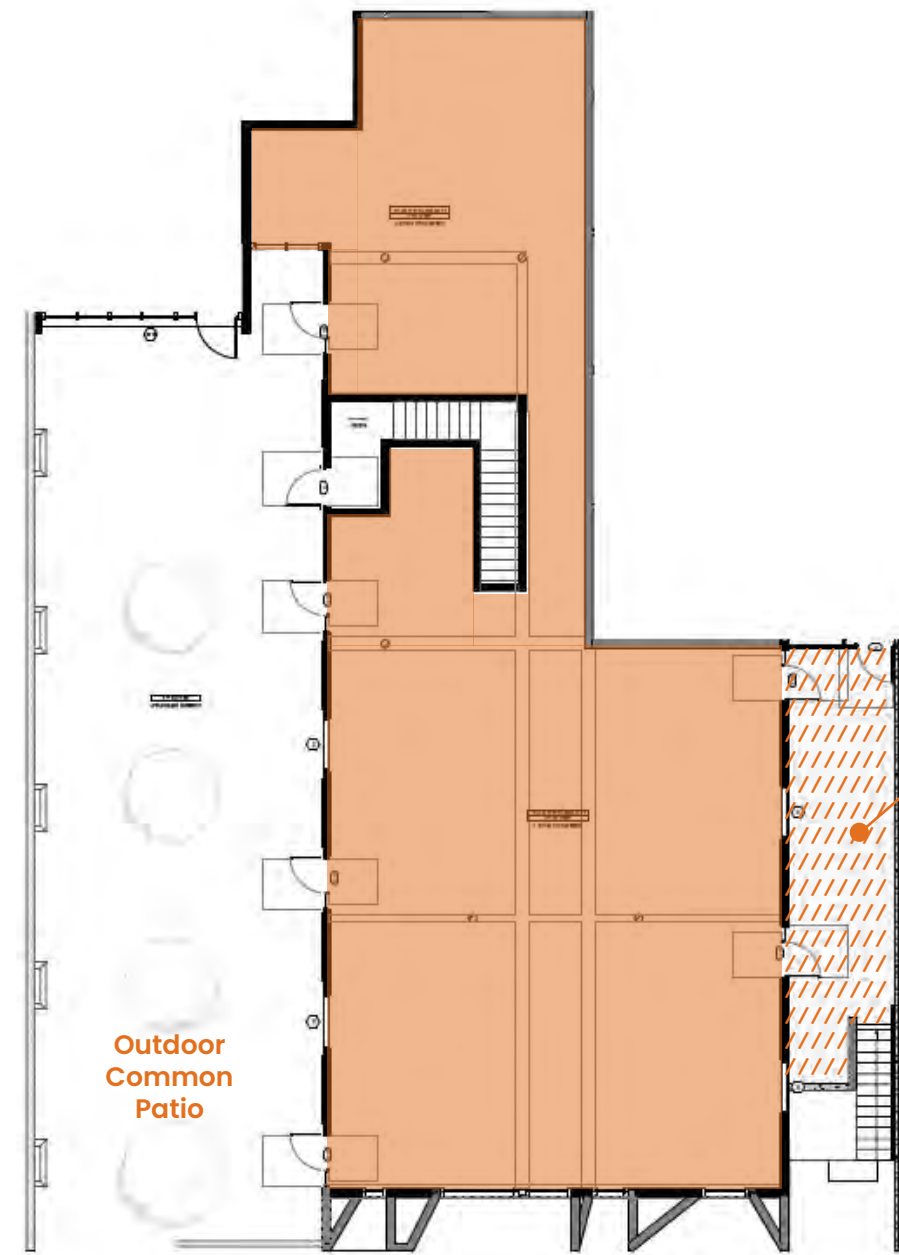
CA LIC #02113476

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Floor Plan



2,826 SF ground floor restaurant space applicable for a variety of dining concepts

