

HILLSIDE VILLAGE

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



**FLOCKE &
AVOYER**
Commercial Real Estate

**RESTAURANT-
RETAIL SPACE
AVAILABLE**

**2nd Gen
Restaurants
± 1,200 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**

**Disclaimer pg. 10*

SITE PLAN

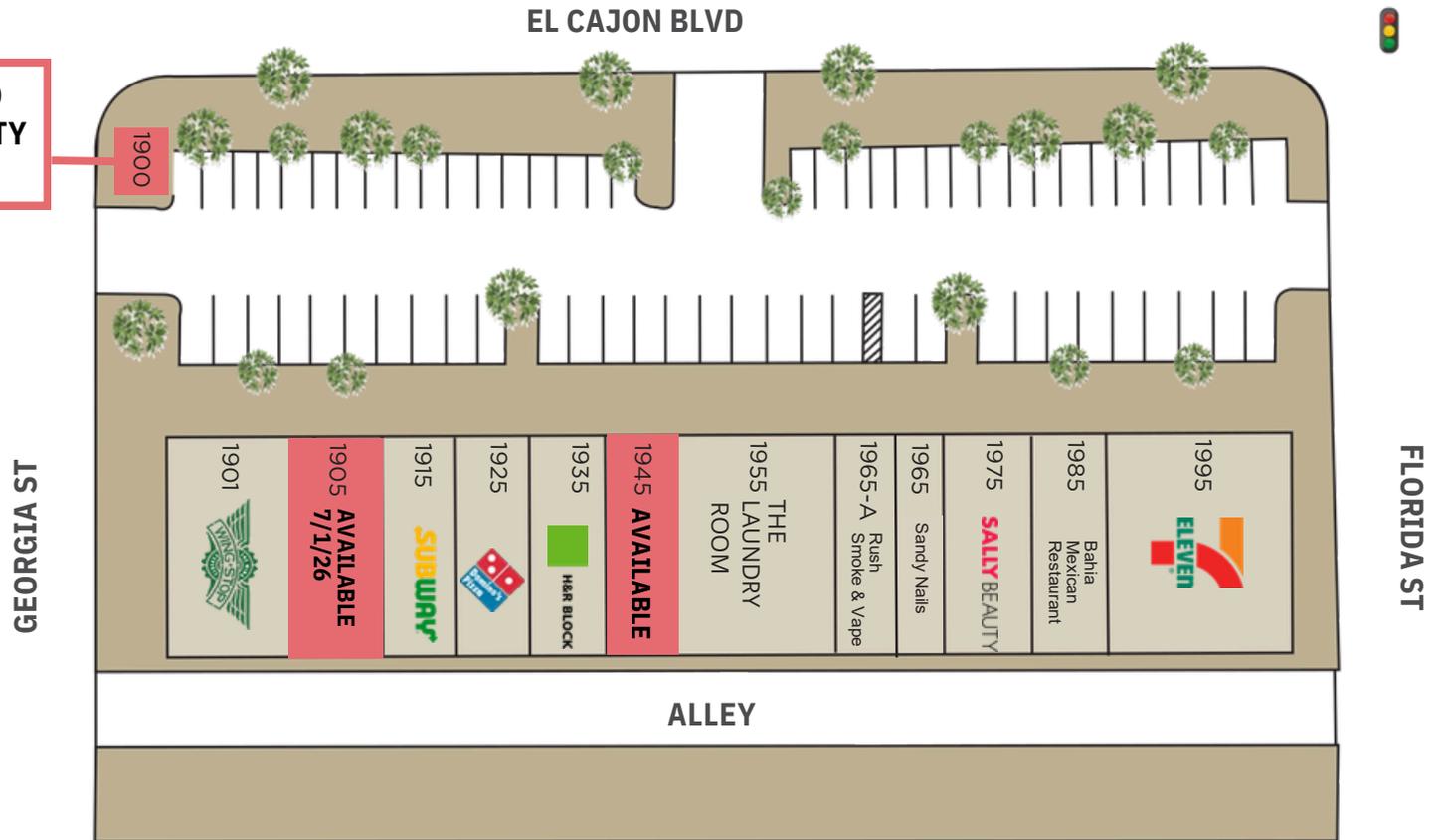
SUITE TENANT

1900	Kiosk Pad (Available)	150
1901	Wingstop	1,854
1905	Loving Hut (Available 7/1/26)	1,750
1915	Subway	1,200
1925	Domino's Pizza	1,200
1935	H&R Block	1,200
1945	AVAILABLE 2 nd GEN RESTAURANT	1,200

