

# HILLSIDE VILLAGE

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



**FLOCKE &  
AVOYER**  
Commercial Real Estate

**RETAIL SPACE  
AVAILABLE**

- ATM
- ±150 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



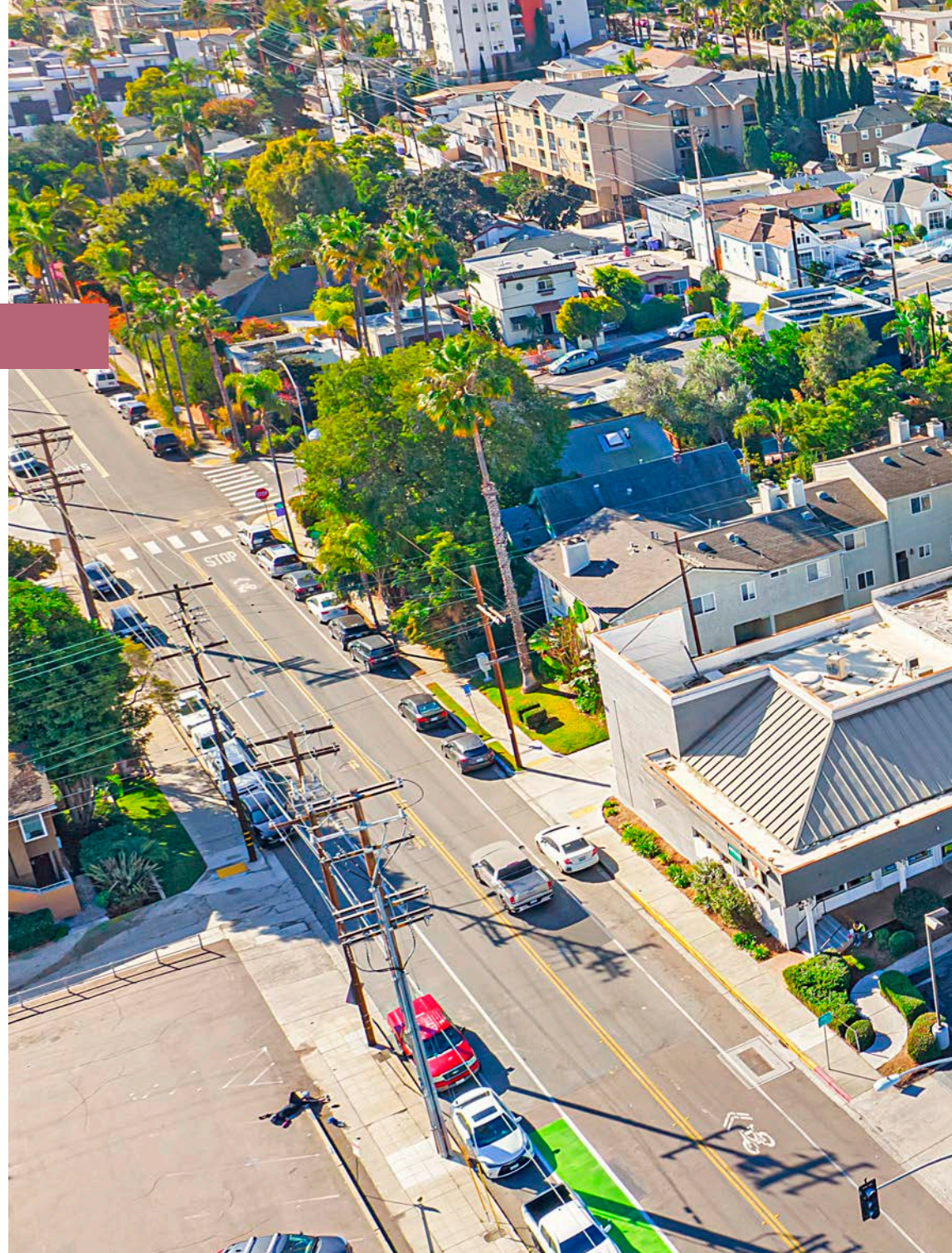
