

3727 EL CAJON BOULEVARD

San Diego, CA 92105

**SPACE
AVAILABLE:
100-1,313 SF**

**EXCELLENT OPPORTUNITY FOR
LEASE ALONG EL CAJON BOULEVARD**

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CAST
CAPITAL PARTNERS

THE PROPERTY



EXCELLENT OPPORTUNITY TO LEASE AT A RETAIL, STORAGE, AND CREATIVE STUDIO BUILDING IN CENTRAL SAN DIEGO, CA

- 100 - 1,313 SF Available For Lease
- Suite 104: Asking \$2.35/SF + NNN (NNN=\$0.54/SF)
- Remaining Spaces: \$3.00/SF Gross Asking Rate
- Two (2) Parking Spaces
- Highly Visible Location Along the Primary Corridor of El Cajon Boulevard
- Easy Access to I-805, I-8, and I-15

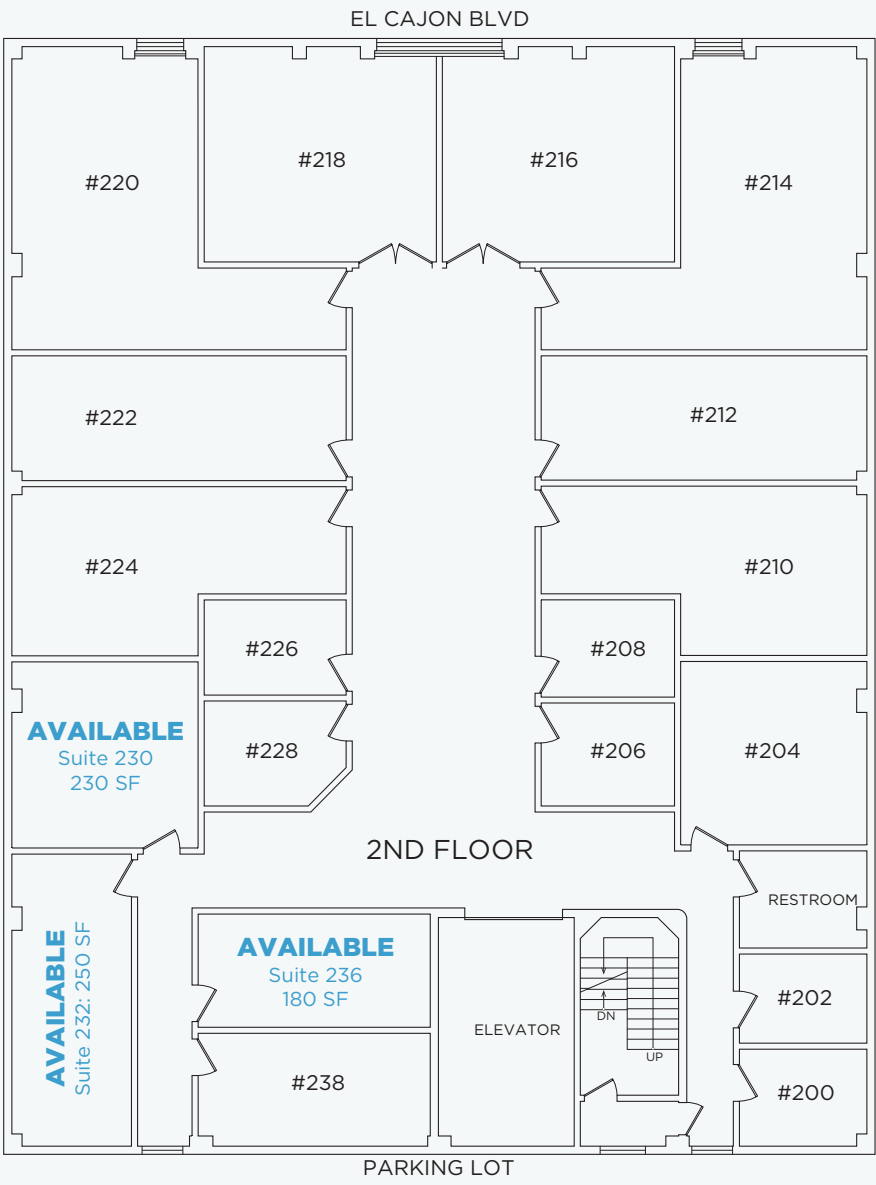
BUILDING SF	±31,500 SF
LAND SIZE	±16,175 SF (0.37 AC)
STORIES	Five (5)
APN	447-260-03
ZONING	CUPD-CU-2-4
ELEVATOR	ONE (1) + ONE (1) FREIGHT
DOCKS	ONE (1) - 14' ROLL UP DOOR
CLEAR HEIGHT	10 FEET
POWER	3-PHASE

