

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



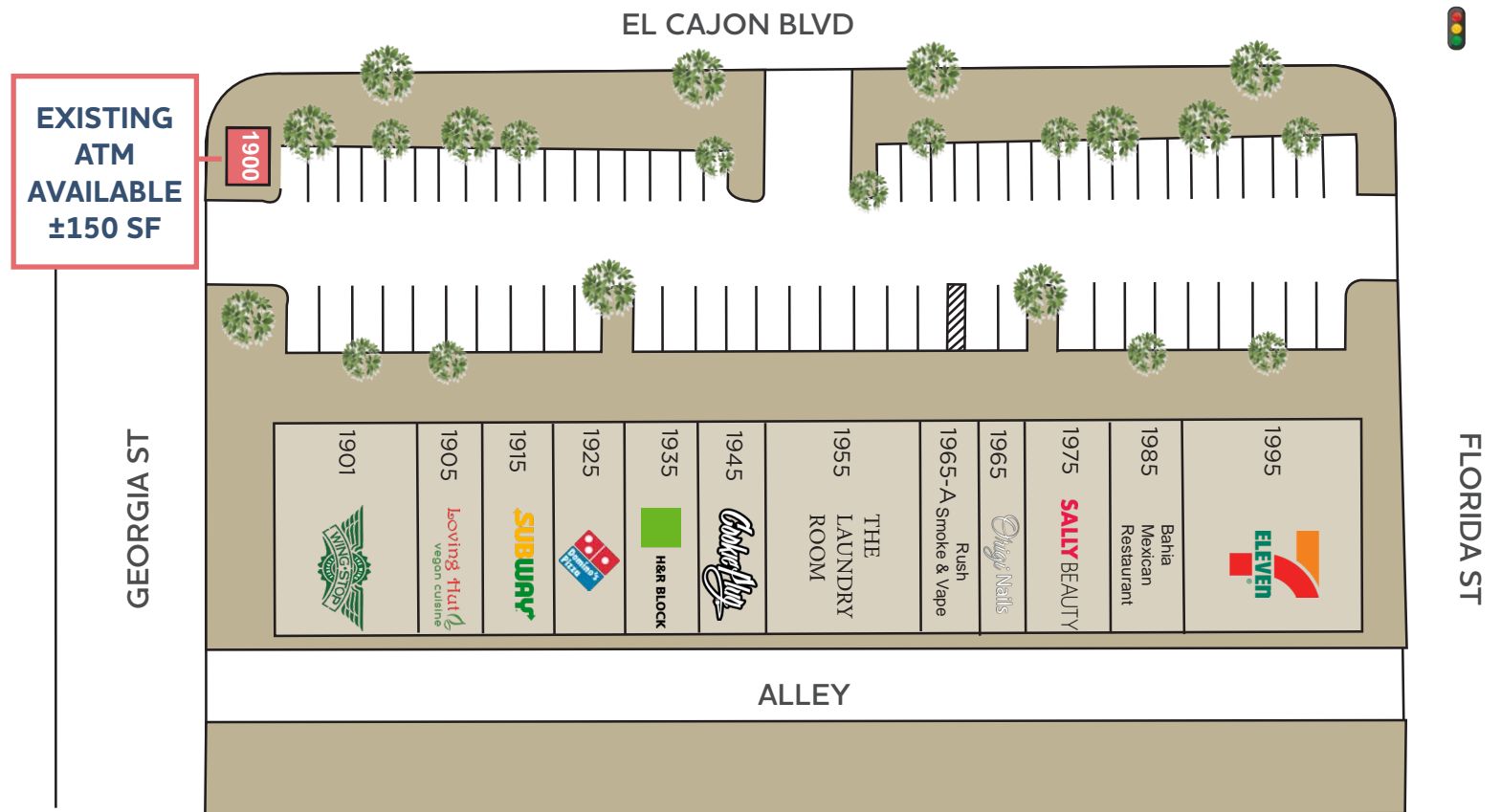
SALLY BEAUTY



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

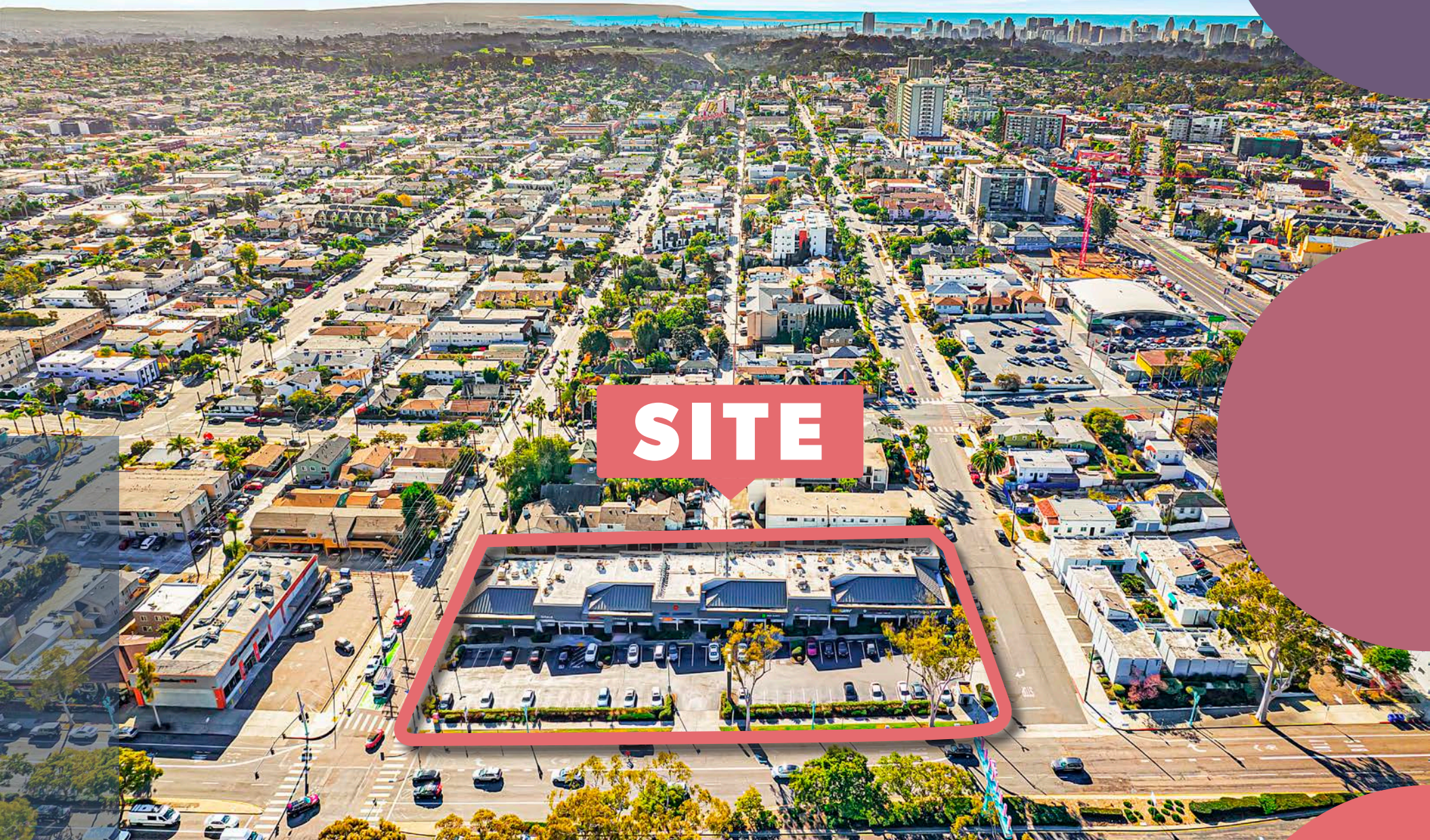


AT THE Gateway to San Diego's Mid-City

- 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



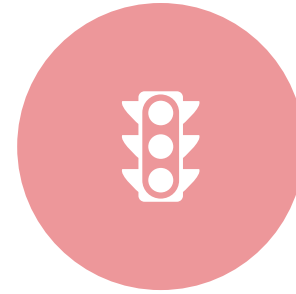
DAYTIME POPULATION

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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FOR LEASING INFORMATION

STEWART KEITH

858.875.4669

skeith@flockeavoyer.com

CA DRE No.: 01106365

SULLIVAN ROCHE

858.875.4677

sroche@flockeavoyer.com

CA DRE No.: 02087932

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