

2311-13
EL CAJON BLVD



GROUND FLOOR RETAIL/OFFICE | **NORTH PARK**

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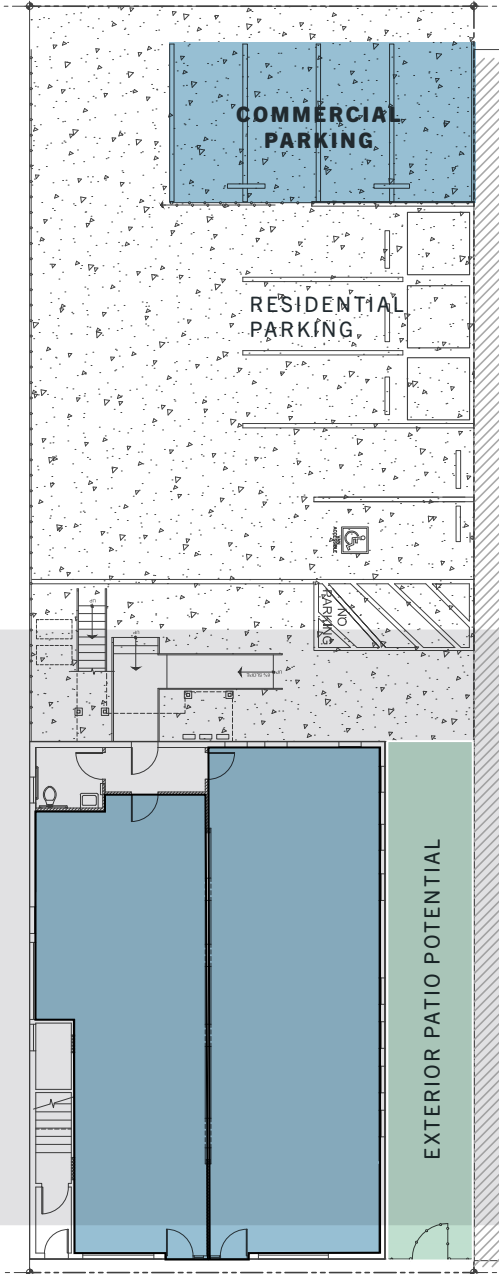
Details

ADDRESS	2311-2313 El Cajon Blvd, San Diego, CA
PROPERTY TYPE	Ground Floor Retail/Office
SIZE	856 - 1,934 USF
PARKING	Off street & street parking
CONDITION	Vanilla Shell
RATE	\$3.25 psf, MG + utilities

