

NORTH PARK • SAN DIEGO, CA 92104

2950 El Cajon Blvd

Ground-floor retail on the El Cajon Blvd corridor at 30th Street

1,204 SF
AVAILABLE

\$28.00/SF/YR
ASKING RENT

\$13.80/SF/YR
NNN (EST.)

On-Site
PARKING INCLUDED

THE OPPORTUNITY

A well-positioned **1,204 SF** ground-floor retail suite within a modern mixed-use building on **El Cajon Boulevard at 30th Street** — one of San Diego's busiest and most walkable commercial corridors. The space benefits from strong boulevard visibility, residential density directly overhead, and a steady flow of daytime and evening foot traffic from the surrounding North Park district.

PROPERTY HIGHLIGHTS

- ◆ **Dedicated on-site parking** — a genuine rarity along this stretch of North Park, where street parking is scarce.
- ◆ **1,204 SF** efficient ground-floor footprint — well suited to boutique retail, service, wellness, studio, or office use.
- ◆ **Prominent frontage & signage** on high-traffic El Cajon Blvd with excellent street visibility.
- ◆ **Mixed-use setting** with residential units above, delivering built-in daily customers.
- ◆ **Transit at the door** — MTS Rapid and bus service stop directly in front of the building.
- ◆ **Flexible NNN lease** — ready for a new concept to build out and brand.

LEASE SUMMARY

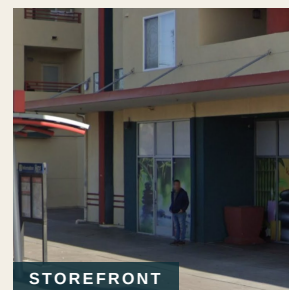
AVAILABLE SPACE	1,204 SF
ASKING RENT	\$28.00 /SF/YR
NNN (EST.)	\$13.80 /SF/YR
LEASE TYPE	NNN
USE	Retail / Office
PARKING	On-Site

ESTIMATED MONTHLY COST

Base Rent (1,204 × \$28.00)	\$2,809
NNN (1,204 × \$13.80)	\$1,385

Approx. Total / Month **\$4,194**

Figures approximate and rounded, for illustration only. NNN charges are estimated and subject to reconciliation. Verify all terms with the listing brokers.



STOREFRONT



BLVD FRONTAGE

THE LOCATION

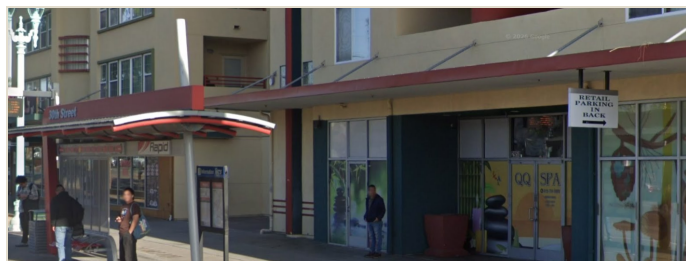


The property sits in the heart of **North Park** — consistently ranked among San Diego's most vibrant, walkable neighborhoods. Anchored by the 30th Street and University Avenue dining-and-brewery scene, the trade area draws a dense mix of young professionals, residents, and destination visitors day and evening.

El Cajon Boulevard offers direct east–west connectivity with quick access to **I-805** and **I-8**; Balboa Park and Downtown are minutes away.

TRADE AREA AT A GLANCE

- ◆ **North Park** — one of San Diego's densest, most walkable urban neighborhoods.
- ◆ **El Cajon Blvd corridor** — major high-traffic commercial arterial.
- ◆ **Transit-served** — MTS Rapid & local bus at the property.
- ◆ **Minutes to I-805, I-8, Balboa Park & Downtown.**
- ◆ **Surrounded by** established retail, dining, and residential density.



RARE IN NORTH PARK

Dedicated On-Site Parking

Signed “**Retail Parking in Back**,” the building gives customers and staff a dedicated place to park — rare along this stretch of North Park, and a real draw for repeat traffic.