**SUBWAY**



**H&R BLOCK**



**SALLY BEAUTY**





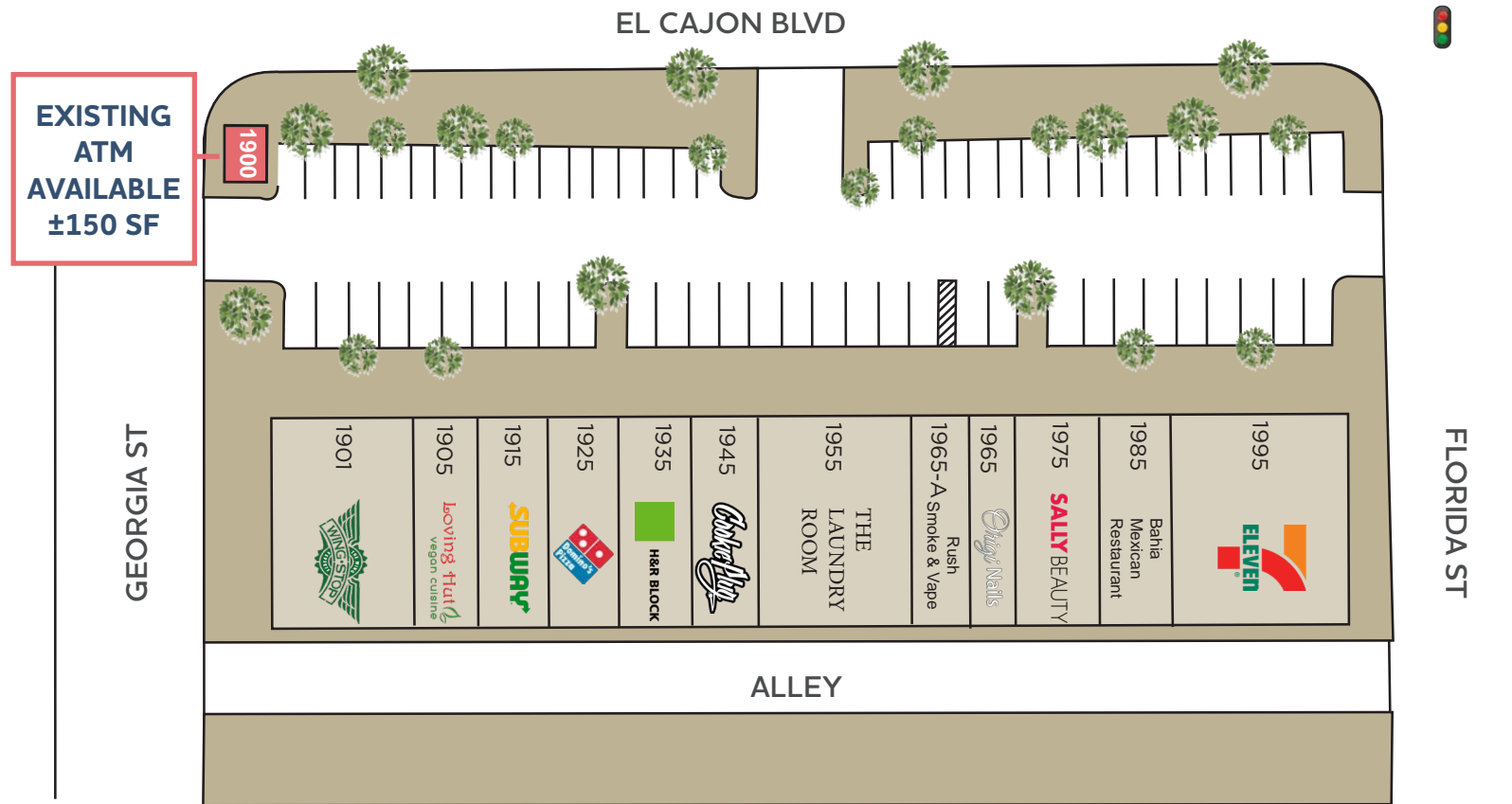


**ON THE  
PRIME INTERSECTION  
FOR RETAIL IN  
UNIVERSITY HEIGHTS**



# 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	Rush Smoke & Vape	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			