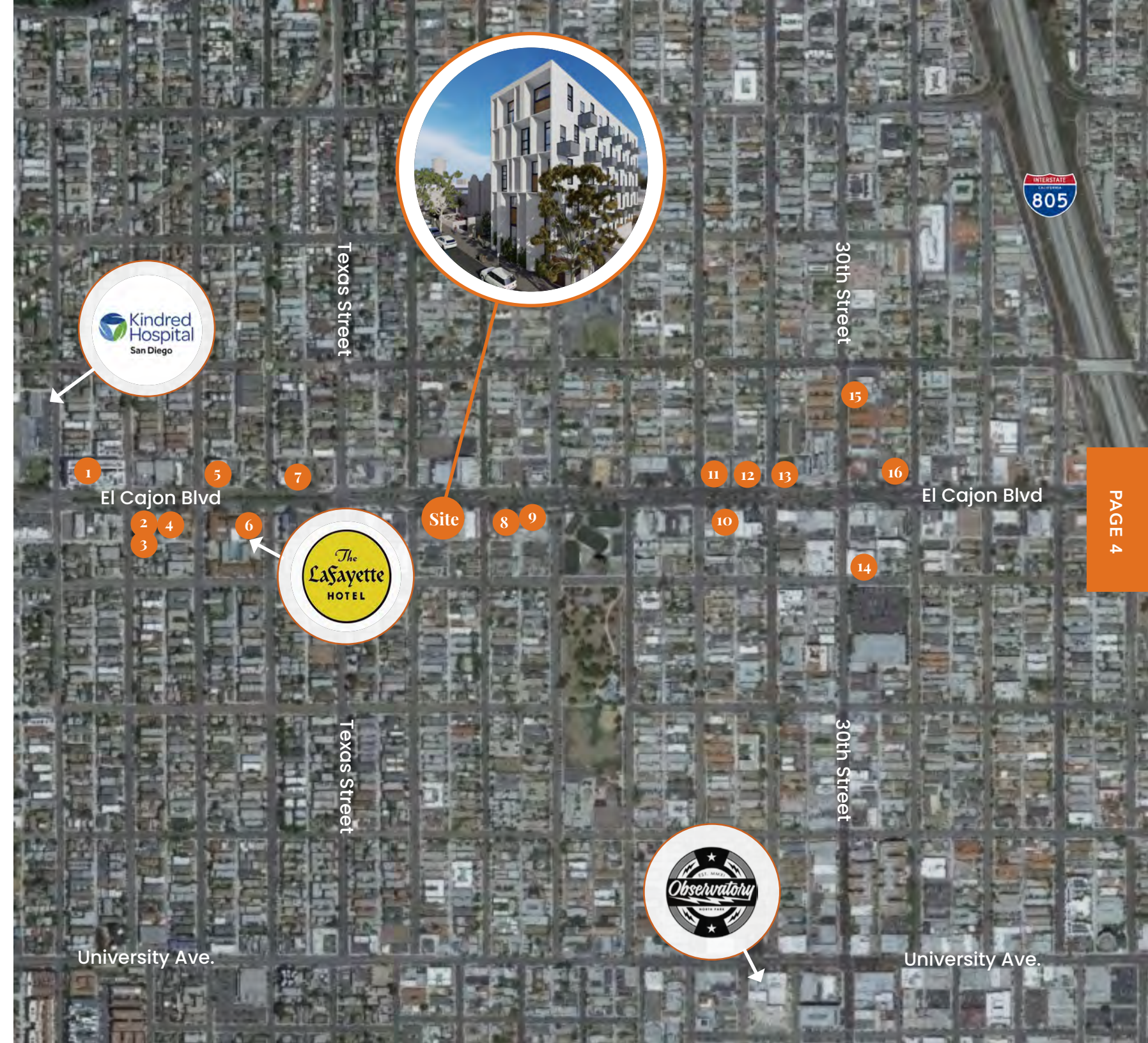


Private Restaurant Patio

Outdoor Common Patio

El Cajon Boulevard

The Neighborhood



The Demographics

1 MILE

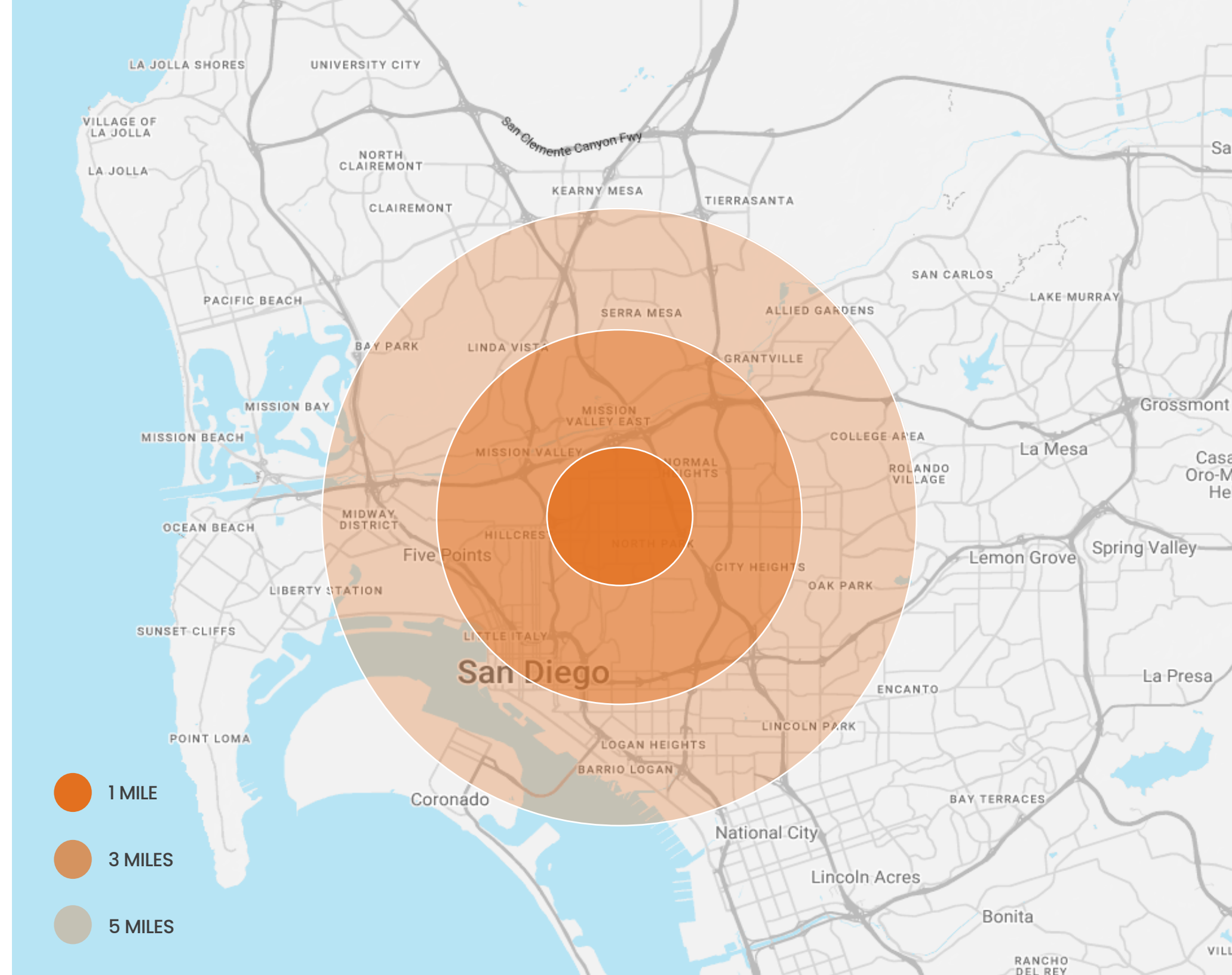
Daytime Population	17,266
Population	49,506
Average HH Income	\$88,997

3 MILES

Daytime Population	157,973
Population	266,039
Average HH Income	\$97,733

5 MILES

Daytime Population	395,005
Population	577,738
Average HH Income	\$96,202



North Park is the hippest neighborhood in San Diego. Centrally located Northeast of Downtown and bordering famed Balboa Park, with convenient freeway access connecting all of San Diego. A hotspot for young professionals to live, work, and play, offering an eclectic mix of microbreweries, restaurants, coffee shops, businesses, retail, and nightlife. Urban and creative, ranking high in walkability, art, and culture, with historic Observatory North Park at the heart of its revitalized 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 DJ's 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 local 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.



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