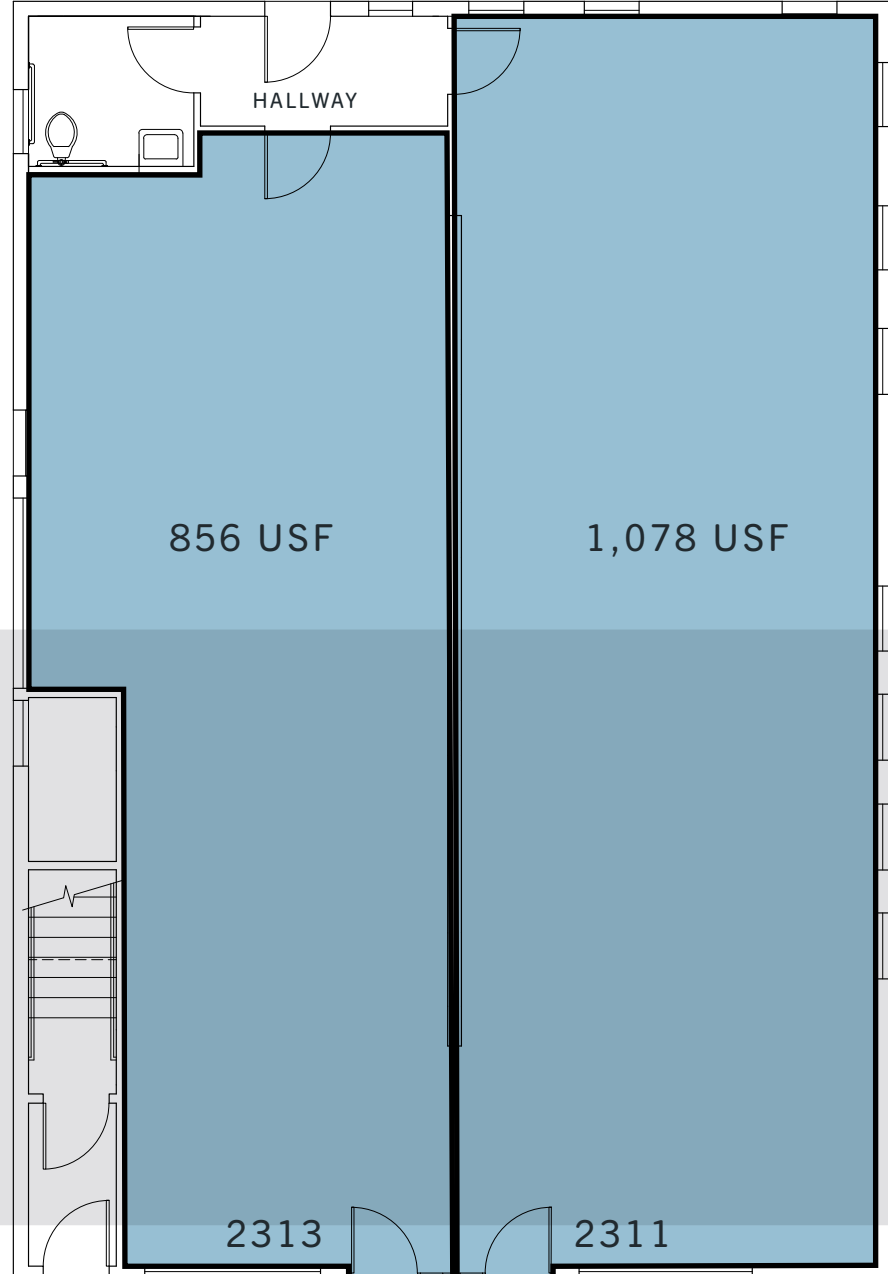
Highlights

- Prime uptown location filled with coffee shops, boutiques, and diverse restaurants
- Rapid transit increase with El Cajon Blvd turning into a main transportation corridor
- One of San Diego's earliest suburbs for the city's burgeoning population and now the epicenter of another development trend
- With a walk score of 84, this location is proximate to neighborhood amenities
- North Park has an evolving mix of restaurants and retailers inspired by the recent development that has taken place
- Opportunity zone will see tremendous growth over the next few years