# COMPETITION AERIAL

## UNIVERSITY HEIGHTS

3 min drivetime from freeway exit

PARK BLVD. ADT: ±10,9000

EL CAJON BLVD. ADT: ±15,211

**SITE**

THE WINSLOW  
379 APT UNITS  
UNDER CONSTRUCTION

CVS  
COMING SOON

BLVD  
165 APT UNITS  
COMPLETED

125 APT UNITS  
PROPOSED

McDonald's

Dennys

VIDA  
118 APT UNITS  
COMPLETED

SPROUTS  
FARMERS MARKET

ups

GREAT MAPLE

42 APT UNITS

Ralphs  
TRADER JOE'S

McDonald's

7  
ELEVEN

Jack  
in the box

Scripps

CALIFORNIA  
163

WHOLE  
FOODS  
MARKET

BETTER  
BIZ  
in the box

ACE  
Hardware

goodwill

TAJIMA

HIGHLY POPULATED AREA

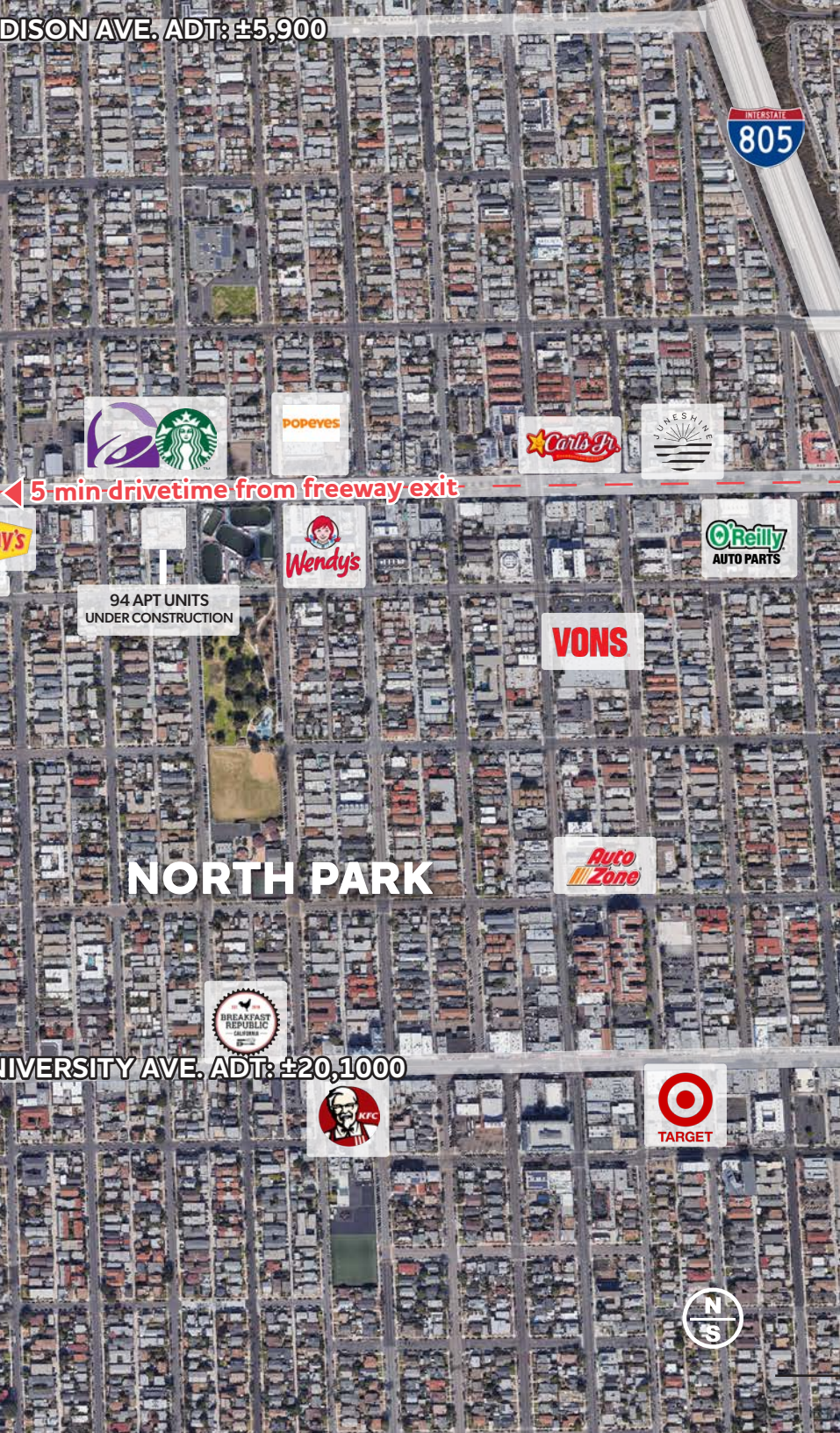
102K

WITHIN 5 MINUTE