LEASING CONTACTS

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BROKER

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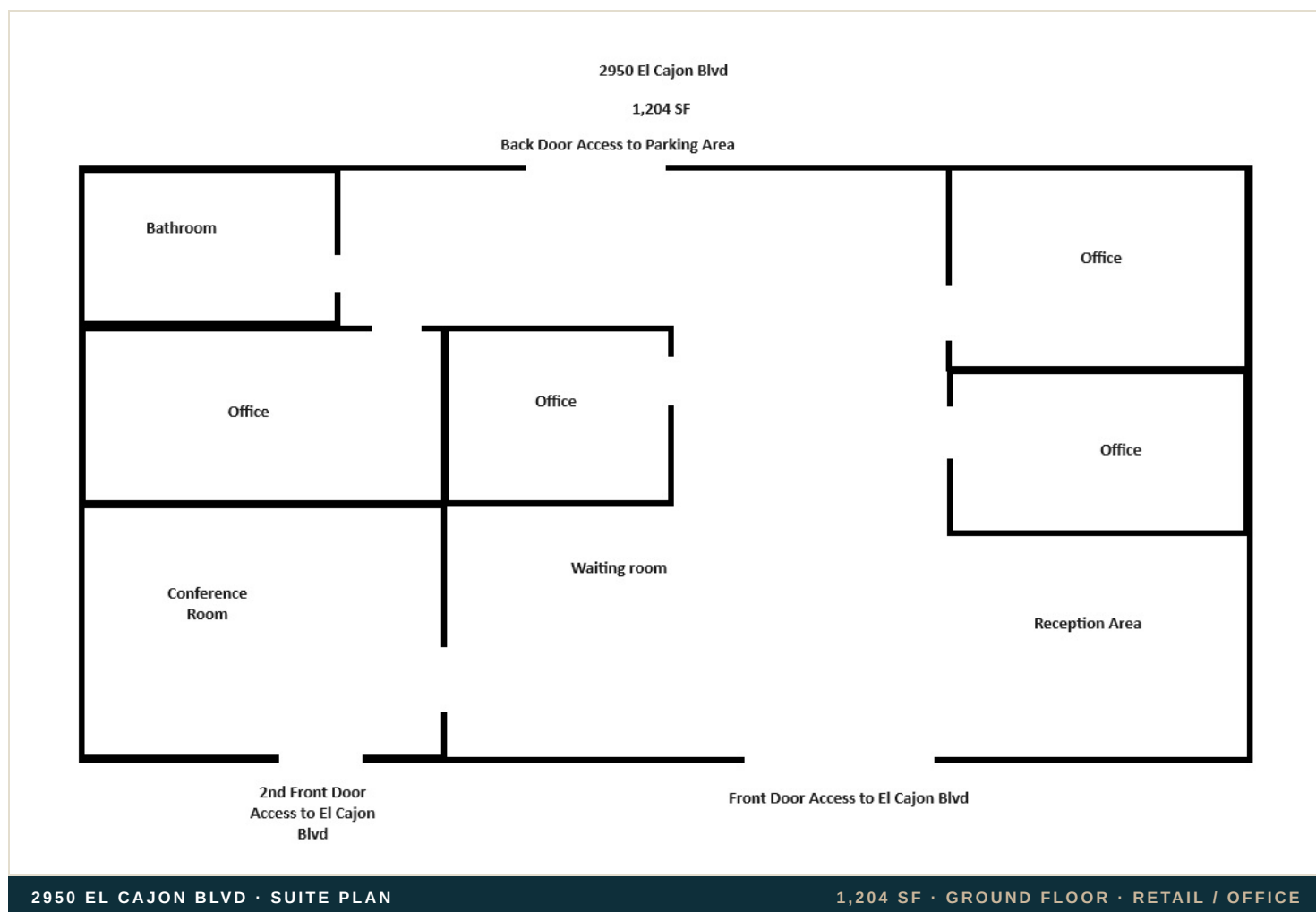
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FLOOR PLAN / SPACE LAYOUT



SUITE CONFIGURATION

◆ Four (4) private offices

◆ Conference room

◆ Second El Cajon Blvd entrance

◆ Reception area

◆ Private restroom

◆ Rear entrance to on-site parking

◆ Waiting room

◆ Front entrance on El Cajon Blvd

◆ Ground-floor · move-in ready