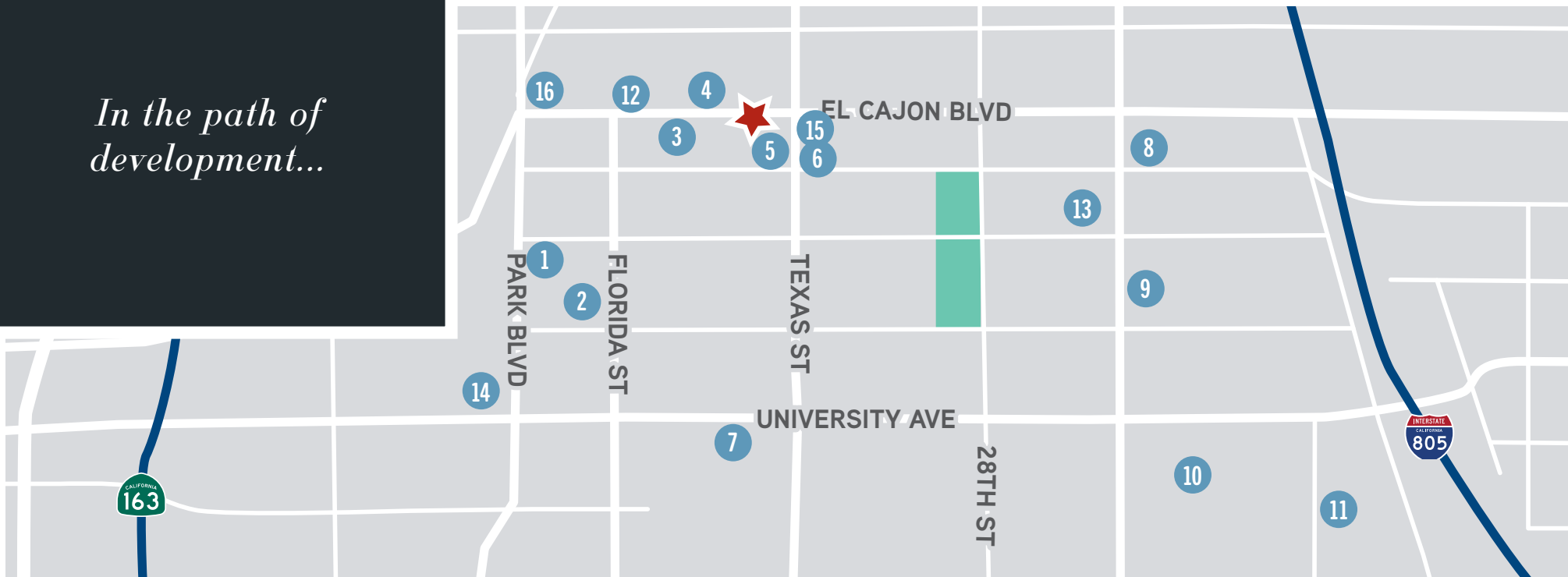
Property



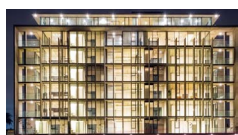
Spaces



*In the path of
development...*



Existing



1 4075 Park Blvd
56 units



2 4017-21 Georgia St
14 units



3 2129 El Cajon Blvd
12 units



4 4319 Mississippi St
21 units



5 4200 Arizona St
76 units



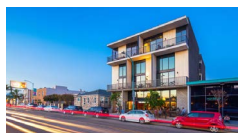
6 4223 Texas St
118 units



7 2305-11 University Ave
15 units



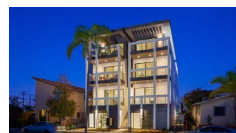
8 4201 30th St
39 units



9 4045 30th St
10 units



10 3810 31st St
32 units



11 3767 Bancroft St
10 units

Under Construction



12 2030 El Cajon Blvd
165 units



13 4126-44 30th St
34 units

Proposed

14 3922-32 Park Blvd
58 units

15 2417 El Cajon Blvd
48 units

16 El Cajon & Park
+400 units

THE LOCATION



NORTH PARK

A San Diego Urban Village.

Northeast of downtown and bordering Hillcrest, University Heights, and Normal Heights, you'll find the diverse and eclectic uptown neighborhood of North Park. Catering to a loyal local crowd, streets here are lined with coffee shops, boutiques, art galleries, diverse restaurants and craft beer pubs, that draw people from the region.

Exploding with new density, El Cajon Blvd is one of the city's oldest thoroughfares with continual improvements occurring at a rapid pace, attracting more people to this thriving hip dense urban playground. With rapid transit increase, El Cajon Blvd will turn into a main transportation corridor and developers are being encouraged to build up to 145 units per acre, the highest density outside downtown.



San Diego is becoming Southern California's most creative city.

TRAVEL+
LEISURE



THE LAFAYETTE HOTEL



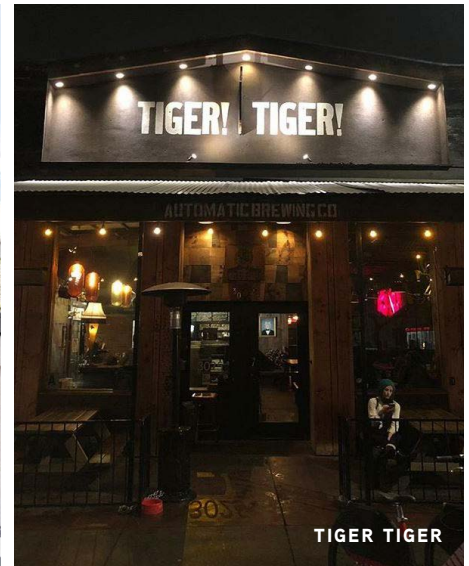
TIGER! TIGER!



PIZZERIA LUIGI



JUNE SHINE



TIGER TIGER



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