FLOOR PLANS

FIRST (1ST) FLOOR

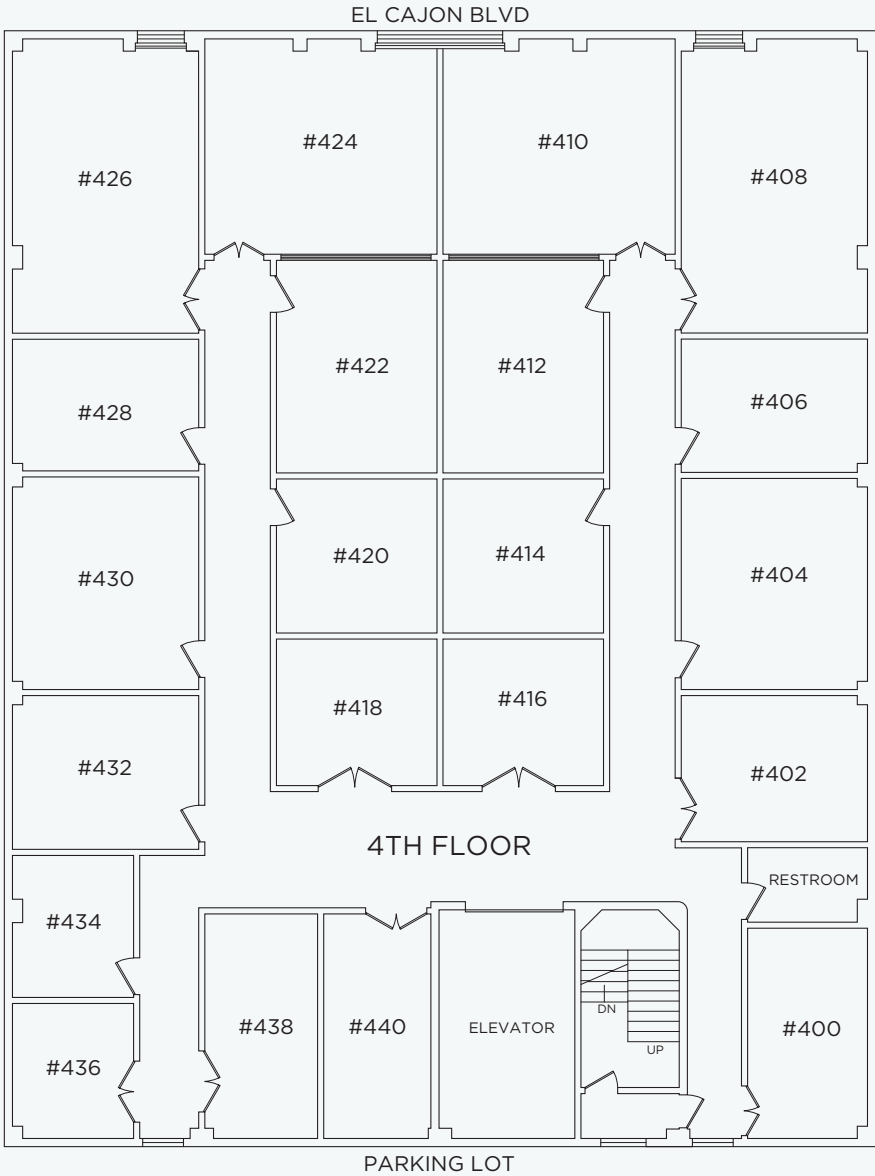


SECOND (2ND) FLOOR



FLOOR PLANS

FOURTH (4TH) FLOOR

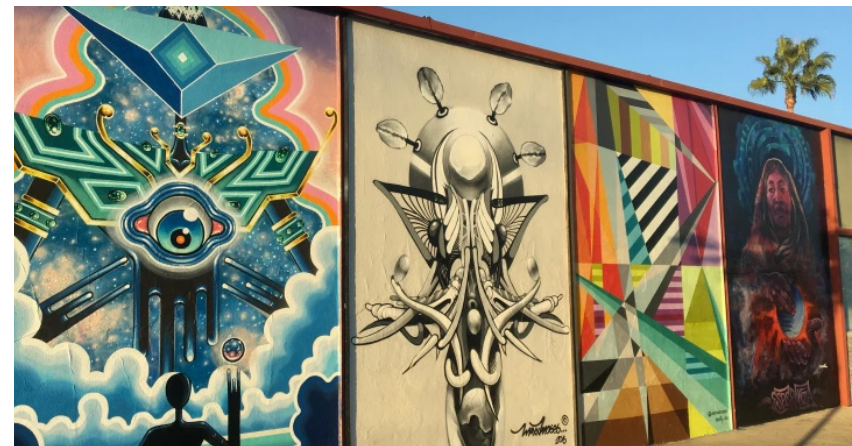
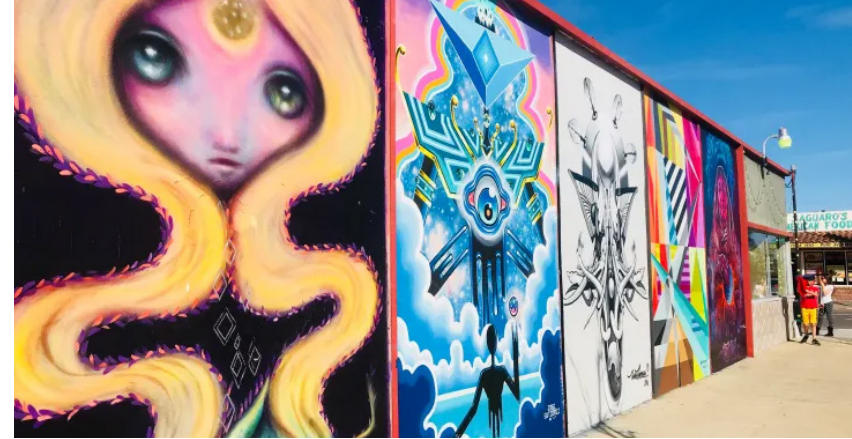


FIFTH (5TH) FLOOR



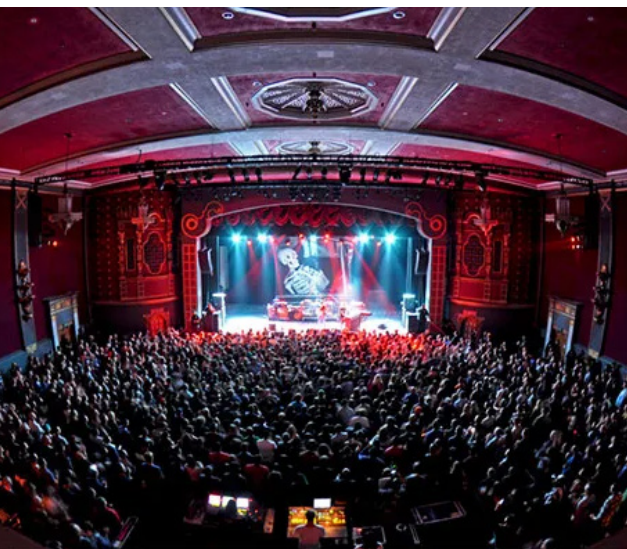
FIRST FLOOR	SF	AVAILABILITY
SUITE 104	1,313 SF	AVAILABLE
SECOND FLOOR	SF	AVAILABILITY
SUITE 230	230 SF	AVAILABLE
SUITE 232	250 SF	AVAILABLE
SUITE 234	SF TBD	AVAILABLE
SUITE 236	180 SF	AVAILABLE
FIFTH FLOOR	SF	AVAILABILITY
SUITE 502	180 SF	AVAILABLE
SUITE 504	255 SF	AVAILABLE
SUITE 521	117 SF	AVAILABLE
SUITE 532	960 SF	AVAILABLE





DISCOVER NORTH PARK

Hipsters, young professionals, and students hang out in trendy North Park, where coffee shops, craft-beer bars, and indie boutiques line University Avenue. The restaurant scene is heavy on brunch spots, upscale pubs, taquerias and sushi lounges, and nightlife often revolves around the Observatory North Park, a 1929 theater that hosts rap, rock, electronica, and more. The North Park Thursday Market also features live music.