SF SUITE TENANT

1955	The Laundry Room	2,640
1965	Sandy Nails	800
1965-A	Rush Smoke & Vape	1,000
1975	Sally Beauty	1,800
1985	Bahia Mexican Restaurant	900
1995	7-Eleven	3,000

**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

McDonald's

Denny's

VIDA
118 APT UNITS

SPROUTS
FARMERS MARKET

UPS

PARK BLVD

3 MIN DRIVE TIME FROM FREEWAY EXIT

WASHINGTON ST

42 APT UNITS

UNIVERSITY AVE

HIGHLY POPULATED AREA

102K

WITHIN 5 MINUTE
DRIVETIME

Jack in the Box

TRADER JOE'S

McDonald's

7-Eleven

BETTER BUZZ

ACE

9

TAJIMA



AT THE Gateway to San Diego's Mid-City

WALK
SCORE
89

Very Walkable

Most errands can be accomplished on foot.

TRANSIT
SCORE
56

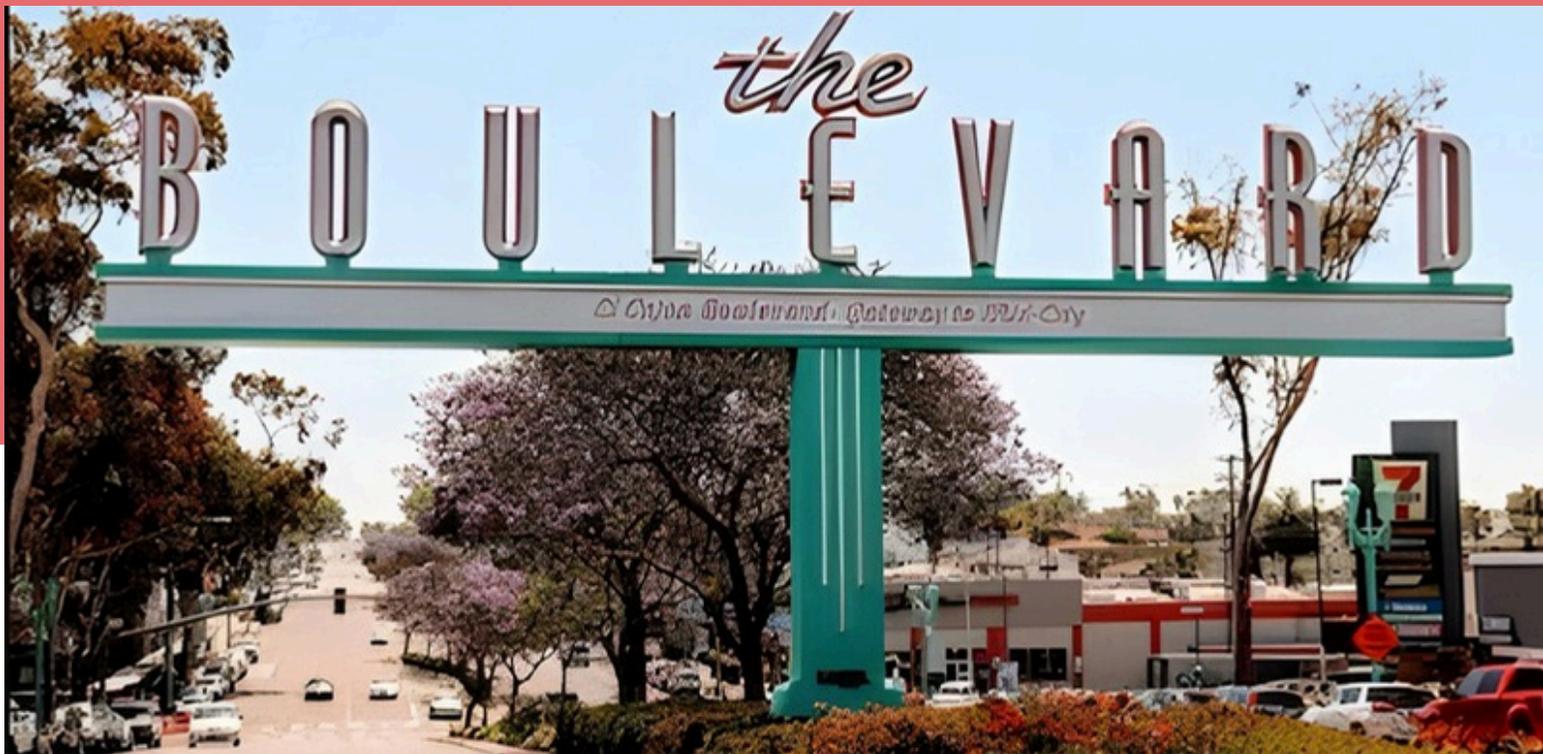
Good Transit

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

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