DRIVETIME



DISON AVE. ADT: ±5,900



# AT THE Gateway to San Diego's Mid-City



**Very Walkable**  
Most errands can be accomplished on foot.



**Good Transit**  
Many nearby public transportation options.

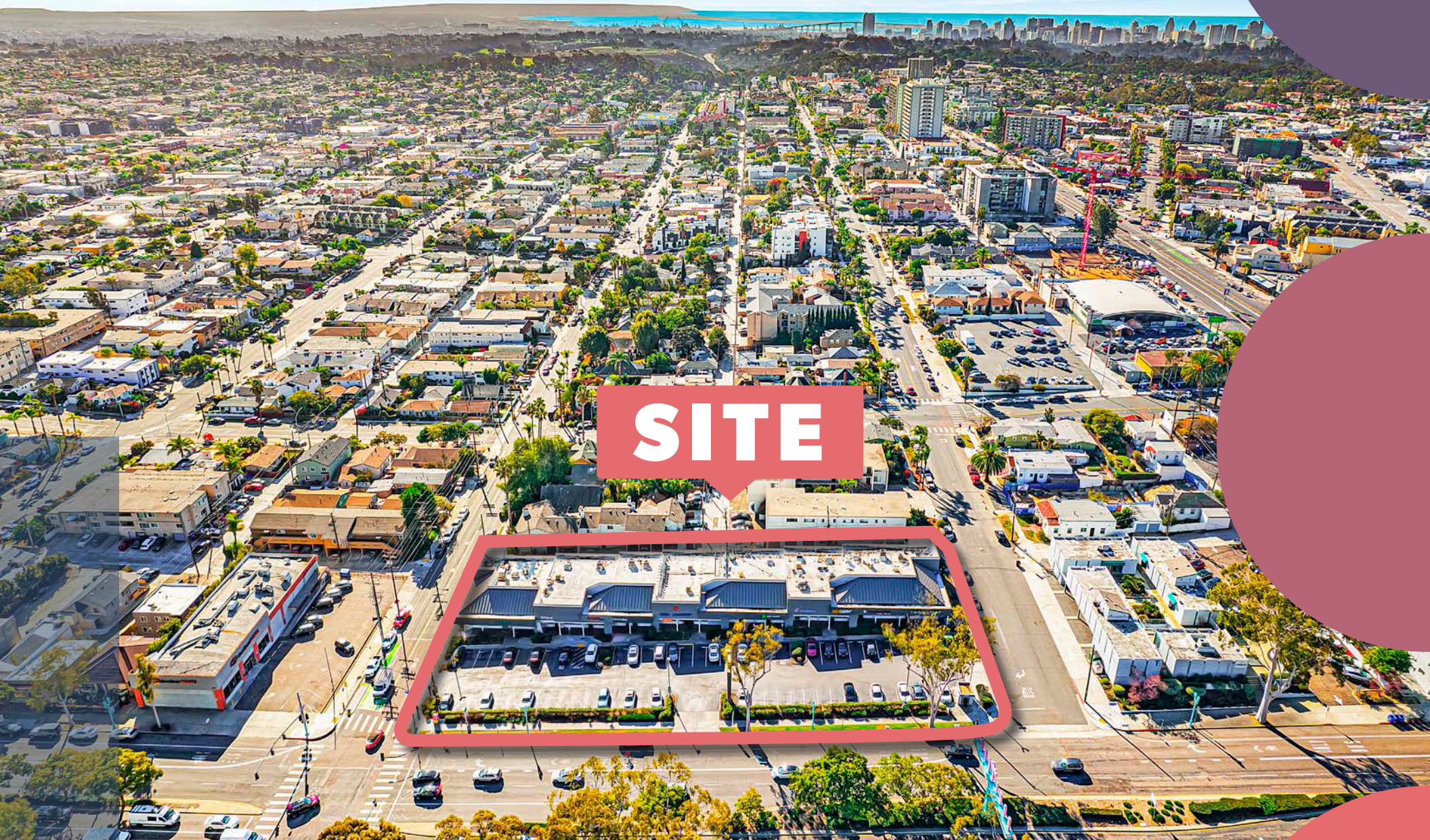


**Very Bikeable**  
Flat terrain, some bike lanes.

\*walkscore.com



# HILLSIDE VILLAGE SOUTH VIEW











**SITE**









### POPULATION

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



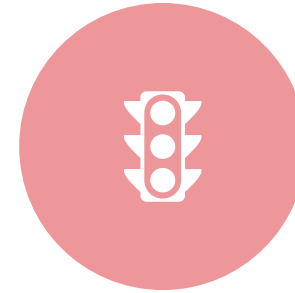
### DAYTIME POPULATION

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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Commercial Real Estate