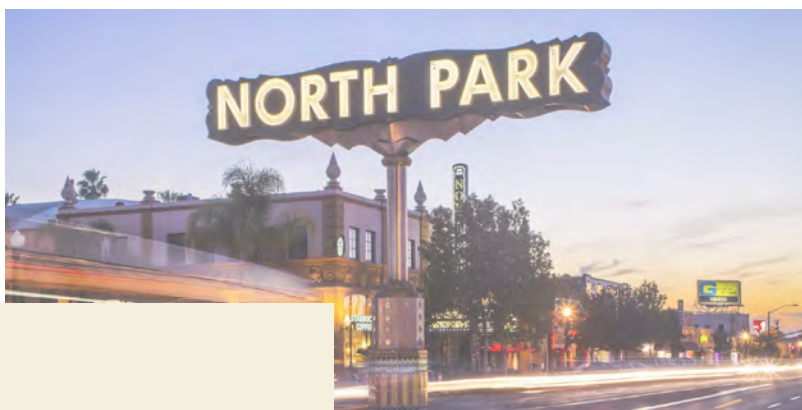


2313 El Cañon Blvd



Retail/Office For Lease
North Park | ±905 SF

The Property

±905 SF

size

\$4.95 psf, MG

pricing

Retail/Office

space type



The Space

Prime retail/office space on the main North Park thoroughfare.

Prime Location

Highly desired Uptown location filled with coffee shops, boutiques, and diverse restaurants.

Corridor Convenience

Located on El Cajon Blvd, a major transit corridor, this property offers unparalleled efficiency and accessibility, benefiting from a significant increase in rapid transit services.

Retail Synergy

Neighbors include - Pomegranate, Gnarly Girl Pizza, Luigi's Pizza, and just steps away from the newly renovated Lafayette Hotel.

The Neighborhood

One of San Diego's earliest suburbs for the city's burgeoning population and now the epicenter of another development trend.

Walk Score

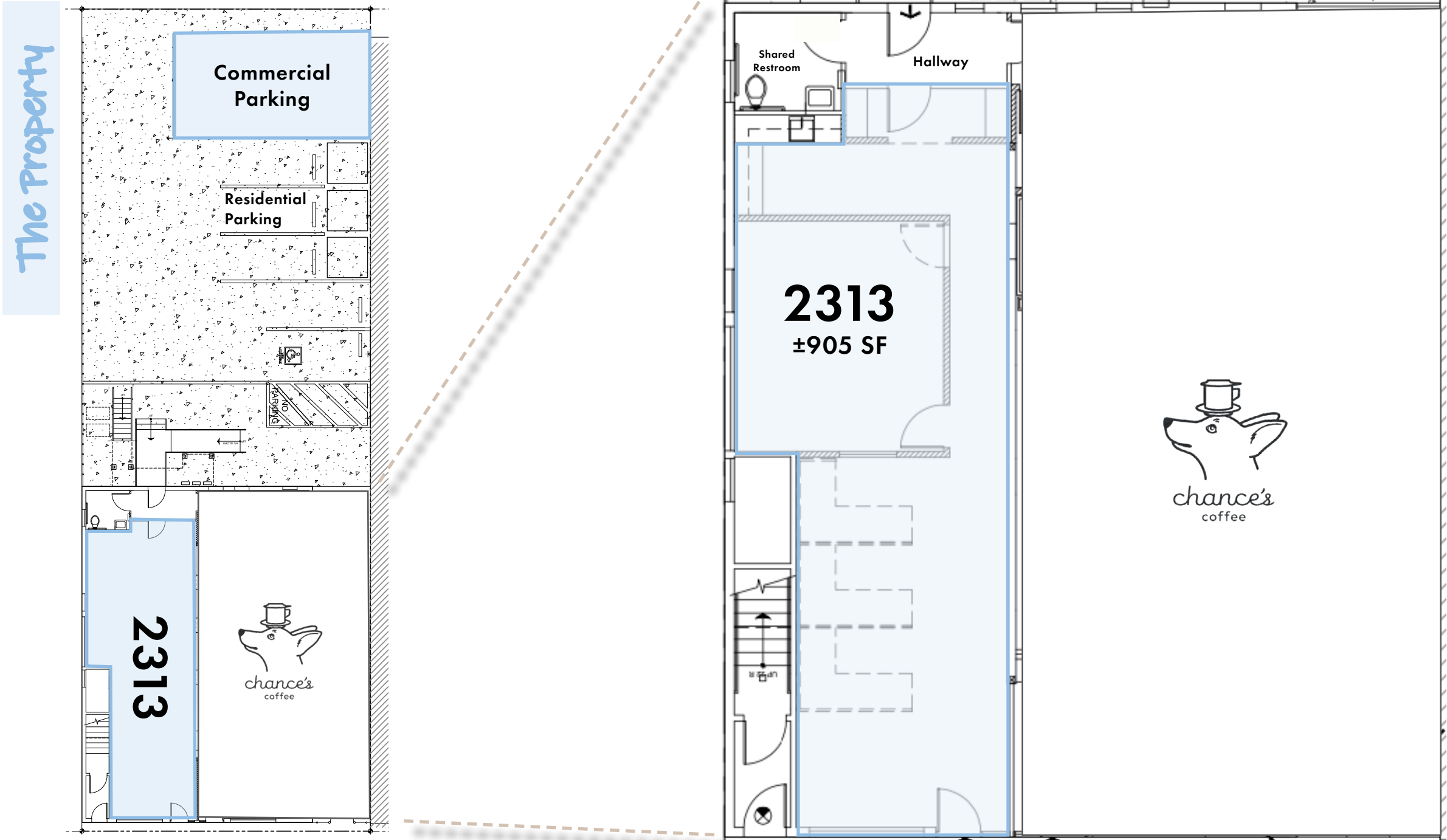
With a walk score of 93, this property is a walker's paradise offering easy access to numerous amenities.



