

HILLSIDE VILLAGE

1901-1995 El Cajon Blvd., San Diego, CA 92104



LEASE SIGNED



THE UPS STORE

**FLOCKE &
AVOYER**

Commercial Real Estate

**2ND GEN
RESTAURANT
± 900 SF
± 1,750 SF**

HILLSIDE VILLAGE

1901-1995 El Cajon Blvd.
San Diego, CA 92104

- ±18,694 SF shopping center located on high-traffic El Cajon Blvd.
- Easily accessible from 163 & I-805 freeways
- In the heart of trendy, highly walkable University Heights
- Offers excellent visibility, convenient parking and easy ingress/egress

TENANTS



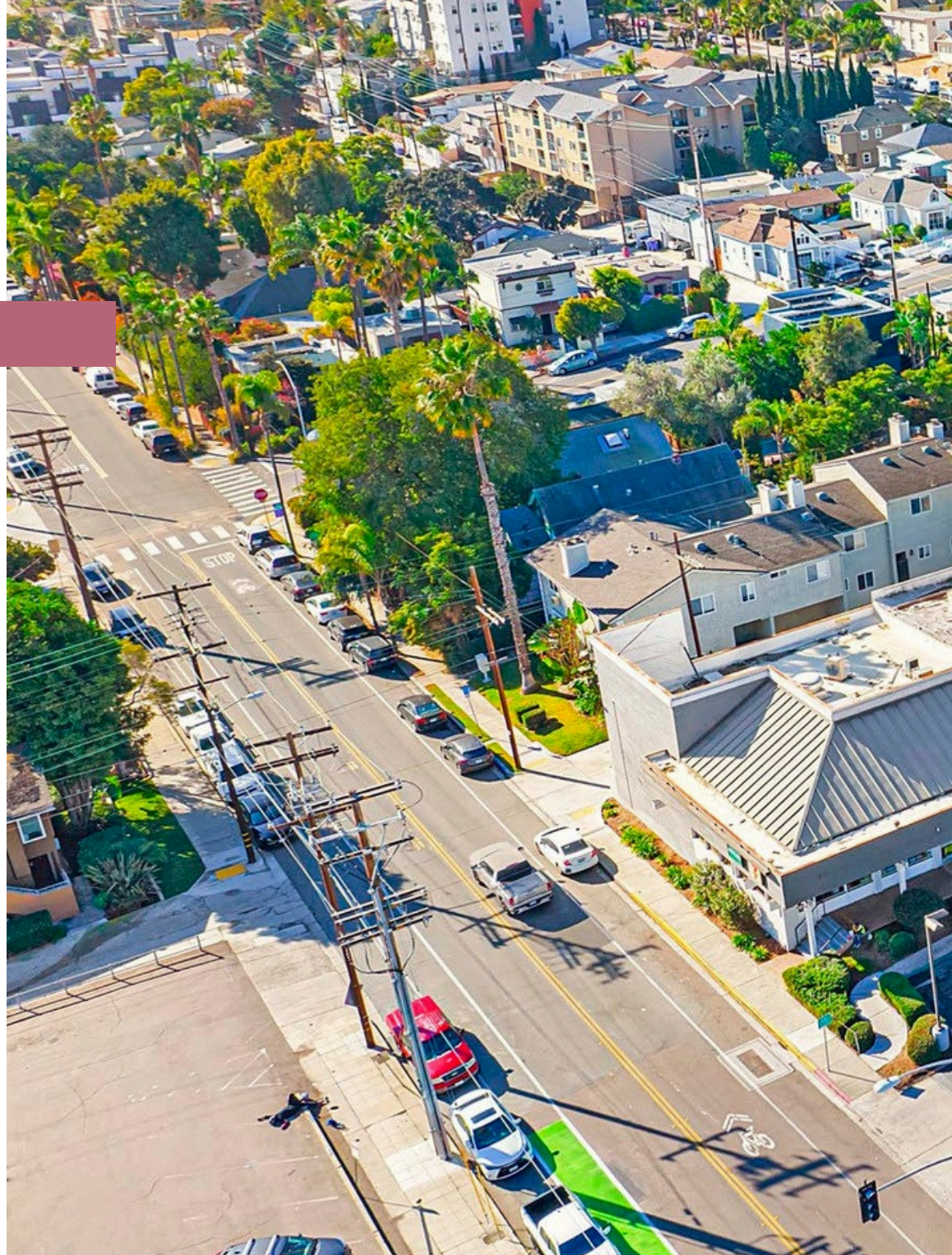
