

# HILLSIDE VILLAGE

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



**FLOCKE &  
AVOYER**  
Commercial Real Estate

**RETAIL SPACE  
AVAILABLE**

- ATM
- $\pm 1,000$  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

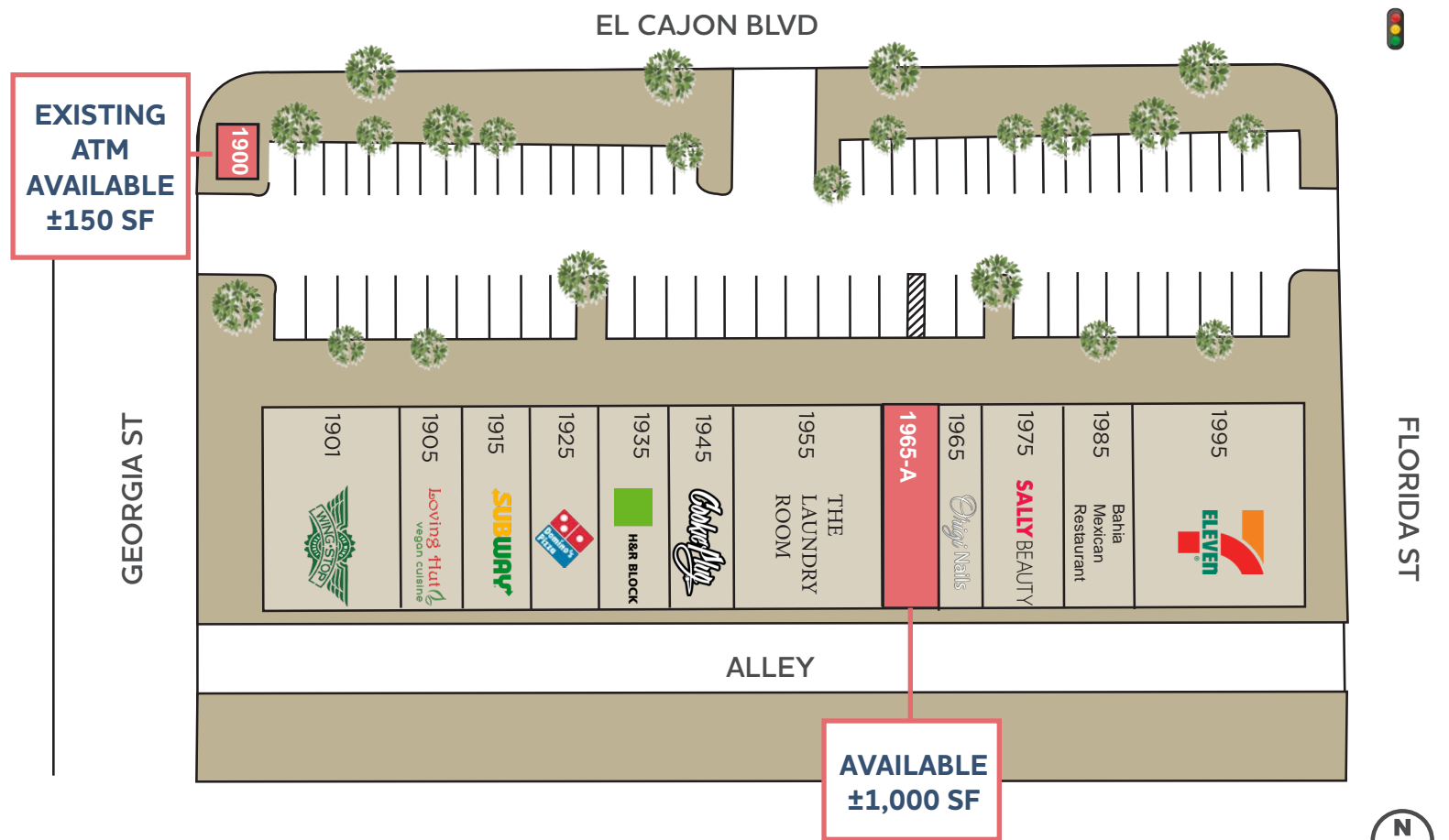


ON THE  
PRIME INTERSECTION  
FOR RETAIL IN  
UNIVERSITY HEIGHTS



# SITE PLAN

SUITE	TENANT	SF	SUITE	TENANT	SF
1900	ATM Available	150	1955	The Laundry Room	2,640
1901	Wingstop	1,854	1965	Origi Nails	800
1905	Loving Hut	1,750	1965-A	AVAILABLE	1,000
1915	Subway	1,200	1975	Sally Beauty	1,800
1925	Domino's Pizza	1,200	1985	Bahia Mexican Restaurant	900
1935	H&R Block	1,200	1995	7-Eleven	3,000
1945	Cookie Plug	1,200			



\*Disclaimer pg. 10



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# COMPETITION AERIAL



## 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.

\*walkscore.com



**HILLSIDE VILLAGE SOUTH VIEW**





HILLSIDE VILLAGE SOUTHWEST VIEW



SITE







### POPULATION

1 mile 41,833  
 3 miles 267,180  
 5 miles 584,105



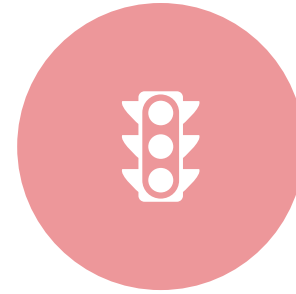
### DAYTIME POPULATION

1 mile 33,091  
 3 miles 262,116  
 5 miles 612,128



### AVERAGE HOUSEHOLD INCOME

1 mile \$94,943  
 3 miles \$96,822  
 5 miles \$95,667



### TRAFFIC COUNTS

El Cajon Blvd.  
 15,211 ADT  
 Florida St.  
 2,426 ADT



# AREA DEMOGRAPHICS





## \*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.

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