

4151 EL CAJON BLVD

SAN DIEGO, CA 92105



SECOND-GEN RESTAURANT OPPORTUNITY FOR LEASE IN NORTH PARK

JOSH SIMMS

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CARRIE DUDA

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CAST
CAPITAL PARTNERS

PROPERTY HIGHLIGHTS

- Prime Retail Opportunity: Second-gen restaurant
- Size: $\pm 1,140$ SF available
- Parking: 5 spaces
- High Visibility: Located on a primary corridor (El Cajon Blvd)
- Easy Access: Close to I-805
- Frontage: 80' on El Cajon Blvd
- Built: 1985
- Public Transit: Bus line directly in front of the property
- Signage: Available

LEASE RATE:

\$2.75/SF NNN
(NNN= \$0.50/SF)



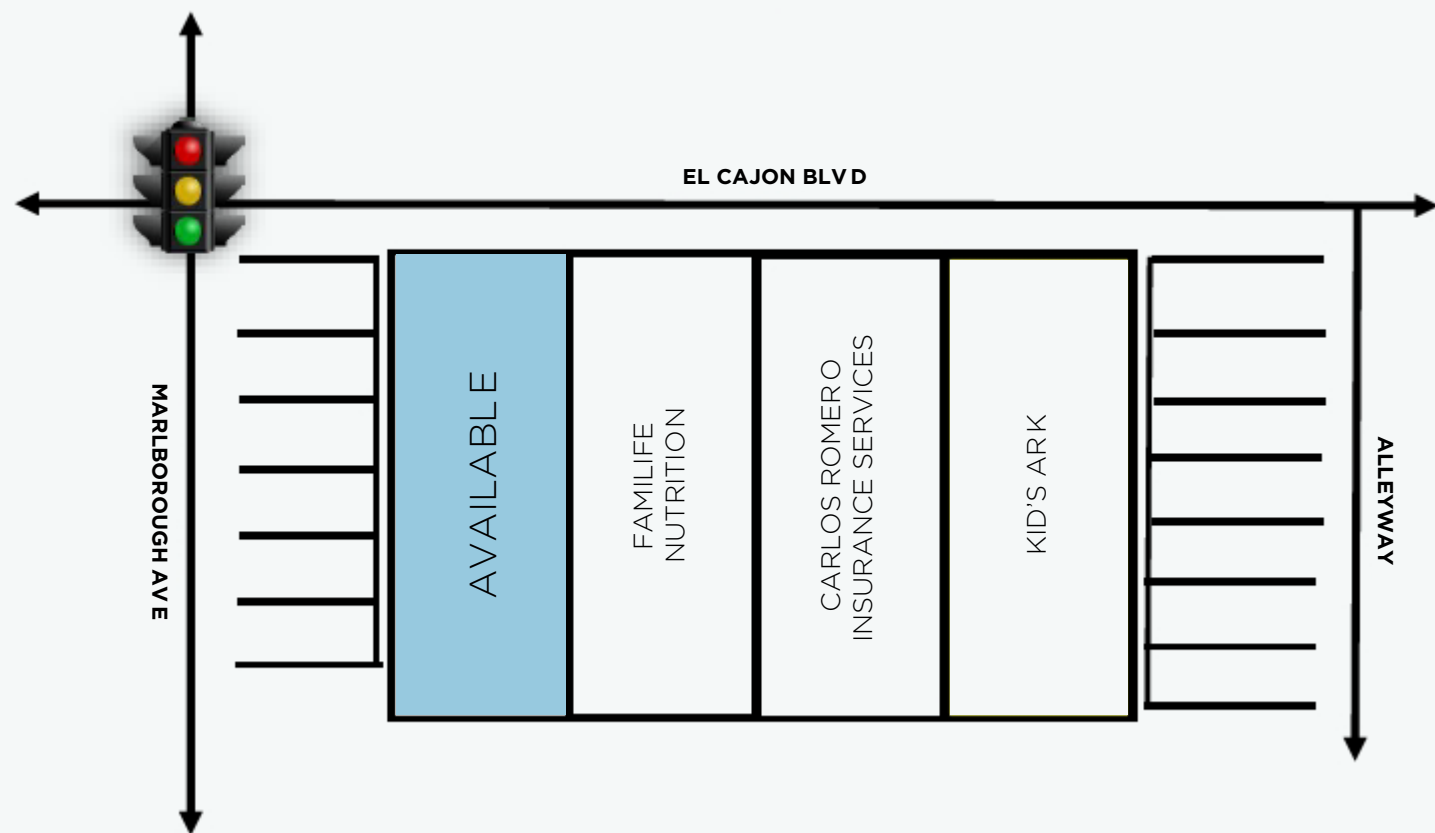


WILSON AV.
4301

SUBWAY



SITE PLAN





94
Walker's Paradise
Walk Score®



56
Good Transit
Transit Score®



66
Bikeable
Bike Score®



640,105
population within a
5 mile radius



26%
of population with
bachelor degree or higher
within a 1 mile radius



\$99,452
Average Household
Income within 5 miles



251,881
Average Household
within 5 miles



35.3
is the Median Age
within a 1 mile radius

AREA DEMOGRAPHICS



TRAFFIC COUNT

30,339
El Cajon Blvd & Alley E

26,962
El Cajon Blvd & Central Ave W

174,019
I-15 & El Cajon Blvd N



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CAPITAL PARTNERS

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