SUBWAY



H&R BLOCK



SALLY BEAUTY



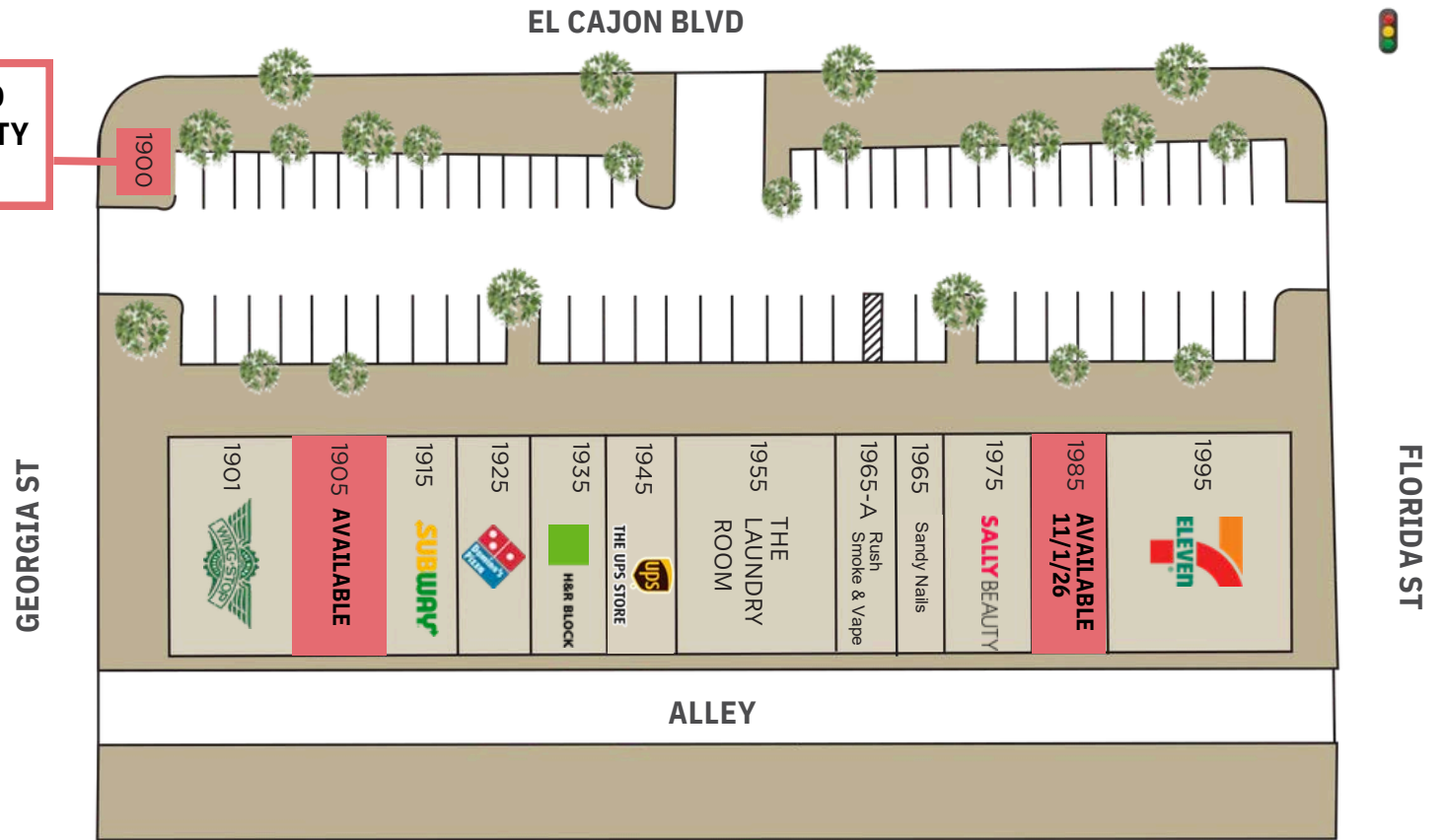


**ON THE
PRIME INTERSECTION
FOR RETAIL IN
UNIVERSITY HEIGHTS**

SITE PLAN

SUITE TENANT	SF	SUITE TENANT	SF
1900 Kiosk Pad (Available)	150	1955 The Laundry Room	2,640
1901 Wing Stop	1,854	1965 Sandy Nails	800
1905 Available	1,750	1965-A Rush Smoke & Vape	1,000
1915 Subway	1,200	1975 Sally Beauty	1,800
1925 Domino's Pizza	1,200	1985 Bahia Mexican Restaurant (Available 11/1/26)	900
1935 H&R Block	1,200	1995 7-Eleven	3,000
1945 UPS Stores (Proposed)	1,200		

KIOSK PAD OPPORTUNITY
±150 SF





UNIVERSITY HEIGHTS

THE WINSLOW
379 APT UNITS

±1,500
Apartments
(Proposed)

Kindred Hospital
San Diego

CVS

BLVD
165 APT
UNITS

125 APT
UNITS

EL CAJON BLVD. ADT: ±21,602

SITE



VIDA
118 APT UNITS

SPROUTS
FARMERS MARKET

3 MIN DRIVE TIME FROM FREEWAY EXIT

WASHINGTON ST



TRADER JOE'S



42 APT UNITS

UNIVERSITY AVE

HIGHLY POPULATED AREA

102K

WITHIN 5 MINUTE
DRIVETIME





AT THE Gateway to San Diego's Mid-City

WALK
SCORE
89

Very Walkable

Most errands can be accomplished on foot.