The Plans

Available Space

±905 SF



El Cajon Blvd

The Neighbors

Downtown San Diego
(home to over 37,000 residents)

TRUST.

Cathedral Arms
(207 Units)

Onyx on Park
(61 Units Under Constr.)

The Park
(55 Units)

The Nash
(190 Units)

SPROUTS
FARMERS MARKET

J.A. Cooley Museum

The Boulevard Sign

Sunnyvale
DISCOTHEQUE

Balboa
Perk

RUSTICUCINA

City Scene
(31 Units)

Georgia Modern
(31 Units)

Winslow Apartments
(379 Units)

ESTD 1988
Mama's Bakery
MEDITERRANEAN KITCHEN

PIZZERIA
LUIGI

THE FINEST QUALITY
TapRoom
also doing BEERS, Cocktails

4130 Louisiana St
(14 Units)

Louisiana Condos
(33 Units)

Fora
(34 Units)

One Mississippi
(60 Units)

The BLVD North Park
(169 Units)

Boulevard Fitness

Louisiana St

Howard Ave

The Lafayette Hotel
(131 Rooms)

Quixote

2313
El Cajon Blvd

Howard Terrace
(30 Units)

4200 Arizona St
(76 Units)

Tenney North Park
(124 Units Under Constr.)

Vida North Park
(118 Units)

POMEGRANATE
RESTAURANT

HOUSE OF COCKTAILS
GILLY'S
EST. 2005
ENDLESS GOOD TIMES

Gnarly Girl
Pizza

North Park



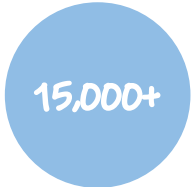
North Park is one of San Diego’s best up-and-coming neighborhoods, known for its strong sense of community, dynamic growth, and vibrant spirit. This diverse and eclectic uptown neighborhood, located east of downtown and bordering Balboa Park, attracts new residents and businesses, solidifying its reputation as one of the most desirable areas in the city. North Park’s numerous festivals and events celebrate local arts, culture, and diversity, creating a lively atmosphere. The streets are lined with coffee shops, boutiques, art galleries, diverse restaurants, and craft beer pubs, catering to a local crowd and adding to the neighborhood’s unique charm.