594,161
POPULATION



\$60,036
AVERAGE HH INCOME



\$482,456
MEDIAN HOME VALUE

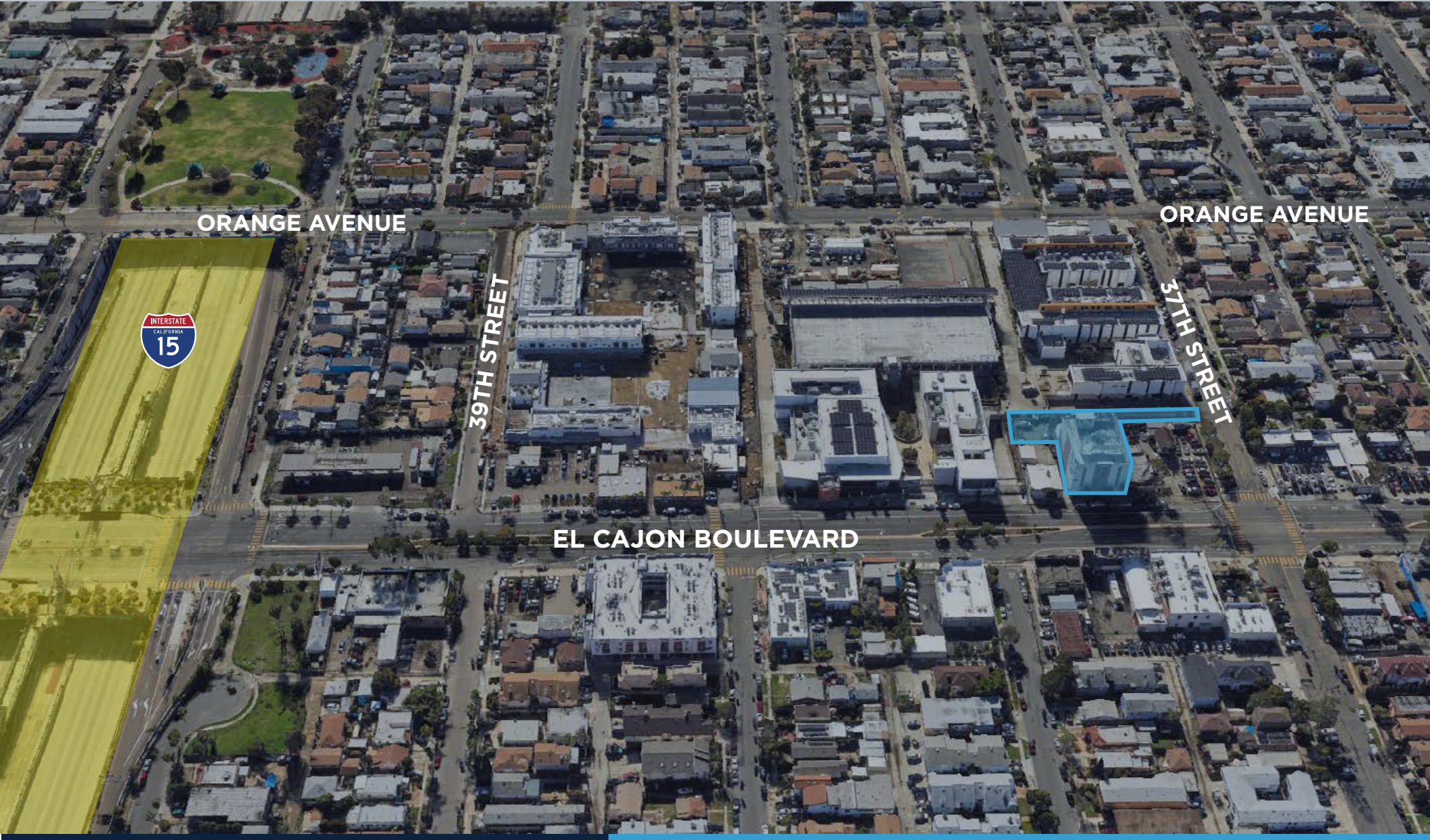


228,218
HOUSEHOLD



86
WALKING SCORE





ORANGE AVENUE

ORANGE AVENUE



39TH STREET

37TH STREET

EL CAJON BOULEVARD

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