TRANSIT
SCORE
56

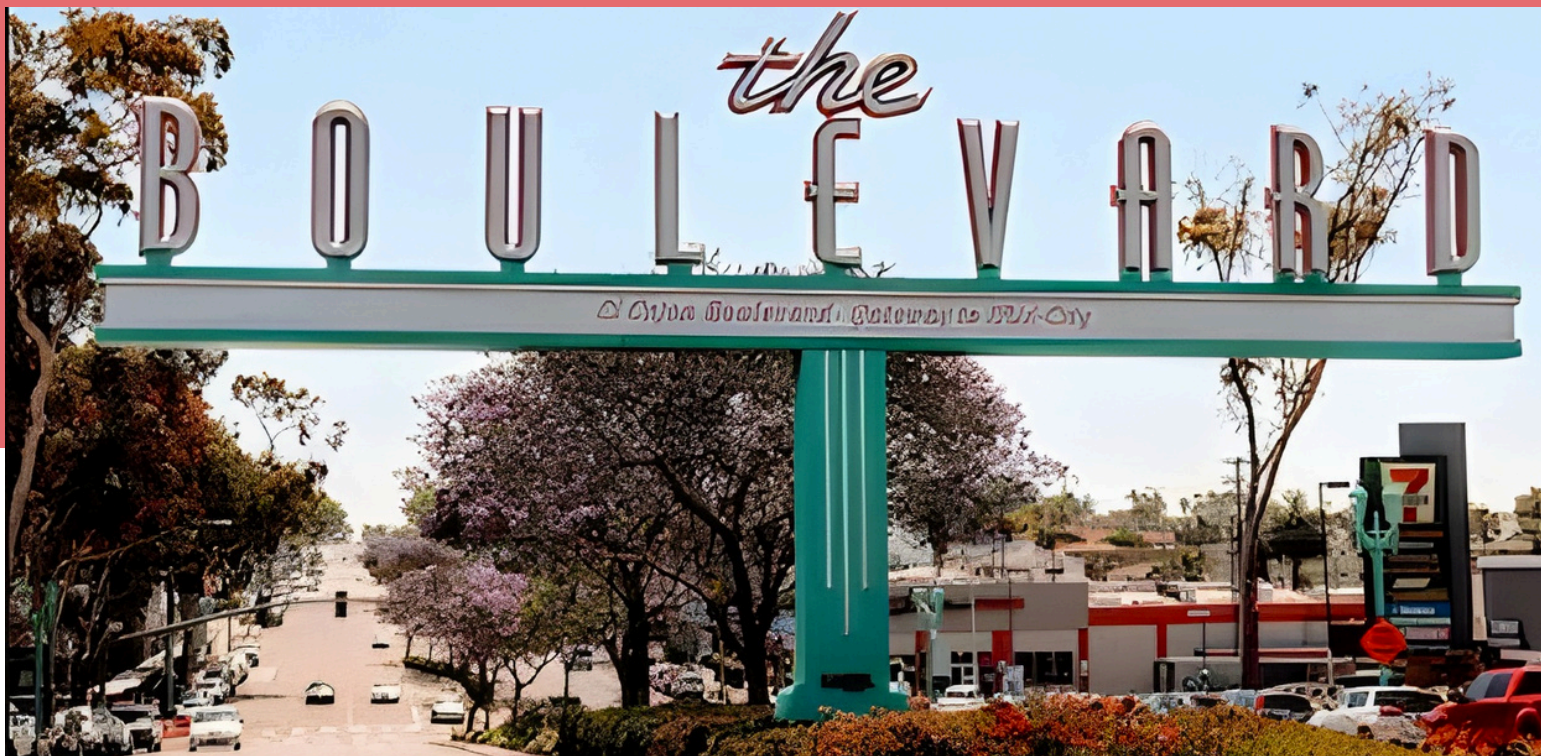
Good Transit

Many nearby public transportation options.

BIKE
SCORE
74

Very Bikeable

Flat terrain, some bike lanes.



DAYTIME POPULATION

1 mile 20,492
3 miles 233,329
5 miles 462,367



TRAFFIC COUNTS

El Cajon Blvd.
21,602 ADT
Florida St.
3,300 ADT



AVERAGE HOUSEHOLD INCOME

1 mile \$126,404
3 miles \$132,971
5 miles \$130,424



POPULATION

1 mile 45,874
3 miles 275,708
5 miles 583,001

*DISCLAIMER

*All information regarding this property is deemed to be reliable, however, no representation, guarantee or warranty is made to the accuracy thereof and is submitted subject to errors, omissions, change of price or withdrawal without notice.

*Figures and statements appearing on this form represent our best knowledge and belief based on information gathered regarding the above property. This analysis is to be taken, therefore, as an estimate and not as a guarantee or warranty. Information contained herein is subject to independent verification and no liability for errors or omissions is assumed. You should rely on your own independent analysis and investigation regarding the above property and on the advice of your legal counsel and tax consultant.

*Any site plans and maps contained herein is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

*Demographics contained herein are produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.

*Any geofencing data herein is provided by Placer Labs, Inc. (www.placer.ai) and is provided without representation or warranty.

*Photos contained herein are property of their respective owners. Use of these photos without the express written consent of the owner is prohibited. Photos do not guarantee the current condition of the property.



HILLSIDE VILLAGE

1901-1995 El Cajon Blvd., San Diego, CA 92104

FOR LEASING
INFORMATION

STEWART KEITH
858.875.4669
skeith@flockeavoyer.com
CA DRE No.: 01106365

SULLY ROCHE
858.546.5478
sully.roche@cushwake.com
CA DRE No.: 02087932

**FLOCKE &
AVOYER**
Commercial Real Estate