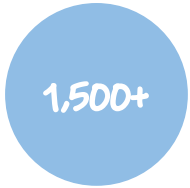
North Park Residents



America’s Best Hipster Neighborhoods



North Park Music Fest Annual Attendees



Taste of North Park Annual Attendees



Population (2 mi radius)



Average Household Income

The LaFayette Hotel Reopens Following \$31M Renovation

The Lafayette Hotel in San Diego has undergone a \$31 million renovation, earning significant media attention for its blend of historic preservation and modern enhancements. Originally opened in 1946, the hotel now features 139 upgraded guest rooms, eight new bars and restaurants, and an iconic pool area accessible to both guests and locals. The renovation has been celebrated as a revitalization of a beloved North Park landmark, with the hotel expected to become a prime staycation destination for San Diegans and a cultural hub in the community.



The media has praised the transformation for maintaining the hotel’s historic charm while introducing new experiences, including a vintage-style diner, a moody Oaxacan restaurant, and a bar with a two-lane bowling alley. The Lafayette’s revitalization is seen as a significant investment in North Park, further enhancing the neighborhood’s reputation as a cultural and culinary destination.

Development

North Park is one of San Diego’s most walkable neighborhoods with a dense population.

Numerous new developments have emerged in North Park and surrounding neighborhoods, resulting in an abundance of fresh residential units, retail spaces, restaurants, and artisan galleries.

FLATS BANCROFT | 218 Units



FLATs Bancroft will include 220 residential units, offering modern amenities and features like a fitness center, pool, coworking lounge, and retail space. With 10% of the units designated as affordable housing, the project is scheduled to break ground in Q2 2024 and be completed by May 2026. This development is part of CEDARst’s larger initiative to deliver 2,675 units in San Diego over the next three years.

* 1.5 mi. from site

AMP 30 | 202 Units

AMP30 on 30th Street at Madison Avenue is a mixed-use development in North Park, San Diego, featuring 202 apartment units along with street-level restaurant and retail space. Designed with community input, it celebrates the neighborhood’s rich history and vibrant future. Residents enjoy proximity to the area’s top dining, entertainment, and easy access to I-8 and 805 for broader SoCal travel. The in-home and community features are crafted to reflect SoCal’s spirit, fostering collaboration, creativity, and relaxation

* 2 mi. from site



Vadara West - U/C
50 units



Tenny North Park - U/C
124 units



Niima - U/C
55 units



AMP30 - U/C
202 units



3917-19 Louisiana St - U/C
23 units



Urbana North Park
379 units



2828 Howard Ave - U/C
12 units

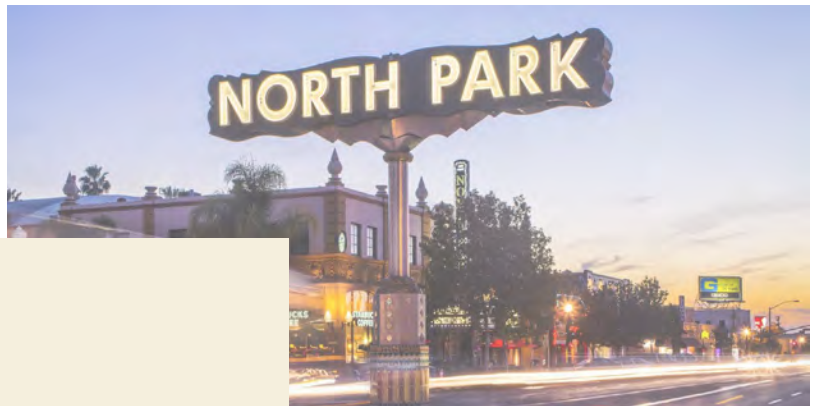
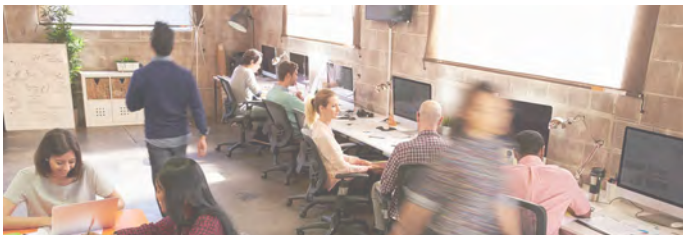


Onyx on Park - U/C
61 units



Greenhouse - Proposed
88 units

2313 El Cajon Blvd



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